

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 11LPA921A/AD/CC Application Number

Ymgeisydd Applicant

**Pennaeth Gwasanaeth (Datblygu Economaidd)
c/o Mr Philip Songhurst
Imagemakers Design and Consulting
The Old School
Sticklepath
Okehampton
Devon
EX20 2NJ**

Cais ar gyfer lleoli panel dehongli yn

Application for the siting of an interpretation panel at

Maes Parcio \ Car Park, Mynydd Parys \ Parys Mountain



Planning Committee: 05/06/2013

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

Application by Local Authority.

1. Proposal and Site

The application is for the erection of an information panel at the car park of Parys Mountain, Amlwch.

2. Key Issue(s)

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisement

4. Response to Consultation and Publicity

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – No objection.

Highways – No objection.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposed information panel consists of a grey aluminium post fixed to the ground, the main section constructed of an aluminium panel, displays details of local attractions.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highways safety.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

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

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/2013 under planning application reference 11LPA921A/AD/CC.

Reason: For the avoidance of doubt.

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 12C266K Application Number

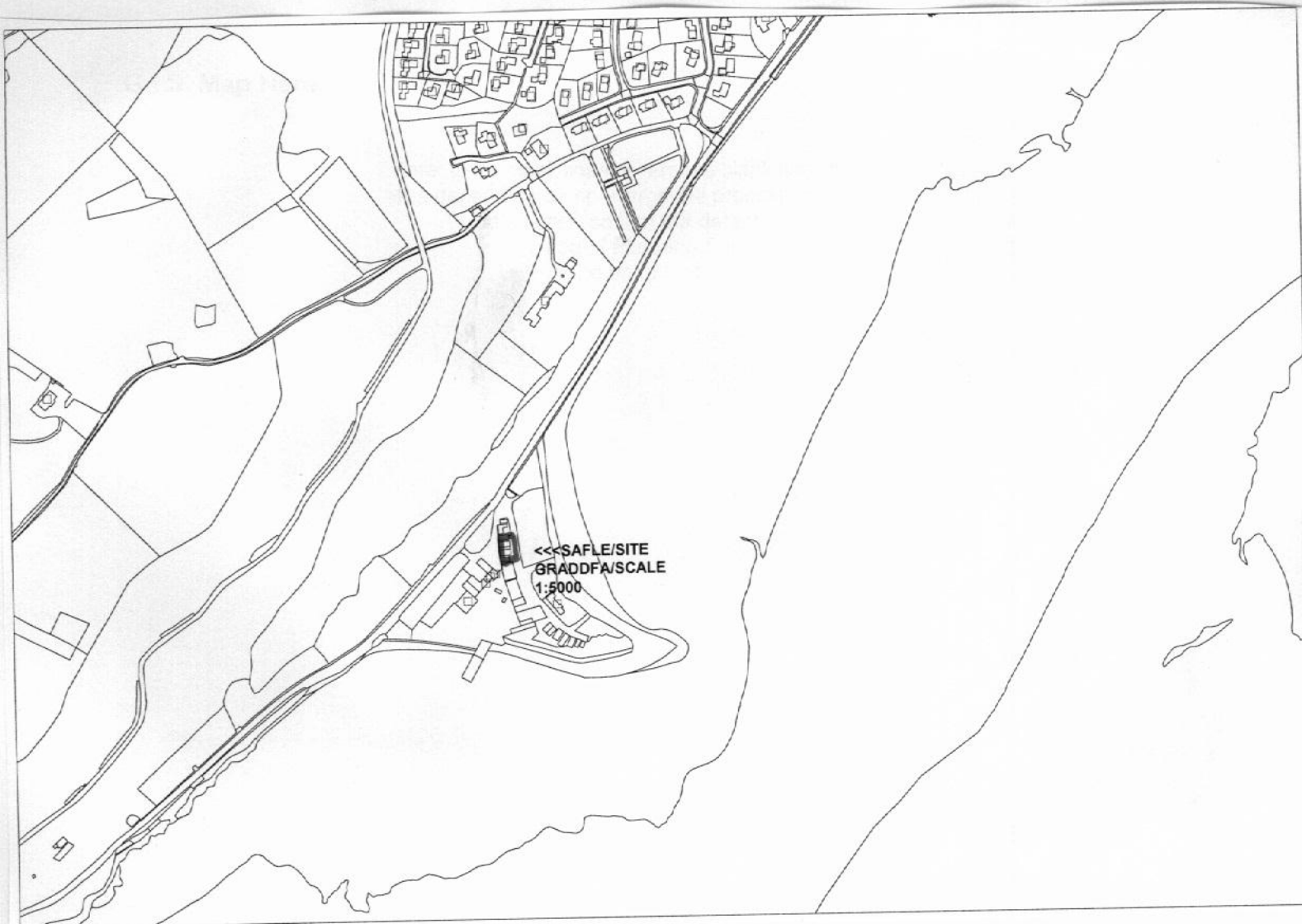
Ymgeisydd Applicant

Mr Dafydd Jones
c/o Watkin Jones Homes
21 Llandegai Industrial Estate
Bangor
Gwynedd
LL57 4YH

Cais ol-weithredol ar gyfer addasu dyluniad y tŷ ac addasiadau cyffredinol i unedau 2 i 5 yn

Retrospective planning application for alterations to the roof design and general amendments to units 2 to 5 at

A.B.C. Power Marine, Gallows Point - Porth Lafan, Beaumaris



Planning Committee: 05/06/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee because the Isle of Anglesey Council is the land owner.

1. Proposal and Site

Gallows Point area is located along the principle southern approach to Beaumaris adjacent to the A545.

Planning permission 12C266C was granted for the demolition of the existing boat sheds and erection of new boat sheds, together with the extensions to the petrol filling station shop. The roof of Units 1, 2, 3, 4 and 5 forming part of this development have been constructed with a different design, height and materials to that approved under 12C266C. This application is submitted to regularise the position.

2. Key Issue(s)

- Acceptability of the design of the development in an AONB.

3. Main Policies

Gwynedd Structure

D29 (Design)

D1 (AONB)

Ynys Mon Local Plan

1 (General Policy)

5 (Design)

30 (AONB)

42 (Design)

Stopped Ynys Mon Unitary Development Plan

GP1 (Development Control Guidance)

GP2 (Design)

EN1 (AONB)

EN2 (AONB)

Planning Policy Wales

Technical Advice Note 12 (Wales): Design

Isle of Anglesey Council Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member No observations received.

Community Council Approval recommended.

5. Relevant Planning History

The Gallows Point area has a lengthy planning history, notable amongst these are the following;

12C266 Construction of a marina and facilities building together with car park and boat storage area on an area Approved subject to a legal agreement and conditions 09.01.03.

12C266A Variation of condition (01) of planning permission 12C266 to allow a further 2 years to commence development. In abeyance, the applicant has indicated that they are updating the Environmental Statement.

12C266B Variation of condition (01) of planning permission 12C66 to allow a further 3 years to commence development. In abeyance, the applicant has indicated that they are updating the Environmental Statement.

12C266C Demolition of existing boat sheds & erection of new boat sheds together with alterations and extensions to petrol filling station shop Granted conditionally and subject to a legal agreement 18.04.11.

12C266D Demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop and installation of treatment plant Granted subject to conditions and a legal agreement.18.04.11

12C266E/SCR Screening opinion for the demolition for the demolition of existing boat sheds & alterations & extension to the petrol station & fishing shop & installation of a private treatment plant. Determined 18.02.10 EIA not required.

12C266F Re-location of existing boundary fence to form an extension to the secure compound Granted conditionally 28.07.11.

12C266G Demolition of units 7 to 10 and erection of 4 sheds in place, alterations to existing building together with the construction of an amenity block Conditionally approved 01.08.12.

12C266J Application for variation of conditions (02), (06), (07), (08), (10), and (12) of planning permission 12C266D Withdrawn 18.03.13.

12C266H Application for the variation of conditions (04) and (06) of planning permission reference 12C266G to allow for the details of the proposed slab levels of the building(s) and a scheme for the provision and implementation of surface water drainage to be submitted following commencement of works on site Conditionally approved 04.04.13.

12C141T Re-development of gallows point to provide for replacement of existing units and expansion of existing marine related facilities together with the construction of a new vehicular access Conditionally Approved 16.08.04

12C141W Erection of boat sales showroom and office Conditionally approved 26.07.07.

