

**12.1**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **12LPA983/AD/CC** Application Number

Ymgeisydd Applicant

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

Cais i leoli arwydd dehongli yn

Application for the siting of an interpretation panel at

Gallows Point, Beaumaris



**Planning Committee: 31/07/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

Application by the Local Authority.

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

The site is located near Gallows Point in Beaumaris.

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**

**Community Council** – No response

**Local Member (Cllr Lewis Davies)** - No response

**Local Member (Cllr Carwyn Jones)** - No response

**Local Member (Cllr Alwyn Rowlands)** – No response

**Highways Department** – No recommendation

**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 was the 22<sup>nd</sup> July, 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 1.5 metres by 0.7 metres and is mounted on a powder coated aluminium frame and will be attached to the existing wall near Gallows Point in Beaumaris. It is acknowledged that the site is located within an area of outstanding natural beauty, however, it is not considered that the proposed panel will detrimentally affect the designated area of outstanding natural beauty 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 25.06.13 under planning application reference 12LPA983/AD/CC.**

Reason: For the avoidance of doubt.

## 12.2

## Gweddill y Ceisiadau

## Remainder Applications

Rhif y Cais: **22C211C** Application Number

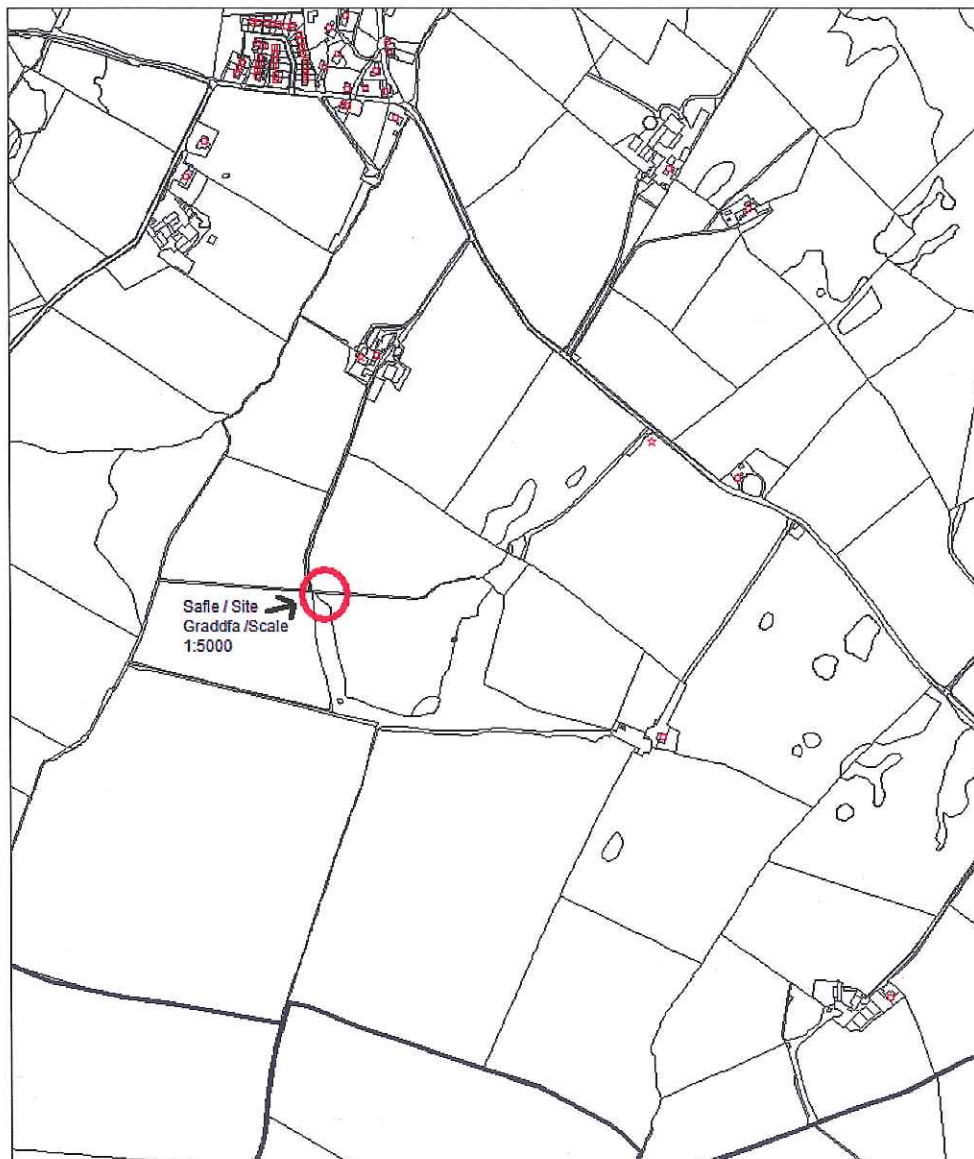
Ymgeisydd Applicant

**Mr Delwyn Parry  
c/o Mr Dan Hammond  
Dulas Ltd  
Unit 1 Dyfi Eco Park  
Machynlleth  
Powys  
SY20 8AX**

Cais llawn i godi un twrbin gwynt gyda uchder hwb hyd at 25m, diamedr rotor hyd at 19.24 a uchder blaen unionsyth fertigol hyd at uchafswm o 34.37 ar dir yn

Full application for the erection of one wind turbine with a maximum hub height of 25m, a rotor diameter of 19.24m and a maximum vertical upright height of 34.37m on land at

Yr Orsedd, Llanddona



**Planning Committee: 31/07/2013**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

The application is reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

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

The application is made for a single wind turbine with a maximum height to the tip of the blade of 34.37 meters and a maximum rotor diameter of 19.24 meters. The rated power of the turbine is 55KW. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation.

The turbine will be located in an elevated open field to the south of farm buildings of Rhos Isaf and to the south west of the applicants farm buildings at Yr Osedd, Llandonna

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

