

Rhif y Cais: 19C792F Application Number

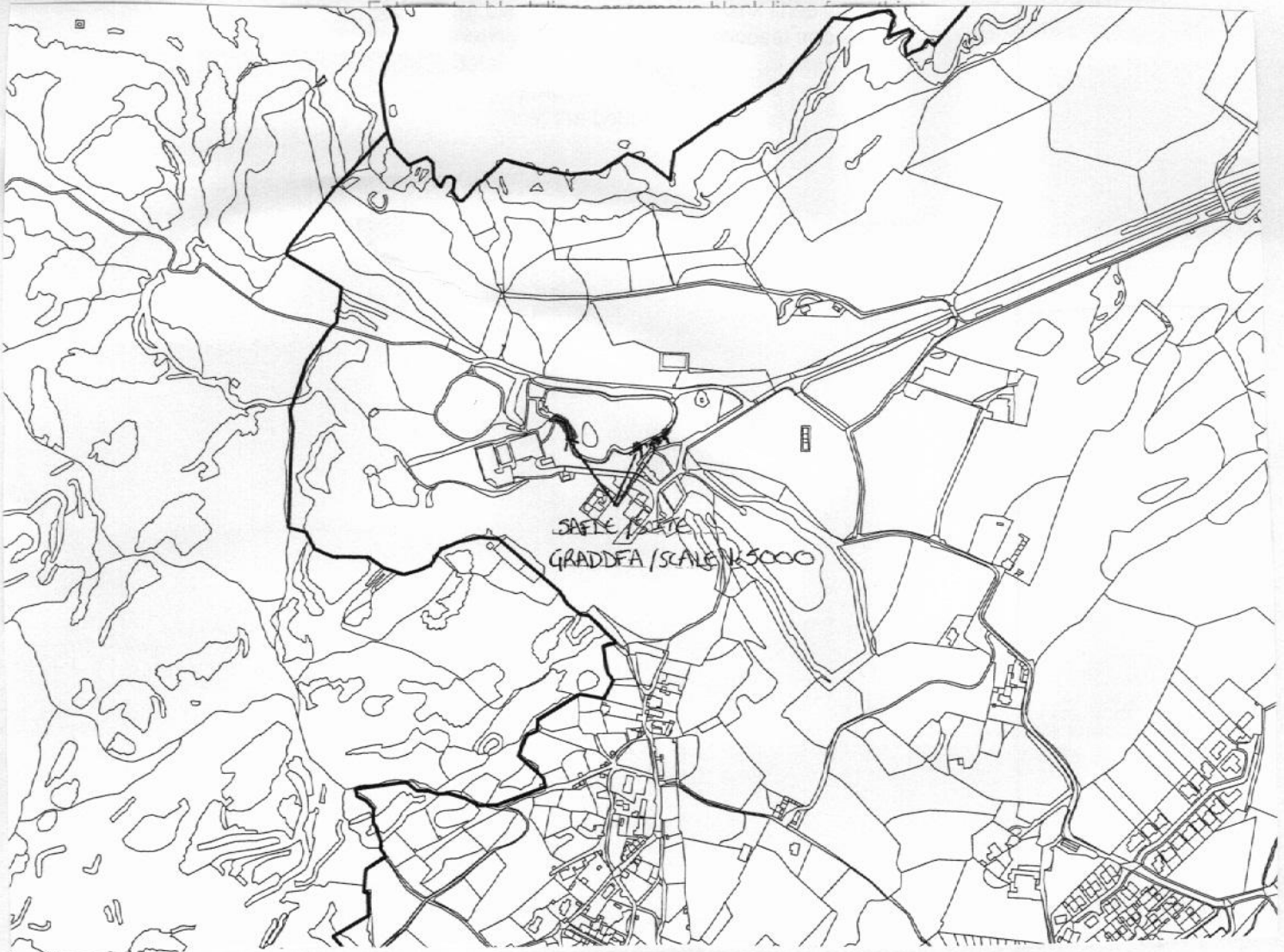
Ymgeisydd Applicant

**Ynys Môn Angling Association
c/o Mr Kenneth Parry
Ynys Môn Angling Association
Dolhelyg
Lon Capel
Dwyran
Llanfairpwll
Ynys Môn
LL61 6AU**

Cais llawn ar gyfer amnewid tri llwyfan pysgota gyda ardal dec llawr caled ddiogel ynghyd ac addasu ac ehangu tri llwyfan bysgota ar dir yn

Full application for the replacement of three angling platforms with a hard surface safe deck area together with the alterations and extension to three angling platforms on land at

Breakwater Country Park Lake, Porth Namerch, Holyhead



Planning Committee: 24/04/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The site is located within the Breakwater Country Park in Holyhead.