6. Main Planning Considerations

The changes to the design of the roof result in a more standardised industrial type appearance which are still considered to accord with policies listed in in the relevant section of this report.

A legal agreement was completed in respect of planning application 12C266C restricting the sale of goods to the provision of services only for boating, maritime or angling facilities and that no retail premises shall be used for the sale of food, a deed of variation will be required to ensure that these provisions are also applicable to the development hereby approved.

7. Conclusion

The changes to the roof design are considered acceptable in relation to the policies listed.

8. Recommendation

That planning permission is granted subject to a deed of variation of the legal agreement completed in connection with planning application 12C266C and that planning permission is thereafter granted subject to the following conditions:

(01) The development shall only be used for B1, B2 or B8 purposes under the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking or re-enacting that Order.

Reason: To define the scope of this permission to ensure that inappropriate uses do not take place.

Rhif y Cais: **19C484K** Application Number

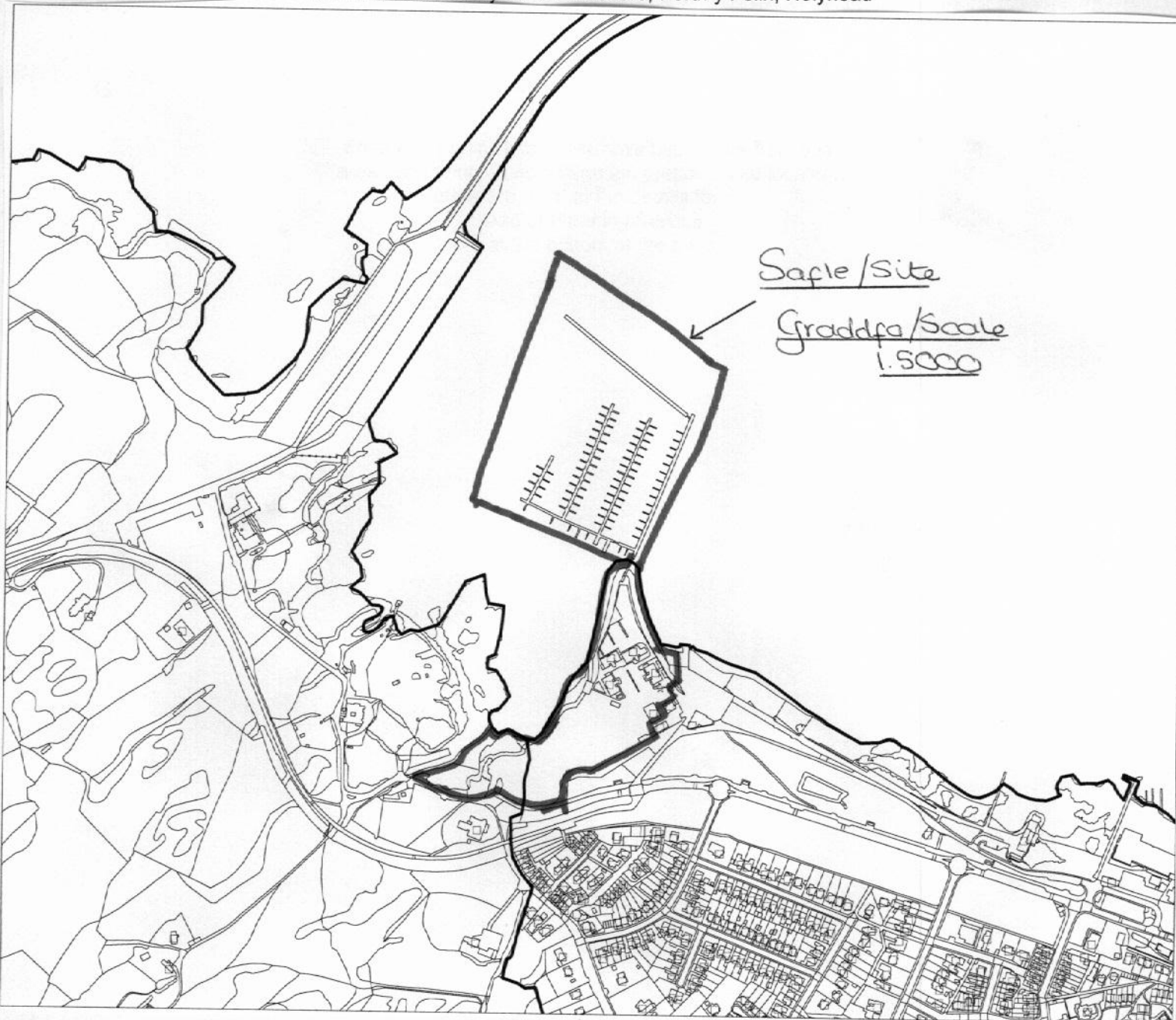
Ymgeisydd Applicant

**Holyhead Marina Ltd
c/o Mr Geoffrey Garrod
Trinity Court
Newry Beach
Holyhead
Ynys Môn
LL65 1YA**

Cais ar gyfer diddymu amodau (15), (16), (17), (18), (19), (20), (21), (22) a (23) ar ganiatâd cynllunio 19C484A i ganiatâu porth a chroesfa balmant ar gyfer defnydd achlysurol ac i gerbydau argyfwng yn

Application for the deletion of conditions (15), (16), (17), (18), (19), (20), (21), (22) and (23) on planning permission 19C484A to allow for a gateway and pavement crossing for occasional use and emergency vehicles at

Trinity Marine \ Boatyard & Foreshore, Porth y Felin, Holyhead



Planning Committee: 05/06/2013

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 within the development boundary of the Holyhead and within the designated Newry Beach Conservation Area. The site comprises development associated with the Holyhead marina including recent apartment and commercial buildings together with earlier buildings associated with the RNLI and Trinity House which are listed buildings.

The application is a for the deletion of conditions on the original outline planning consent 19C484A so as to allow the creation of a gateway and pavement crossing for occasional use. The marina has been in operation for some 10 years and the access as originally proposed is considered not to be required for the day to day operation of the site. The application proposes deletion of the current access conditions and the creation of a gated access near the Boathouse Hotel and opposite the bridge near Porthyfelin Hill for use by emergency vehicles and for occasional (by arrangement with the marina operators) use for boat movements. Traffic generally utilises the existing access to the site past the Trinity buildings.

2. Key Issue(s)

The application's key issues are highway safety and effect on the designated conservation area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy
Policy 28 – Tidal Inundation and River Flooding
Policy 40 – Conservation of Buildings
Policy 41 – Conservation of Buildings
Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design
Policy D21 – Listed Buildings
Policy D22- Listed Buildings
Policy D25 – Conservation Areas
Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN13 – Conservation of Buildings
Policy SG2- Development and Flooding

Technical Advice Note 12 – Design

Technical Advice Note 15 – Development and Flood Risk

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

Conservation Area Character Appraisal and Masterplan

Holyhead Town Heritage Initiative

4. Response to Consultation and Publicity

Local Member – no reply at the time of writing

Town Council- no reply at the time of writing

Natural Resources Wales – no objection

Built Environment and Landscape Section – Initial comments in relation to design but since indicated no objection given the context of the site.

Response to Publicity

The proposal has been advertised through site notices, neighbour notification and an advert in the local press with the expiry date for receipt of representations being 30th May. No representations had been received in response to the publicity undertaken at the time of writing.

5. Relevant Planning History

19C484A Proposed pontoon, berthing for approximately 300 leisure craft, chandlery, cafe and 26 apartments at Trinity Marine / Boatyard & Foreshore, Porth y Felin, Holyhead – approved 10/6/1993

19C484 Phase one marina development comprising of: temporary portakabins, 100 no floating pontoon berths, marina access spit and bridge, land reclaim and beach replenishment and renovation of listed marine workshop building at and adjacent to Trinity Boatyard, Holyhead – approved 6/12/98

6. Main Planning Considerations

Principle of the Development: The site is an existing operational marina. Since the outline permission was issued, full planning for the site together with the development of apartments and commercial buildings have been granted and have been developed. The proposed deletion of access conditions and the provision of an alternative access point is a minor amendment to the overall scheme.