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

C7 Renewable Energy

D3 Landscape Conservation Area

D10 Protection of Natural heritage

#### **Ynys Môn Local Plan**

31 Landscape

45 Renewable Energy

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

EP 18 Renewable Energy

EN1 Landscape Character

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

**Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).**

#### **Technical Advice Note 8 Renewable Energy (2005)**

**Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', Welsh Assembly Government (2010)**

**Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)**

**Supplementary Planning Guidance On shore wind energy January 2013**

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

**Community Council** Object of grounds of too close to other properties, will set a precedent, no community benefit and should be decided within policies

**Drainage** Informatives recommended.

**Environmental Services** Conditional permission.

**Environmental Advisor** No objection

**MOD.** No objection

**Arqiva Welsh Water** No comments.

**Environment Agency** Low environmental risk.

**North Wales Police** Object would harm their radio communications

### **Response to Publicity**

88 letters of objection have been received points raised include;

What benefits to the community

There will be noise/flicker problems

Harm to amenity

Will harm the AONB

Will deter tourists

Dominated views

Harm telecommunications

Will set precedent

Harm historic buildings

Too close to houses

Near a fast road with horses and could cause distraction

47 letters have been received supporting the application. Points raised on the proforma include;

Will help secure the future of the farm

Diversification should be supported as per TAN 6

Reduce the countrys reliance on fossil fuel

It is outside the AONB

Visual impact should be put in perspective

Noise is within limits

Will be carbon neutral in 12 months

Would contribute to supplying 38 houses.

## **5. Relevant Planning History**

22C211/SCR Screening opinion for 1 turbine

22C211A/SCR As above

22C211B Erection of turbine max height 46m withdrawn

## **6. Main Planning Considerations**

### **Principle of development**

Policy C7 of the Gwynedd Structure Plan states:

“There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states:

“Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any

unacceptable impact on i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states:

"Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

Policy EP18 (Renewable Energy) of the Stopped UDP states renewable energy projects will be permitted where it can clearly be demonstrated that there will not be any significant adverse impact on the listed criteria.