The application is for the replacement of three angling platforms with a hard surface safe deck area together with the alterations and extension to three angling platforms on land at Breakwater Country Park Lake, Porth Namerch, Holyhead.

2. Key Issue(s)

The key issue to consider is whether or not the proposal will have an affect on the character of the locality.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 37 – Public Access

Policy 42 - Design

Gwynedd Structure Plan

Policy CH10 – Development of Visitor Attractions and Countryside Recreation Facilities

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TO10 – Recreational Routes

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

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

Town Council – No objection.

Countryside Council for Wales – Does not object.

Public Consultation – The application was afforded two means of publicity. These were by the posting of a site notice near the site and publication of a notice in the local press. The latest date for the receipt of representations is the 11th April 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C792 - Conversion of existing buildings into 24 bed self catering youth hostel at Ex Rangers Accommodation Breakwater Country Park, Holyhead – Approved 20.03.2003

19C792A - Amended detailed plans for the conversion of the existing building into 24 bed self catering youth hostel at Ex Rangers Accommodation Breakwater Country Park, Holyhead – Withdrawn 15.01.2007

19C792B - Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at Warden's Accommodation, Holyhead Breakwater Country Park, Holyhead – Approved 08.03.2012

19C792C - Full application for the siting of a storage container as a hub to the Cybi bikes project on land at Breakwater Country Park, Holyhead – Approved 07.09.2012

19C792D - Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at Warden's Accommodation, Holyhead Breakwater Country Park, Holyhead – Approved 07.09.2012

6. Main Planning Considerations

Affect on the character of the locality – The site is located within the Holyhead Breakwater Country Park. The proposal entails the replacement of three angling platforms with a hard surface deck area together with the alterations and extension to three angling platforms. The proposal will be stone faced with a concrete foundation and supporting concrete wall back filled to a level surface to match the existing path levels. The proposal will sympathetically improve public and disabled access to the lake. It is not considered that the proposal will have a detrimental affect on the character of the locality.

7. Conclusion

Having considered the above and all other material consideration my recommendation is one of approval subject to conditions.

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) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 11/03/2013 under planning application reference 19C792F.

Reason: For the avoidance of doubt.