Highway Safety: The scheme is being assessed by the Highway Authority. The Planning Authority is not aware of any incidents having occurred since the marina began operating and the use of the trinity access has posed no difficulties to date in relation to traffic conflict or highway safety. The proposed access arrangement will allow emergency access direct into the boat storage site and will also allow for the occasional movement of craft into and out of the compound.

Historic Environment – The site is located within the wider designated Conservation Area but on a more site specific level, is located on a lower level than the main Newry Beach thoroughfare. The access will require some reprofiling of land to allow access and egress onto the Newry Beach level. A gated access is proposed the design of which is functional. Railings either side will complement existing boundary treatments.

The marina in general is considered to contribute to the character and ambience of the conservation area, bringing a lively and changing view from the Newry Beach area and nearby listed breakwater and providing a new chapter in the maritime history of the town.

The access is considered a minor feature and will not detract from the conservation area.

Other matters: The site is located within a C2 flood risk area as defined under TAN 15. Although no flood consequences assessment has been prepared, given the nature of the site and development, it is not considered that unacceptable risk will occur. Given that the site already has planning consent for an access under the conditions applied to permission 19C484A, it is not considered that this revision for a lesser requirement will adversely impact any ecological interests.

7. Conclusion

The principle of the scheme is supported in policy terms. Pre-application discussion and concern regarding effects on the historic environment has led to scheme revisions with the result that the application as submitted is supported.

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) No security lighting shall be installed unless the details of the scheme including location of lights and associated structures and the luminosity has been submitted to and approved in writing by the local planning authority. Any scheme so submitted and agreed shall ensure that light is not directed and does not spill beyond the boundaries of the site or into the night sky.

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

12.4

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 20LPA971/CC Application Number

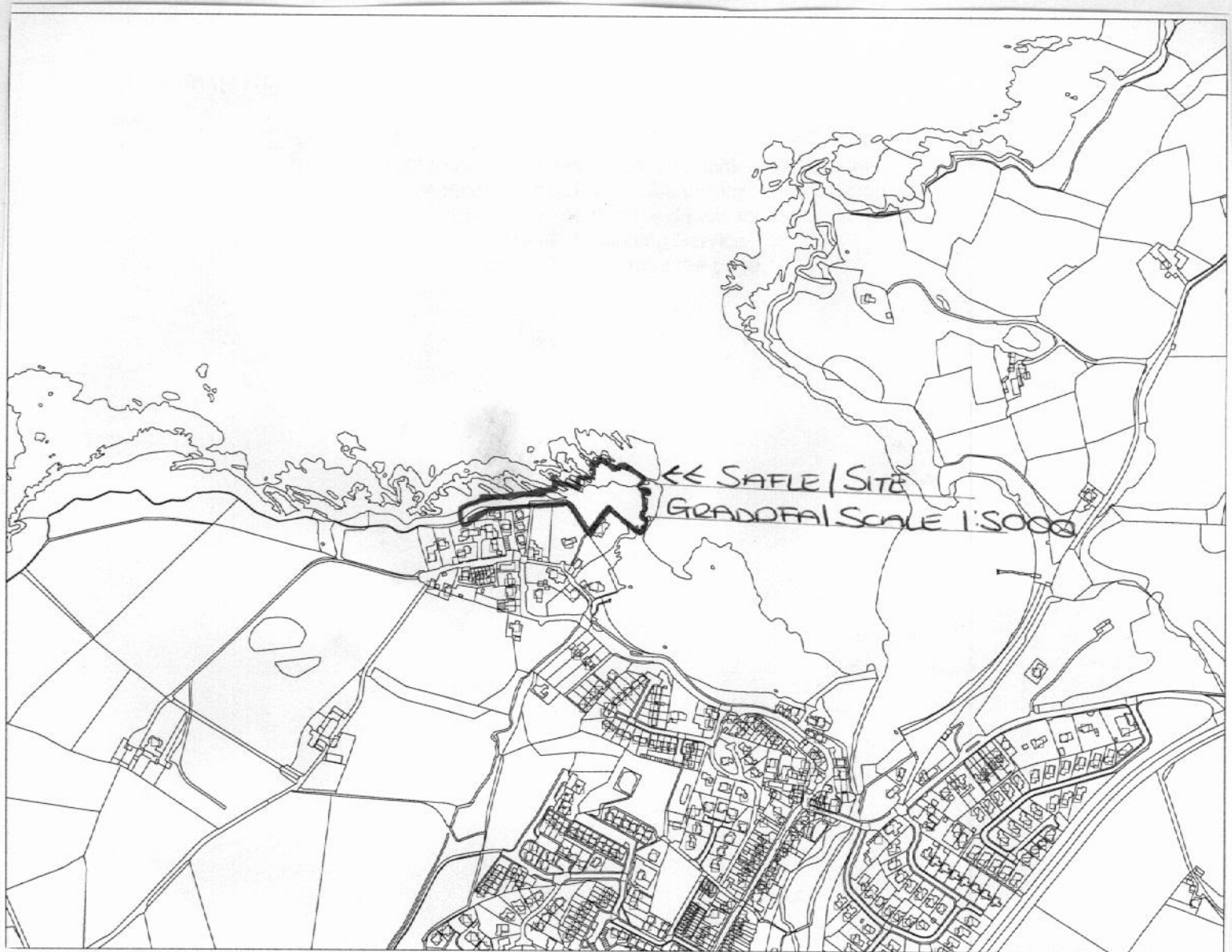
Ymgeisydd Applicant

Head of Service (Economic)
Economic Department
Anglesey Business Centre
Anglesey County Council
Llangefni
LL77 7XA

Cais llawn ar gyfer gwellianau amgylcheddol ar dir
ger

Full application for environmental improvements on
land at

Bonc y Môr, Cemaes Bay



Planning Committee: 05/06/2013

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee because the Isle of Anglesey Council is the applicant.

1. Proposal and Site

The site is located on the Cemaes greenery.

The application is for the siting of nine stone plinths and one picnic table and bench along part of the Anglesey coastal path.

2. Key Issue(s)

Acceptability of the design of the development in an AONB.

3. Main Policies

Gwynedd Structure

D29 – Design

D1 – AONB

Ynys Mon Local Plan

1 – General

5 – Design

30 – AONB

42 – Design

Stopped Ynys Mon Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Design

EN1 – AONB

EN2 – AONB

4. Response to Consultation and Publicity

Local Member – No response at time of writing report.

Welsh Water – No response at time of writing report.

Community Council - No objection.

CCW – No response at time of writing report.

Footpaths – General Comments.

HSE – No response at time of writing report.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposal entails the improvements to the area which consists of the siting of nine stone plinths and one picnic table and bench along part of the Anglesey coastal path. The proposal is considered to improve the appearance of the area.

Affect on the amenity of the neighbouring properties.

It is not considered that the proposal will have a detrimental effect on the amenities of the neighbouring properties as the proposal improves the appearance of the area. No representations have been received to date by the occupiers or owners of the neighbouring properties.

7. Conclusion

The proposal improved the overall appearance of the area. The proposal is not likely to adversely affect amenities of the neighboring 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) Rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatâd hwn yn fanwl yn ôl y cynllun a gyflwynwyd ar y 05/03/2013 o dan cais cynllunio rhif. 20LPA971/CC.

Reason: For the avoidance of doubt.

12.5

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 20LPA971A/AD/CC Application Number

Ymgeisydd Applicant

Head of Service (Economic)
c/o Mr Philip Songhurst
Imagemakers Design and Consulting
The Old School
Sticklepath
Okehampton
Devon
EX20 2NJ

Cais i leoli panel dehongli yn

Application for the siting of an information panel at

Cemaes Greenery, Cemaes Bay



Planning Committee: 05/06/2013

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

Application by Local Authority.

1. Proposal and Site

2. Key Issue(s)

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisement

4. Response to Consultation and Publicity

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – No response at time of writing report

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposed information panel consists of a grey aluminium post fixed to the ground, the main section constructed of an aluminium panel, displays details of local attractions.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highways safety.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

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

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/2013 under planning application reference 20LPA971A/AD/CC.

Reason: For the avoidance of doubt.

12.6

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 20LPA971B/AD/CC Application Number

Ymgeisydd Applicant

**Pennaeth Gwasanaeth (Datblygu Economaidd)
c/o Mr Philip Songhurst
Imagemakers Design and Consulting
The Old School
Sticklepath
Okehampton
Devon
EX20 2NJ**

Cais i leoli panel dehongli ar dir yn

Application for the siting of an interpretation panel
on land at

Bonc Y Mor, Cemaes Bay



Planning Committee: 05/06/2013

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

Application by Local Authority.