### **Landscape and Visual Impact**

The site is within Landscape Character Area 12 East Central Anglesey which reflects much of the typical undulating landscape of Anglesey. It is 760m from the AONB and 470m from the Penmon Historic Landscape.

This is a prominent site visible from many points. Given this prominence and the height of the site/turbine it is considered that there would be unacceptable harm to the environment.

### **Residential Amenity**

The SPG On Shore Wind Energy prescribes a distance of 500m separation between medium sized turbines and dwellings. Whereas there are 2 dwellings within this distance given the nature of the landscape and screening it is not considered that there would be undue harm to those properties.

This indeed concurs with the residential amenity assessment carried out in the applicants submissions

## **7. Conclusion**

Given the harm to the landscape that would be caused by the erection of this turbine it is considered that the proposal cannot be supported.

## **8. Recommendation**

### **Refuse**

(01) The proposal would have significant adverse visual effects on the Landscape Character Area and the AONB and would contribute to an adverse cumulative impact with existing structures through the introduction of a moving structure.

## **9. Other Relevant Policies**

### **Gwynedd Structure Plan**

FF11 (Traffic)

### **Ynys Mon Local Plan**

1 (General Policy)

35 (Nature Conservation)

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

GP1 (Development Control Guidance)

EN4 (Biodiversity)