Rhif y Cais: 20C289 Application Number

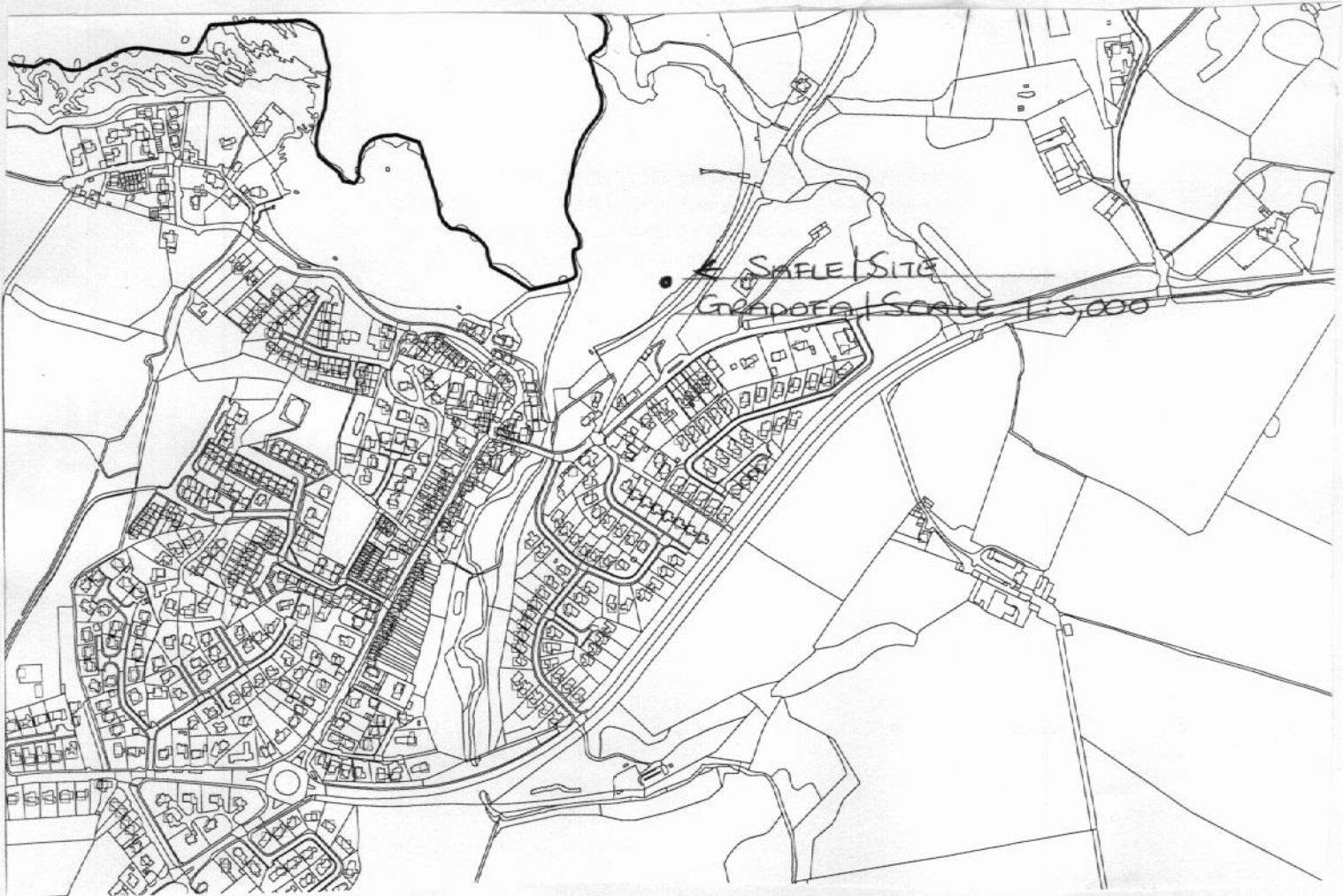
Ymgeisydd Applicant

**Mr Elfed Jones
c/o Mr Meirion Davies
6 Stad Castellor
Cemaes
Ynys Mon
LL67 0NP**

Cais llawn i osod 'Cloch Llanw ac Amser' a ffram chefnogi yn

Full application for the installation of a 'Time and Tide Bell' with supporting frame at

Foreshore, Adjacent to the Harbour, Cemaes



Planning Committee: 24/04/2013

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is on land leased by the Council from the Crown Estates.

1. Proposal and Site

The proposal is for an installation of a 'Time and Tide Bell' with supporting frame.

The proposed 'Time and Tide Bell' will be located in Cemaes harbour between the car park and the property known as 'Tywyn'.

The site lies within the Area of Outstanding Natural Beauty (AONB).

2. Key Issue(s)

The application key issue are whether or not the proposal is acceptable in policy terms, design, the effect on the neighbouring properties and the effect on the AONB.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 30 – Landscape (Area of Outstanding Natural Beauty)

Policy 42 – Design

Gwynedd Structure Plan

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

Planning Policy Wales, Edition 5, November 2012

4. Response to Consultation and Publicity

Local Member – No response received at the time of writing this report

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

Environmental Services - No response received at the time of writing this report

Crown Estates – No response received at the time of writing this report

Natural Resources Wales – No response received at the time of writing this report

HSE – No response received at the time of writing this report

The application was afforded two means of publicity. These were by placing of a site notice near the site and serving of personal notifications on the occupants of neighbouring properties. The latest date for receipt of representations is 03/05/2013.

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of Development: The proposed 'Time and Tide Bell' will be intended as a public art. The design of the 'Time and Tide Bell' will be of a high standard. Therefore the 'Time and Tide Bell' development is supported by policies regarding location and design.

Effect on the Area of Outstanding Natural Beauty: As the scale of the bell is small, it is not considered that the development will cause unnecessary impact to the AONB.

Effect of the proposal on occupiers of neighbouring properties: Given the scale of the 'Time and Tide Bell' it is not considered that the proposed development will have an adverse effect on neighbouring properties.

7. Conclusion

The proposal is considered acceptable subject to conditions, and subject to no representations being received within the deadline date which raises issues which have not already been covered in the report.