1. Proposal and Site

The application is for the erection of an information panel sited adjacent to the public footpath at Bonc Y Mor village green, Cemaes.

2. Key Issue(s)

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisement

4. Response to Consultation and Publicity

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – No response at time of writing report

Highways – No recommendation.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposed information panel consists of a grey aluminium post fixed to the ground, the main section constructed of an aluminium panel, displays details of local attractions.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highways safety.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

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

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/2013 under planning application reference 20LPA971B/AD/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: 20LPA973/AD/CC Application Number

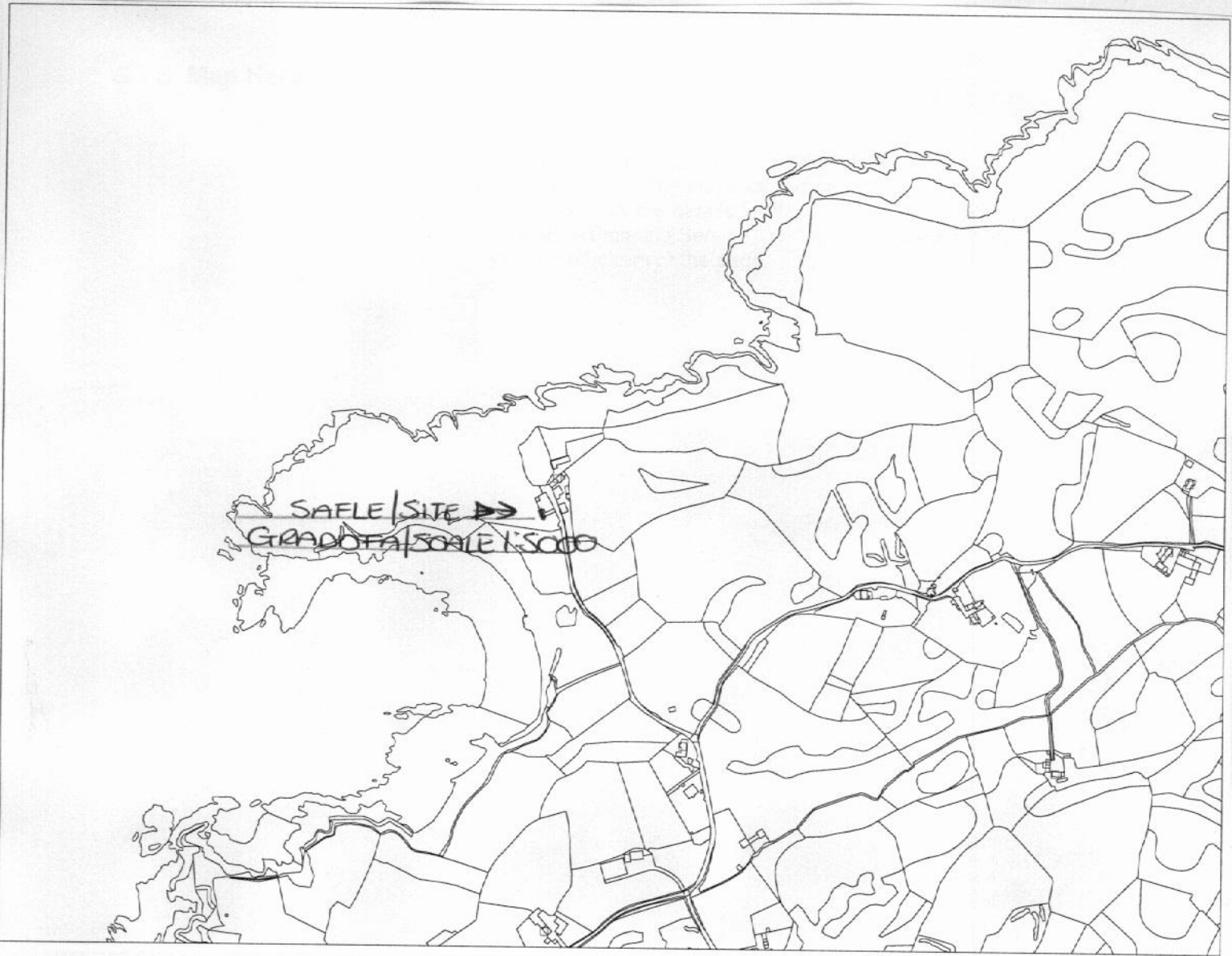
Ymgeisydd Applicant

**Head of Service (Economic)
c/o Mr Philip Songhurst
Imagemakers Design and Consulting
The Old School
Sticklepath
Okehampton
Devon
England
EX20 2NJ**

Cais i leoli panel dehongli yn

Application for the siting of an information panel at

National Trust Car Park, Llanbadrig



Planning Committee: 05/06/2013

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

Application by Local Authority.

1. Proposal and Site

The application is for the erection of an information panel at the National Trust Car Park, adjacent to the Church at Llanbadrig.

2. Key Issue(s)

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisement

4. Response to Consultation and Publicity

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – No response at time of writing report

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposed information panel consists of a grey aluminium post fixed to the ground, the main section constructed of an aluminium panel, displays details of local attractions.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highways safety.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

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

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/2013 under planning application reference 20LPA973/AD/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: 20LPA973/CC Application Number