### **Technical Advice Note 5 Nature Conservation and Planning (2009)**

### **Technical Advice Note 11 Noise (1997)**

## 12.3

## Gweddill y Ceisiadau

## Remainder Applications

Rhif y Cais: **23C268B** Application Number

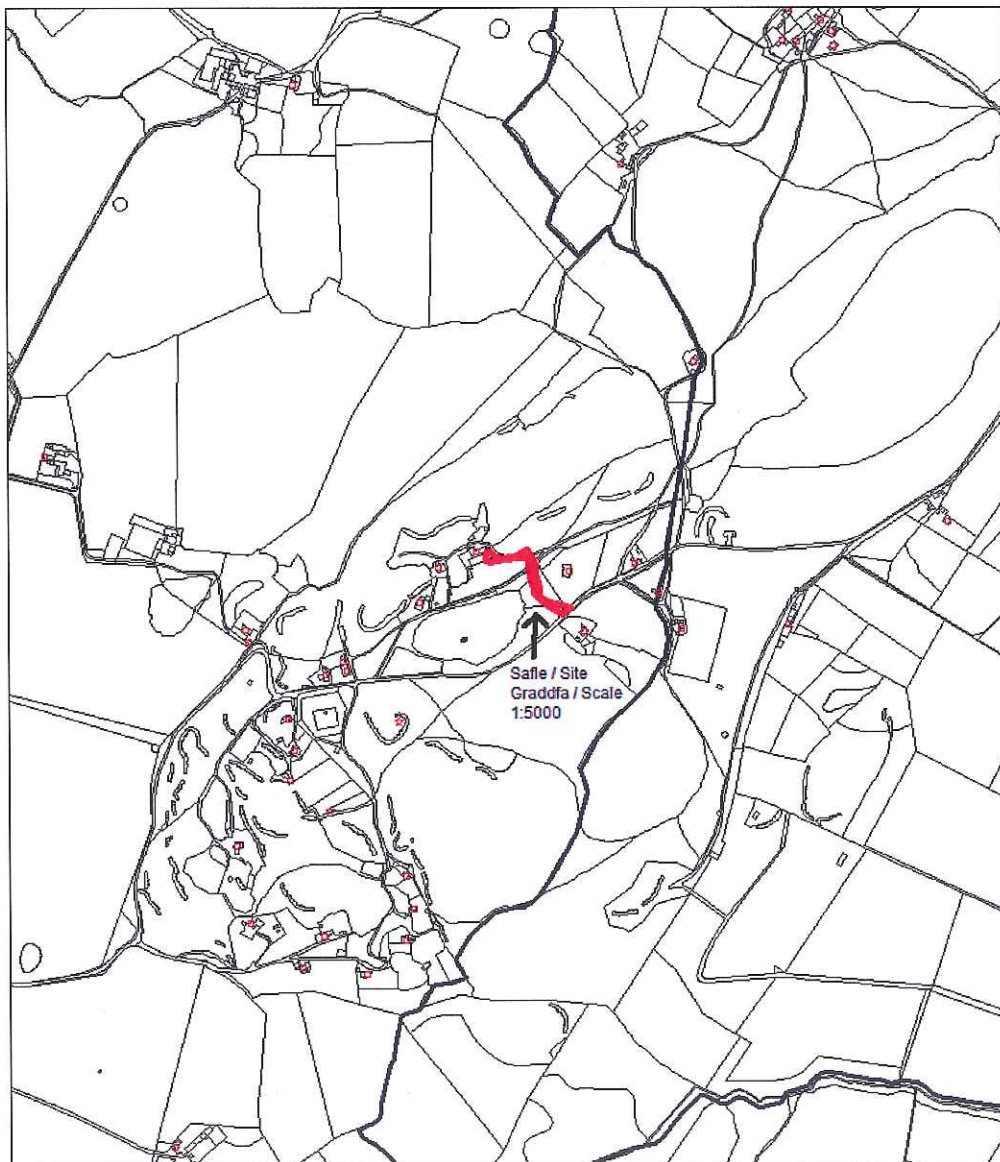
Ymgeisydd Applicant

**Mr Richard Williams  
c/o Cadnant Planning Ltd  
1 & 2 Connaught House  
Riverside Business Park  
Benarth Road  
Conwy  
LL32 8UB**

Cais llawn i newid defydd ac estyniad i'r adeilad allanol presennol i ffurfio annedd ynghyd a gosod uned trin carthion yn

Full application for the conversion and extension of outbuilding to form a residential dwelling together with installation of package treatment plant at

Uwch y Gors, Mynydd Bodafon





**Planning Committee: 31/07/2013**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

On request of Local Member

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

The site is located adjacent to existing buildings and comprises a dilapidated single storey outbuilding.

It is proposed to convert this into a dwelling.

This is a countryside location within an AONB

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

Is the building capable of conversion within the requirements of plan policy and supplementary advice ?

### **3. Main Policies**

#### **Gwynedd Structure Plan**

D1 Area of Outstanding Natural Beauty

D4 Siting and Design

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

1 General Policy

30 Area of Outstanding Natural Beauty

42 Design

55 Conversions

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

GP1 General Policy

GP2 Design

EN2 Area of Outstanding Natural Beauty

HP8 Rural Conversions

#### **Supplementary Planning Guidance Design Guide for the Urban and Rural Environment 2008**

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