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 permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 04/04/2013 under planning application reference 20C289.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Technical Advice Note 12 – Design

Rhif y Cais: **42C61G** Application Number

Ymgeisydd Applicant

**Mr T W Thomas
c/o CDN Planning
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB**

Tynnu carafán preswyl bresennol a chodi annedd
2 lawr o fewn y cwrtil preswyl yn

Removal of existing residential caravan and erection
of a 2 storey dwelling within the residential curtilage
at

The Caravan, Ty'r Ardd, Pentraeth



Planning Committee: 24/04/2013

Report of Head of Planning Service (MTD)

Recommendation:

Refuse

Reason for Reporting to Committee:

On request of Councillor Brian Owen

1. Proposal

It is proposed to replace a static caravan located in the countryside with a 2 storey dwelling

2. Assessment

Principle of development

Impact on the surrounding area

3. Main Policies

Gwynedd Structure Plan

D1 protection of the environment

D4 Siting and design

D29 Design

Ynys Mon Local Plan

1 General policy

31 AONB

42 Design

48 Housing Development criteria

53 Houses in the Countryside

54 Replacement dwellings

Ynys Mon Unitary Development Plan

GP1 Development Control Guidance

GP2 Design

EN2 AONB

HP6 Dwellings in the Open Countryside

HP9 Replacement Dwellings

4. Response to Consultation and Publicity

Cllr Brian Owen has referred the application to Committee for "Policy reasons"

Community Council no observations

Welsh Water conditions

Highways Conditions

Drainage Comments

Countryside Council for Wales Object

5. Relevant Planning History

42C61 erection of 3 dwellings refused 3/2/89

42C61A erection of a house refused 1/5/90 Appeal Dismissed

42C61B Erection of a dwelling refused 13/5/91

42C61C erection of a dwelling refused 7/12/06

42C61D certificate of lawfulness for residential caravan granted 9/2/12

42C61E erection of a 2 storey dwelling withdrawn

6. Main Planning Considerations

Whilst a certificate of lawfulness has been granted for a residential caravan this in no way establishes the principle for a house on the site.

Policies in the Local Plan and Unitary Development Plan which deal with replacement dwellings and which are being referred to here specifically exclude structures such as caravans from their remit.

The LPA has consistently taken this approach and has refused several applications on the site for dwellings.

Furthermore with the site being located within the AONB it is considered that the erection of a 2 storey dwelling here will serve to urbanize the location to the detriment of its character and appearance.

7. Conclusion

There is no policy support for the proposal and as such the application should be refused.

8. Recommendation

Refuse

(01) The existing structure which is to be replaced is not considered a permanent dwelling as required and as such the proposal cannot be supported by and would be contrary to policy 54 of the ynys Mon Local Plan and policy HP9 of the Ynys Mon Unitary Development Plan.

(02) The proposal would constitute isolated sporadic development in an open rural area unrelated to any village nucleus and as such would cause serious injury to the character and amenities of this area designated as AONB.

Rhif y Cais: **47LPA602A/CC** Application Number

Ymgeisydd Applicant

**Head of Services (Property)
Smallholdings Section
Cyngor Sir Ynys Môn
Llangefni
LL77 7TW**

Cais llawn ar gyfer codi sied amaethyddol i gadw gwartheg godro yn

Full application for the erection of an agricultural shed for the housing of a dairy herd at

Tremoelgoch Fawr, Llanfigael



Planning Committee: 24/04/2013

Report of Head of Planning Service (EH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been submitted by the Council on Council owned land.

1. Proposal and Site

The proposal is a full application for the erection of an agricultural shed for the housing of a dairy herd. The proposed shed measures approximately 30m x 15m and is 7m high.

The site is located in the Llanfigael area and the siting of the shed is within the existing farming unit

2. Key Issue(s)

The key issues are whether the design of the proposed shed is acceptable and the effect the proposal may have on neighbouring properties and the landscape.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Gwynedd Structure Plan

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

Welsh Water – No response to date

Community Council – Council accepts the application

Drainage – Comments

The application was afforded two means of publicity, the placing of a site notice near the proposed

development site together with the serving of personal notifications to the occupants of neighbouring properties. The latest date for receiving representations was the 1st April, 2013 and at the time of writing this report none had been received.

5. Relevant Planning History

47LPA602/CC – Erection of an agricultural building adjacent to Tremoelgoch Fawr, Llanfachraeth. Approved – 21.03.91

6. Main Planning Considerations

Design – The design of the proposed shed is fit for agricultural purposes and is similar in design to existing agricultural sheds within the farm complex and on nearby farming establishments.

Effect on surrounding Landscape – The proposed shed is sited nearby the existing sheds on the site. There is ample distance from the siting of the farming complex to the main roads to negate the necessity of any landscaping to screen the proposed new shed.

Effect on Neighbouring properties – The majority of neighbouring properties are farming units and as such I do not consider that the proposed shed will have a significant impact on the amenities of those nearby.

7. Conclusion

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposed shed will assimilate into the surrounding area without causing unacceptable harm to the general landscape character.

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 26/02/13 & 02/04/13 under planning application reference 47LPA602A/CC.

Reason: For the avoidance of doubt.