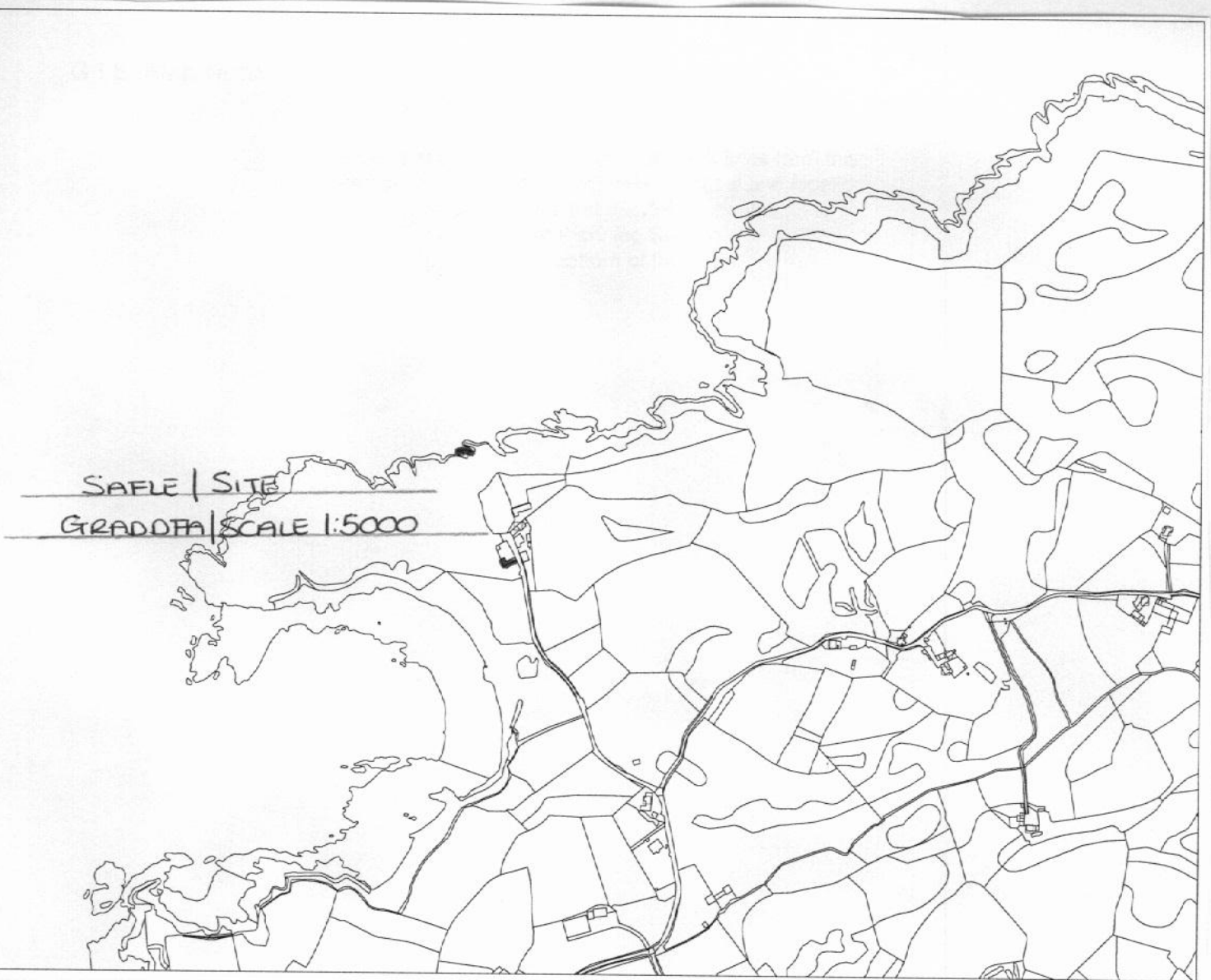
Ymgeisydd Applicant

**Head of Service (Economic)
Economic Development
Anglesey Business Centre
Anglesey County Council
Llangefni
LL77 7XA**

Cais llawn ar gyfer gwelliannau amgylcheddol ar
dir yn

Full application for environmental improvements at

Towyn Llanbadrig, Llanbadrig



Planning Committee: 05/06/2013

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee because the Isle of Anglesey Council is the applicant.

1. Proposal and Site

The site is located within the rural area of Llanbadrig.

The application is for the siting of a table and bench together with the installation of a gate at the National Trust car park. The application also includes the erection of a stone wall and information panel to form a safety barrier of the viewing area of St Patrick's cave.

2. Key Issue(s)

Acceptability of the design of the development in an AONB.

3. Main Policies

Gwynedd Structure

D29 – Design

D1 – AONB

Ynys Mon Local Plan

1 – General

5 – Design

30 – AONB

42 – Design

Stopped Ynys Mon Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Design

EN1 – AONB

EN2 – AONB

4. Response to Consultation and Publicity

Local Member – No response at time of writing report.

Welsh Water – No response at time of writing report.

Community Council - No objection.

CCW – No response at time of writing report.

Footpaths – General Comments.

HSE – No response at time of writing report.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposal entails the improvements to the area which consists of the siting of a table and bench together with the installation of a gate at the National Trust car park. The application also includes the erection of a stone wall and information panel to form a safety barrier of the viewing area of St Patrick's cave. The proposal is considered to improve the appearance of the area.

Affect on the amenity of the neighbouring properties.

It is not considered that the proposal will have a detrimental effect on the amenities of the neighbouring properties as the proposal improves the appearance of the area. No representations have been received to date by the occupiers or owners of the neighbouring properties.

7. Conclusion

The proposal improved the overall appearance of the area. The proposal is not likely to adversely affect amenities of the neighboring 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) Rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatâd hwn yn fanwl yn ôl y cynllun a gyflwynwyd ar y 05/03/2013 o dan cais cynllunio rhif. 20LPA973/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: 31LPA977/AD/CC Application Number

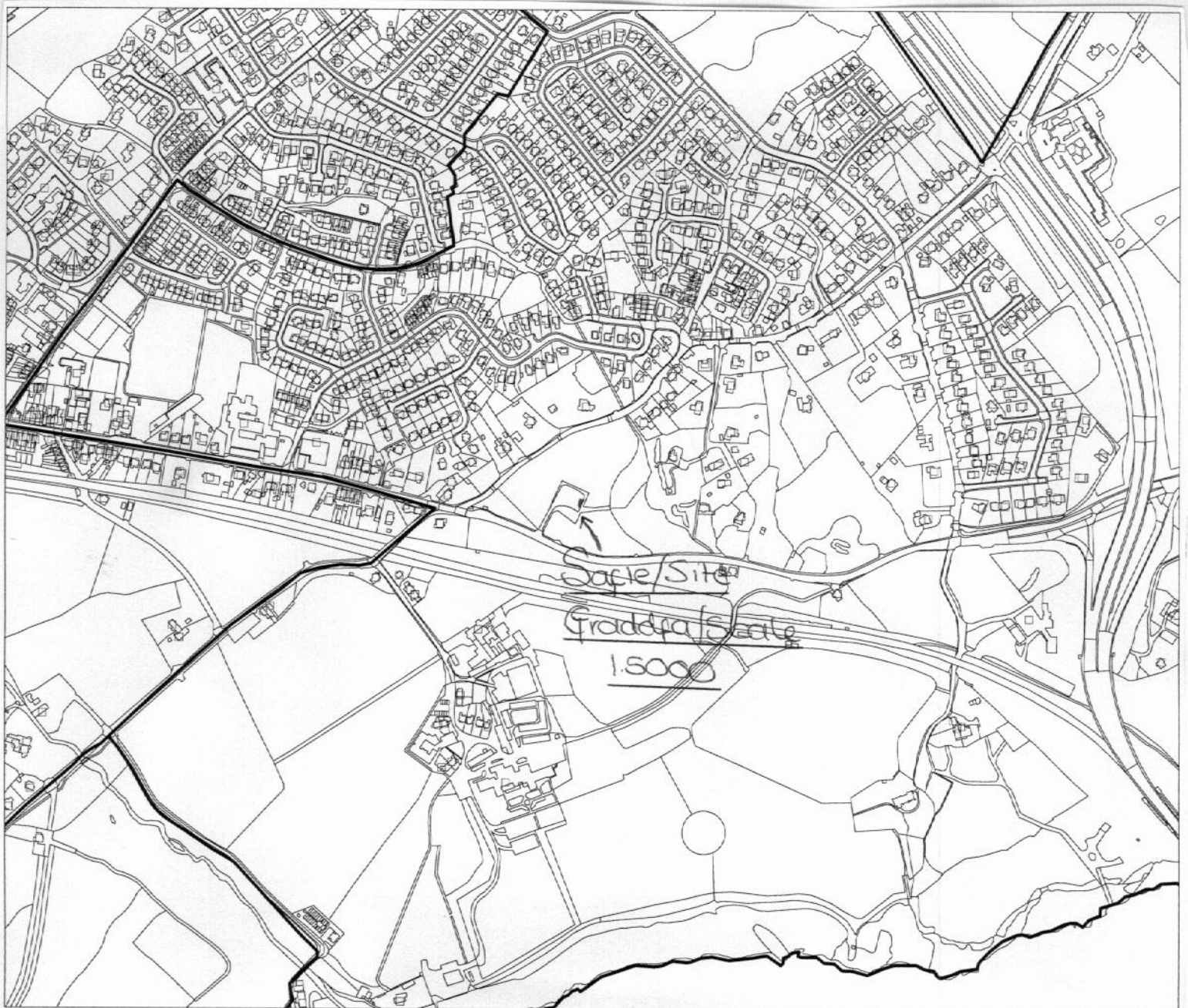
Ymgeisydd Applicant

**Head of Service (Economic Development)
Anglesey Business Centre
Cyngor Sir Ynys Môn
Llangefni
LL77 7XA**

Cais i osod panel dehongli ar dir

Application for the siting of an interpretation panel
on land at

Marquis' Column Car Park, Llanfairpwll



Planning Committee: 05/06/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

Application by the Local Authority.

1. Proposal and Site

The site is located within Marquis Column Car Park.

The application is for the siting of an interpretation panel.

2. Key Issue(s)

The key issue is whether the siting of the interpretation panel in this location is acceptable in amenity and highway safety terms.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

22 – Advertisements

30 – Landscape

Gwynedd Structure Plan

D1 – Area of Outstanding Natural Beauty

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisements

EN2 – Areas of Outstanding Natural Beauty

4. Response to Consultation and Publicity

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

Community Council - No response received at time of writing report.

Highways - No response received at time of writing report.

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 23rd May 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

Affect on the amenity – The proposal entails the siting of an interpretation panel providing information about the geology of the locality. The proposed panel is approximately 1.2 metres by 0.6 metres and is mounted on a powder coated aluminium frame on two posts approximately 0.85 meters above ground level. It is acknowledged that the site is located within the Marquis Column Car Park which is approximately a distance

of 90 metres from the Marquis Column which is a listed building, however, it is not considered that the proposed panel will detrimentally affect the settlement of that listed building to such a degree it should warrant refusing the application.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

7. Conclusion

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

8. Recommendation

Permit.