**Local Member Derlwyn Hughes** has called the application in to committee as he considers the proposals comply with the conversion policies.

**Highways** Conditions

**Natural Resources Wales** No objection

7 letters have been received points raised include;

Would create an eyesore and would be immediately in front of other buildings

Does not conserve or enhance landscape

Nothing of the original character of the building can be retained this is a new build

This would set a precedent and would be contrary to policy

There would be extensive extensions

Overlooking issues

Overdevelopment

This is a new build on a green field site

The building would be unsympathetic  
This is a sensitive habitat there are greater crested newts present  
There would be additional traffic  
This is a high position which would dominate the lake

## **5. Relevant Planning History**

23C268 erection of dwelling withdrawn 12/5/8

23C268A conversion of outbuilding withdrawn 9/5/13

## **6. Main Planning Considerations**

To be considered a conversion the vast majority of the existing building must be structurally sound and should remain to be incorporated into the scheme. Furthermore only a minor extension would be permitted to the building. Policy 55 of the ynys Mon Local Plan states;

“The building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling”

This is clearly not the case in this instance. Approximately 26.8 m<sup>2</sup> of the existing walling is to remain and 122m<sup>2</sup> will be created giving a 80% addition

The 26.8m<sup>2</sup> comprises 3 small areas of walling with an enclosed floorspace of only 5m<sup>2</sup>, the final building will have a floor area of approx. 70m<sup>2</sup> a 90% addition

The proposal will also include a new lower ground floor where one does not currently exist.

Given the extent of works involved the proposals can be more likened to a new building in this countryside location.

## **7. Conclusion**

The proposals due to the extensive new works involved can in no way be considered as a conversion of an existing building.

## **8. Recommendation**

### **Refuse**

(01) The proposals by virtue of the limited amount of existing fabric to be retained along with the extensive new works proposed cannot be considered a conversion and can be more likened to a new build in this countryside location which is a designated AONB. The proposals are hence contrary to policy 55 of the Ynys Mon Local Plan, Policy HP8 of the stopped Ynys Mon Unitary Development Plan and the guidance given in Supplementary Planning Guidance “Conversion of Buildings in the Countryside”

**12.4**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **30LPA978/AD/CC** Application Number

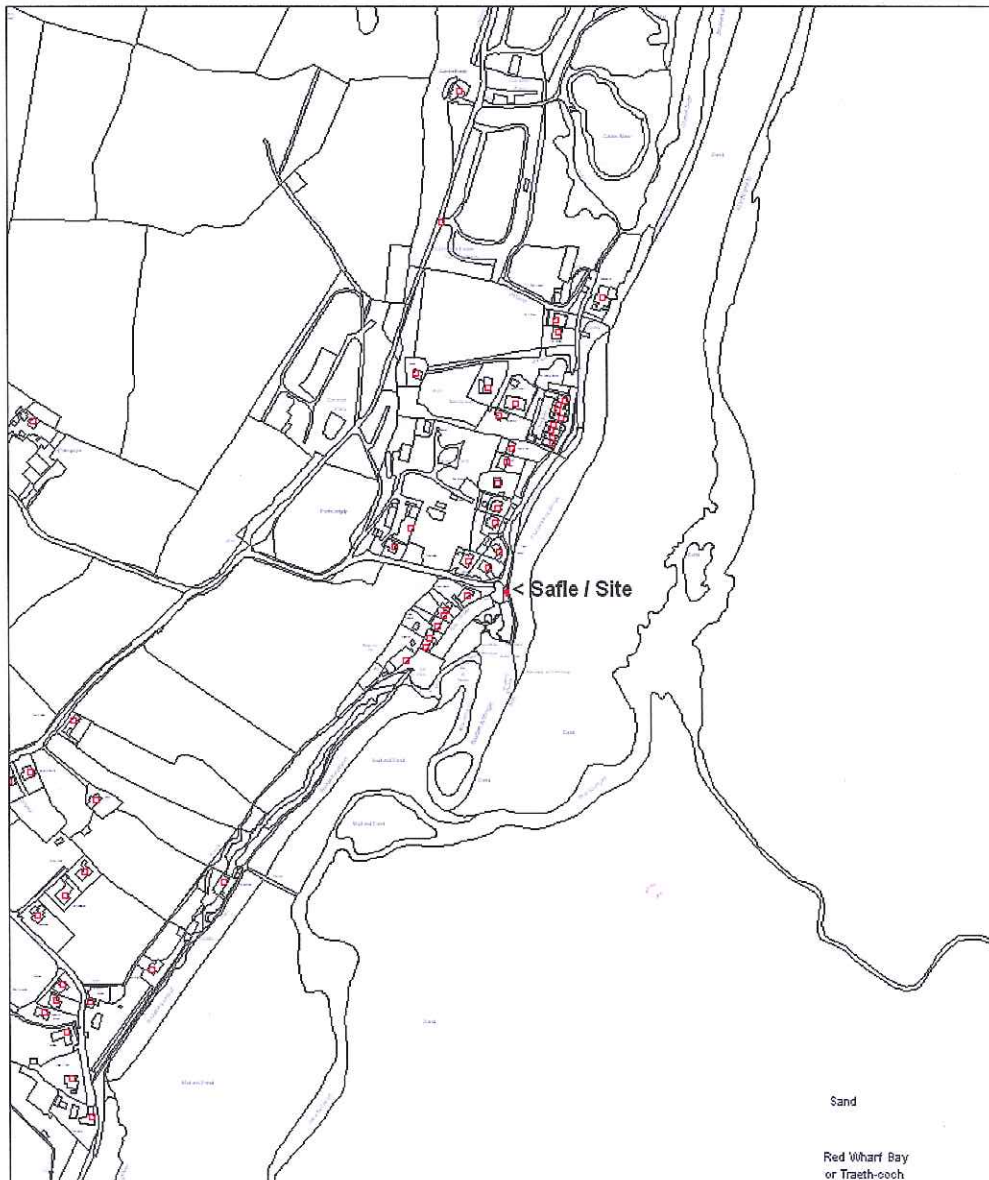
Ymgeisydd Applicant

**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

Red Wharf Bay



**Planning Committee: 31/07/2013**

**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 Red Wharf Bay.

### **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** – Approval

### **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 15/04/13 under planning application reference 30LPA978/AD/CC.**

Reason: For the avoidance of doubt.