(01) Consent is hereby given for a period of 5 years beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15.04.13 under planning application reference 31LPA977/AD/CC.

Reason: For the avoidance of doubt.

12.10

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 35LPA976/AD/CC Application Number

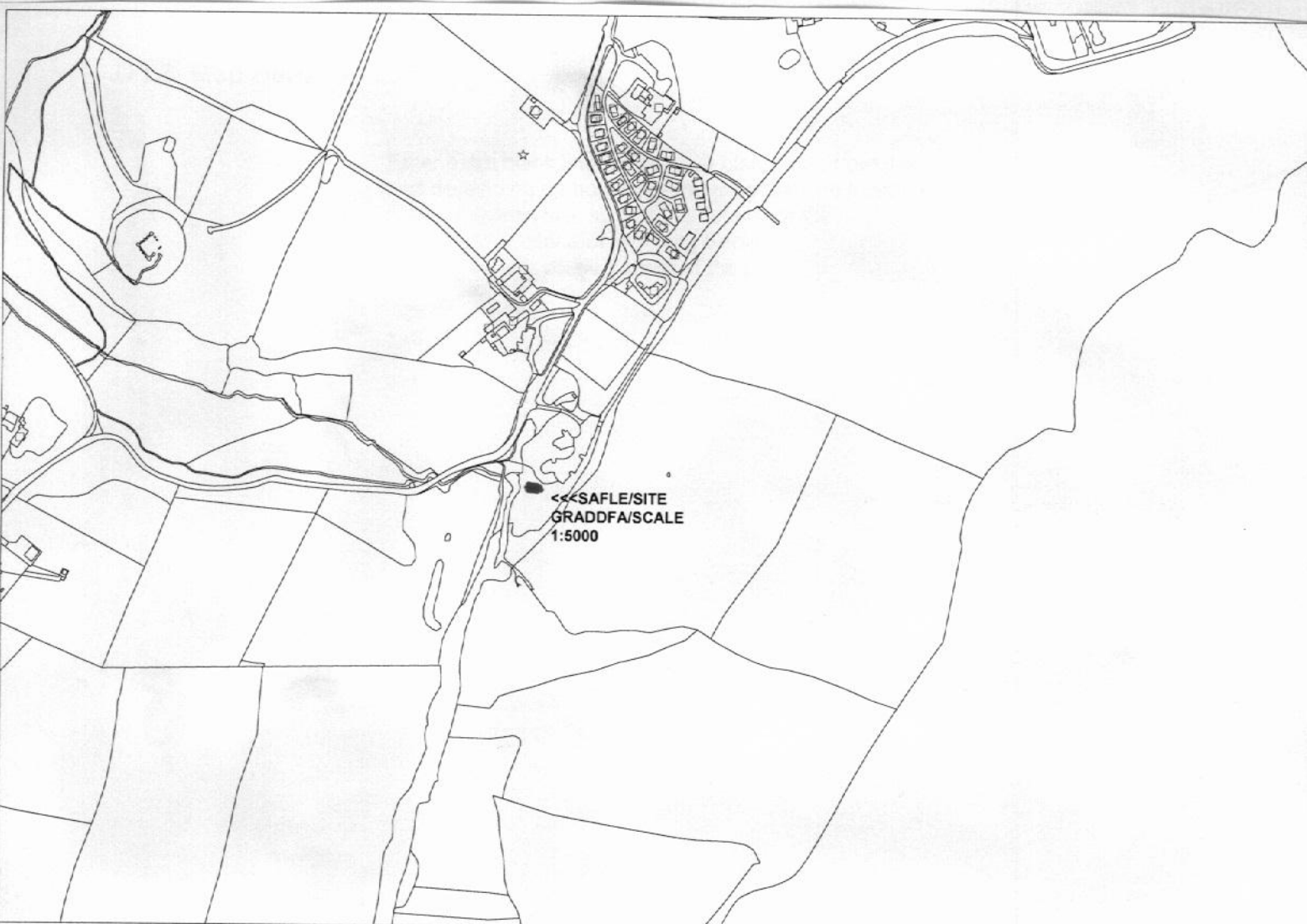
Ymgeisydd Applicant

**Anglesey County Council Economic Developemnt Unit
c/o Mr Philip Songhurst
Imagemakers Design and Consulting
The Old School
Sticklepath
Okehampton
Devon
England
EX20 2NJ**

Cais i leoli panel dehongli ger y maes parcio yn

Application for the siting of an information panel
adjacent to car park at

Trwyn y Penryn, Penmon, LL58 8RN



Planning Committee: 05/06/2013

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

Application by the Local Authority

1. Proposal and Site

The application is for the erection of a signage adjacent to car park at Trwyn y Penrhyn in Penmon.

2. Key Issue(s)

The key issue is whether the siting of the interpretation panel in this location is acceptable in amenity.

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 22 – Advertisements
- 30 – Landscape
- 33 – Nature Conservation

Gwynedd Structure Plan

- D1 – Area of Outstanding Natural Beauty
- D4 – Location, Siting and Design
- D10 – Nature Conservation

Stopped Unitary Development Plan

- SG10 – Advertisements
- EN2 – Areas of Outstanding Natural Beauty
- EN6 – National Sites

4. Response to Consultation and Publicity

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

Community Council – No objection

Highways – No recommendation

NRW – Comments – no objection

Public Consultation - 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 20/05/2013. At the time of writing this report, no representation had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Effect on the amenity – The proposal entails the siting of an interpretation panel providing information about

the geology of the locality. The proposed panel is approximately 1.3 metres by 0.7 metres and is mounted on a powder coated aluminium frame and it will be mounted above ground by 0.85 metres. It is acknowledged that the site is located within an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest, however, it is not considered that the proposed panel will detrimentally affect the designated Area of Outstanding Natural Beauty or the Site of Special Scientific Interest settlement to such a degree it should warrant refusing the application. NRW was consulted regarding this application and they have responded by stating that they have no objection to the application.

Highways – It is not considered that the proposed information panel will have a detrimental effect upon highway safety. Highway department was consulted with this application due to the fact that the proposed signage will be located in the car park. They have responded back by stating that they have no objection to the application.

7. Conclusion

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

8. Recommendation

Permit.

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15/04/13 under planning application reference 35LPA976/AD/CC.

Reason: For the avoidance of doubt.

12.11

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 39C381D Application Number

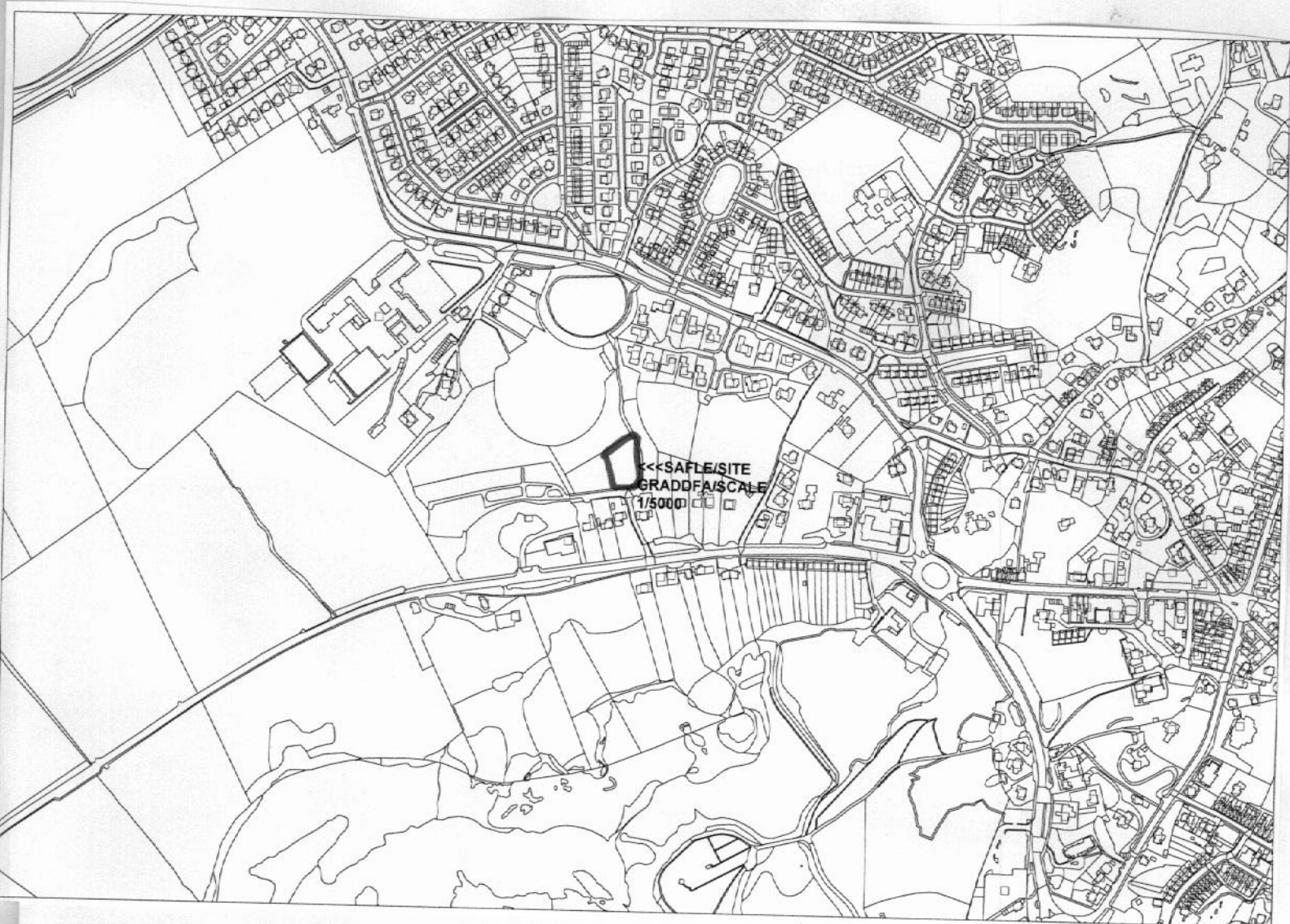
Ymgeisydd Applicant

Mr S Jones (Chairman)
c/o Mr Daniel Surgey
79 Penlon
Menai Bridge
Ynys Mon
LL59 5NE

Creu maes parcio ar dir ger

Creation of car parking area on land near

Menai Bridge Cricket Club, Menai Bridge



Planning Committee: 05/06/2013

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The land is owned by the Council.

1. Proposal and Site

The application site is currently agricultural land

The proposal is to construct a car parking area to be used by Menai Bridge Cricket Club. Access to the car park will be via Holyhead Road.

2. Key Issue(s)

The key issue is whether the proposed new car park is acceptable from a highway perspective.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Gwynedd Structure Plan

FF9 – Environmental Improvements

FF10 – Off Street Parking

Stopped Unitary Development Plan

GP1 – Development Control Guidance

TR3 – Highway Design

Technical Advice Note 18: Transport

4. Response to Consultation and Publicity

Community Council – No response

Local Member – No response

Babtie – No response

Natural Resources Wales – No response

Highways – Conditional Approval

Footpath Officer – Comments

Biodiversity Officer – Comments

Drainage – No response

Response to publicity

Four letters of objection have been received, the main points raised are:-

- Following cricket matches there are often functions that involve an over spill of revellers onto the cricket ground in front of the pavilion and increased noise as loud music emanates from the club, this usually ceases around midnight. Creation of a car park with access through the cemetery road would amount to noise and motorbikes leaving the proposed car park site. This together with inadequate space on cemetery road allow a two-way flow of traffic to and from the car park would disturb the residents living in the road and general area.
- Visibility problems. More traffic will make the problem worse
- Pedestrians and bicycles using the cycle route will be at greater risk due to increase in traffic.
- There is an existing and more than adequate car park at Ysgol David Hughes that is distant from most housing and the car park exits directly onto Pentraeth Road.
- Increase likelihood of stray balls crashing into cars parked in the car park area.
- Increased litter as a result of the development.
- No mention of gate to the proposed car park and whether the gate will be locked when not in use and lead to unofficial skate board park/ball games etc.
- If the car park is full concerns that they will congest the existing road space in cemetery road.
- The cemetery road is adequate for funeral traffic and for the public visiting the cemetery. It is our opinion if the proposed car park were made available to cemetery visitors it is likely that most people would still park in the road and close to our drive as it is closer to the cemetery entrance.
- Why has the lease for the agricultural land in section B not been offered to the local residents. We oppose the offer of the lease of this land to the cricket club without first having had an opportunity to bid for the lease so that the area could be retained and managed as an area for local wildlife.
- Any development of the land will prevent natural drainage of rainfall into the ground and considerably increase water runoff from the sloping agricultural land onto the road. Therefore adequate piping to remove surface water will be required.
- Valuation of my property will reduce its market value
- No landscaping details is part of the application

In response to the objections received:-

- The Highways have confirmed that the road leading up to the site is narrow, however they do not see it as a reason for refusal as users of the car park will arrive and leave at the same time therefore minimising the potential risk of vehicles waiting at the junction to the A5.
- A condition will be recommended that landscaping will be provided on the northern and western boundary
- The Drainage Section has been consulted with regards to surface water, we are currently awaiting their response.
- Valuation of properties, lease of land, litter, stray balls are not a planning consideration.

5. Relevant Planning History

39C381 – Demolition of existing pavilion and erection of a new pavilion at Menai Bridge Cricket Club, Menai Bridge – Approved 20/10/04

39C381A – Amended plans for the demolition of the existing pavilion and erection of a new pavilion at Menai Bridge Cricket Club, Menai Bridge – Approved 21/04/05

39C381B – Demolition of existing storage shed and erection of a new shed at Menai Bridge Cricket Club, Menai Bridge – Approved 01/04/09

39C381C – Erection of a 2 bay artificial net practice facility at Menai Bridge Cricket Club, Menai Bridge – Approved 09/10/09

6. Main Planning Considerations

The proposal involves the construction of a new car park to be used by members of the Menai Bridge Cricket Club.

The road leading up to the proposed development is from the A5 via Holyhead Road. The Highways Department have confirmed that the road is narrow, however as users of the car park will arrive and leave at the same time it will minimise the potential risk of vehicles waiting at the junction to the A5.

7. Conclusion

The proposal is considered acceptable subject to acceptable surface water details being received.

8. Recommendation

Request delegated powers to approve the application subject to acceptable surface water details being 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 ensure that the development is in the interests of amenity.

(02) The access shall be laid out and constructed strictly in accordance with the enclosed plan before the dwelling is occupied or 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.

(03) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 meters back from the nearside edge of the adjoining footway.

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

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

Reason: To ensure that the development is in the interests of amenity.

(05) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect 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.

(06) No surface water from within the curtilage of the site to discharge onto the County Highway. The drainage of the highway at the access along the frontage to be carried out to the requirements of the Highway Authority before any work on the remainder of the development is commenced.

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

(07) The car parking accommodation shall be completed in full accordance with the details as submitted on the attached plan 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.

(08) The northern and western boundary lines of the proposed car park shall be landscaped with a

mixed native-species hedgerow, to include hawthorn, hazel, rowan and elder.

Reason: To ensure that the development is in the interests of amenity.

12.12

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 40LPA899B/AD/CC Application Number

Ymgeisydd Applicant

**Pennaeth Gwasanaeth (Datblygu Economaidd)
c/o Mr Philip Songhurst
Imagemakers Design and Consulting
The Old School
Sticklepath
Okehampton
Devon
EX20 2NJ**

Cais ar gyfer lleoli panel dehongli yn

Application for the siting of an interpretation panel at

Traeth Lligwy, Moelfre



Planning Committee: 05/06/2013

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

Application by Local Authority.

1. Proposal and Site

The application is for the erection of an information panel at the car park of Lligwy Beach, Moelfre.

2. Key Issue(s)

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisement

4. Response to Consultation and Publicity

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – No response at time of writing report

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

The proposed information panel consists of a grey aluminium post fixed to the ground, the main section constructed of an aluminium panel, displays details of local attractions.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highways safety.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

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

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/2013 under planning application reference 40LPA899B/AD/CC.

Reason: For the avoidance of doubt.

12.13

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 43LPA974/AD/CC Application Number

Ymgeisydd Applicant

**Pennaeth Gwasanaeth (Datblygu Economaidd)
c/o Mr Philip Songhurst
Imagemakers Design and Consulting
The Old School
Sticklepath
Okehampton
Devon
EX20 2NJ**

Cais ar gyfer lleoli panel dehongli yn

Application for the siting of an interpretation panel at

The Coastguard Lookout, Rhoscolyn



Planning Committee: 05/06/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

Application by the Local Authority.

1. Proposal and Site

The site is located at the Coastguard Lookout in Rhoscolyn.

The application is for the siting of an interpretation panel.

2. Key Issue(s)

The key issue is whether the siting of the interpretation panel in this location is acceptable in amenity.

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 22 – Advertisements
- 30 – Landscape
- 33 – Nature Conservation

Gwynedd Structure Plan

- D1 – Area of Outstanding Natural Beauty
- D4 – Location, Siting and Design
- D10 – Nature Conservation

Stopped Unitary Development Plan

- SG10 – Advertisements
- EN2 – Areas of Outstanding Natural Beauty
- EN6 – National Sites

4. Response to Consultation and Publicity

Local Member – Happy for officer to deal with application.

Community Council – No objection.

Footpaths Officer – No effect upon the path.

Public Consultation – The application was afforded one means of publicity which was the posting of a site notice near the site. The latest date for the receipt of representations is the 23rd May 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

Affect on the amenity – The proposal entails the siting of an interpretation panel providing information about the geology of the locality. The proposed panel is approximately 1.3 metres by 0.7 metres and is mounted on

a powder coated aluminium frame and will be attached to the railings around the coastguard lookout. It is acknowledged that the site is located within an area of outstanding natural beauty and a site of special scientific interest, however, it is not considered that the proposed panel will detrimentally affect the designated area of outstanding natural beauty or the site of special scientific interest settlement to such a degree it should warrant refusing the application.

Highways

It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

7. Conclusion

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

8. Recommendation

Permit.

(01) Consent is hereby given for a period of 5 years beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15.04.13 under planning application reference 43LPA974/AD/CC.

Reason: For the avoidance of doubt.

12.14

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **46C520** Application Number

Ymgeisydd Applicant

**Mr Carl Bateman
c/o Mr Barry Bradley
Bradley Building Design Ltd
34 Oak Drive
Bramhall
Stockport
Cheshire
SK7 2AD**

Cais llawn ar gyfer addasu ac ehangu sy'n cynnwys codi'r to i greu llety llawr cyntaf a codi balconi yn

Full application for alterations and extensions including raising the roof to create first floor accommodation and the erection of a balcony at

Gadlys, Penrallt Road, Trearddur Bay, LL65 2UG



Planning Committee: 05/06/2013

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 application is a full application for alterations and extensions to the dwelling. The proposal involves the raising of the height of the roof to provide first floor accommodation together with the construction of a first floor balcony.

The property is a single storey detached dwelling which is located at the junction of the private residential estate with Penrallt Road. There is a mixture of single storey, dormer bungalows and two storey dwellings in the locality.

2. Key Issue(s)

The applications main issue are whether the design of the proposal is acceptable and whether the proposal will have an adverse effect on the occupants of the surrounding properties and surrounding area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy HP7a – Extensions

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

4. Response to Consultation and Publicity

Local Member – Call-in due to local concern

Community Council – Object – height is excessive in comparison with other buildings in the area. A dormer type building would be more appropriate – overdevelopment of the site. These issues will be addressed in section 6 – Main Planning Considerations below

Welsh Water – Standard comments - Informative

Drainage – Standard comments

Highways – Requested that the scheme be amended to provide six parking spaces

The application was afforded two means of publicity. These were by the posting of a site notice near the site

and the serving of personal notifications on the occupiers of neighbouring properties. Following the receipt of amended plans the publicity process was carried out twice. At the time of writing this report 10 letters of representation had been received from the owners of 5 of the neighbouring properties. The main issues raised can be summarised as follows:

- i) Lack of parking spaces, no turning facilities within the site, visitors will park on the road
- ii) Scale of proposal is out of character with the surrounding area and the proposal is an overdevelopment of the site
- iii) Due to the scale of the proposal the dwelling could be used for commercial purposes in the future
- iv) The proposal, by reason of its height, scale and massing will affect the amenities of the occupants of the neighbouring properties by way of overlooking, loss of privacy, loss of light and visual overbearing impact
- v) Amended scheme could provide an additional two bedrooms in the roof which would lead to an 11 bedroom property

In response to these comments I would state:

- i) Following consultation with the Highway Authority the applicant has been requested to provide six parking spaces within the curtilage. A site plan has been received on the 20th May, 2013 and at the time of writing this report we are awaiting confirmation from the Highway Authority that the scheme is acceptable
- ii) There is a mixture of single storey, dormer and two storey dwellings in the immediate vicinity of the application site. The scheme has been amended by way of constructing hipped roof in lieu of the pitched roof that was submitted originally in order to respect the character of the surrounding properties. The proposal is to extend the building by the construction of a first floor above the existing flat roof single storey structure and does not involve any loss of garden space.
- iii) We are currently dealing with an application for alterations and extensions to a residential property. Should the applicant wish to change the use of the dwelling to commercial purposes in the future a planning application will be required and the proposal will be considered on its merits against policies in force at that time.
- iv) See section 6.0 below
- v) The proposal does not involve bedrooms within the roof of the property – the only means of access shown to the attic/roof space is a hatch and therefore the roof area is not proposed for additional rooms in the roof/attic space.

5. Relevant Planning History

46C328 – Alterations and extensions to Gadlys, Penrallt Road, Trearddur – Approved 07/07/00

6. Main Planning Considerations

Design – The scheme has been amended at the request of the department to provide a hipped roof in lieu of the original pitch roof. The proposal now respects the character of the surrounding properties which have similar hipped roofs. There is a mixture of different house types and scales of properties in the locality and the proposal currently under consideration is similar in scale and design to what is found in the locality.

Effect on occupants of neighbouring properties – There is a distance of 7.5 metres between the side of Gadlys and the neighbouring property known as Westcroft (single storey dwelling). There are no windows proposed in the side elevation which fronts the gable of Westcroft. The first floor balcony will be situated approximately 12 metres away from the side of Westcroft. At this distance the amenities of the occupants of Westcroft will be affected and it is considered necessary to condition the permission to erect a 1.7 metre high screening along the boundary of the balcony which directly fronts Westcroft which will safeguard the amenities of its occupants.

The two dwellings situated opposite the application site known as Bryn Llewelyn and Morswyn are situated approximately 30 metres away from Gadlys and due to these distances the proposal will have no effect on the amenities of the occupants of these properties

The floor level of Gorselands and Curragho are higher than the floor level of Gadlys. There is a distance of approximately 22 metres between the proposed balcony and Curragho and approximately 13 metres between the proposed balcony and Gorselands. A 1.7 metre high screen is proposed along the side of the balcony which fronts Curragho and Gorselands and this will ensure that the privacy of the occupants of both neighbouring properties. There are no windows proposed in the gable of the property which fronts Curragho, and the bedroom windows in the rear of the dwelling will not look directly onto the gable of Gorselands. Due to the above the proposal will not harm the amenities currently enjoyed by the occupants of the dwellings.

Effect on surrounding area – As stated above the proposal is similar to what is found in the surrounding area with the three immediate neighbouring properties known as Bryn Llewelyn, Morswyn and Curragho being two storey hipped roof properties. The scale and design of the proposal therefore respects the character of the neighbouring properties and will not harm the character of the surrounding area.

7. Conclusion

The design of the proposal is similar to what is found in the locality and the proposal will not detrimentally affect the amenities of the occupants of neighbouring properties or harm the surrounding area.

Having considered the above and all other material considerations 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) A car parking space shall be provided within the curtilage for a minimum number of 6 cars.

Reason: To comply with the requirements of the Highway Authority.

(03) A 1.7 metre high screen shall be erected from point A to B and point C to D as outlined in green on drawing number 9321/6/C, dated December, 2012. No development shall commence until a method statement for the installation of a 1.7 metre high screen from point A to B and C to D including details and timing, have been submitted to and approved in writing by the local planning authority. The screening shall be implemented strictly in accordance with the approved scheme. The screen shall not be removed at any time. If the screen need to be replaced/change for whatever reason the replacement shall be of the same height and type and in the same position,

Reason: In the interests of residential amenity.

(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 14:03:13, 09:04:13 and 20:05:13 under planning application reference 46C520.

Reason: For the avoidance of doubt.