Rhif y Cais: 34C648A Application Number

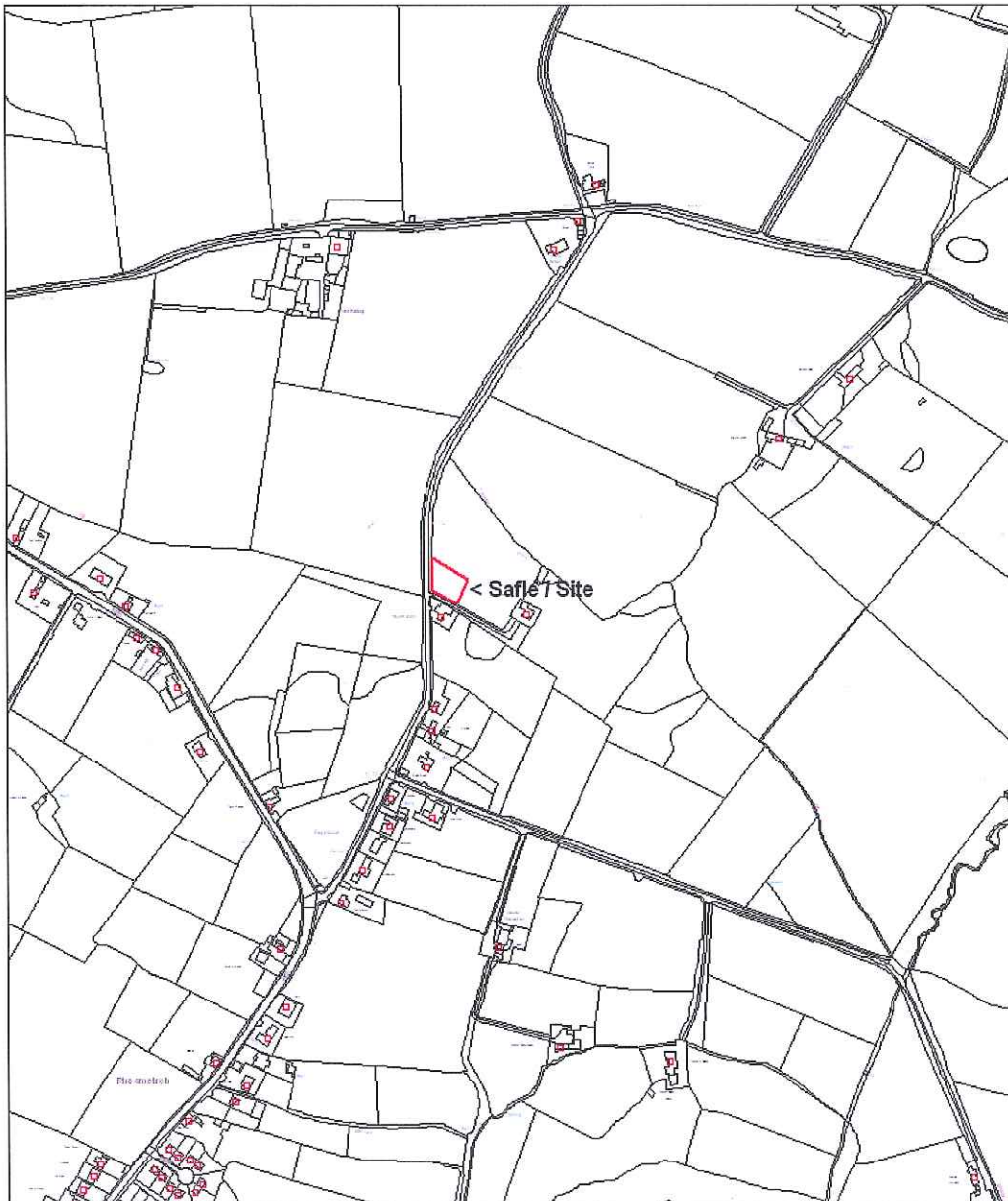
Ymgeisydd Applicant

**Mr Dylan Jones**  
**c/o Penseiri Russell-Hughes Architects**  
**56 Bridge Street,**  
**Llangefni,**  
**Ynys Môn.**  
**LL77 7HH.**

Cais amlinellol ar gyfer codi annedd ynghyd ag addasu'r fynedfa presennol ar dir yn

Outline application for the erection of a dwelling together with alterations to the existing access on land at

Pwros, Rhosmerich



**Planning Committee: 31/07/2013**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

At the request of the local member (Cllr Bob Parry)

**1. Proposal and Site**

The site is located on land adjacent Pwros, Rhosmeirch.

The proposal is for outline permission for the erection of a dwelling and alterations to the existing access.

**2. Key Issue(s)**

The applications main issues are whether a dwelling in this location would comply with current planning policy and whether the proposal would have an adverse effect on the surrounding landscape.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy1 – General Policy  
Policy 31 – Landscape  
Policy 42 – Design  
Policy 48 – Housing Development Criteria  
Policy 50 – Listed Settlements

**Gwynedd Structure Plan**

Policy A2 - Housing  
Policy D1 - Environment  
Policy D4 – Location, siting and design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance  
Policy GP2 - Design  
Policy EN1 – Landscape Character  
Policy HP5 – Countryside Hamlets and Clusters

**4. Response to Consultation and Publicity**

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. At the time of writing this report no letters were received.

**Local Member (Cllr Bob Parry)** – Request that the application be presented to the Planning Committee for consideration

**Local Member (Cllr Dylan Rees)** – No response

**Local Member (Cllr Nicola Roberts)** – No response

**Welsh Water** – Conditional Approval

**Community Council** – No response

**Highways** – No response

**Natural Resources Wales** – No response

**Drainage Section** - Comments

## **5. Relevant Planning History**

34C648 – Outline application for the erection of a dwelling on land at Pwros, Rhosmeirch – Refused 12/3/13

## **6. Main Planning Considerations**

The application is in outline form for the erection of a detached dwelling, with only the means of access to the site considered as part of the application.

**Countryside Hamlets and Clusters** - 'Hamlet and clusters have been defined by reference to the physical layout of the settlement concerned and whether a distinct grouping of ten or more dwellings can be identified on the ordnance survey map. The dwelling should also give the impression of being in a group and not that of housing dispersed over a wider area.'

Whilst the site is located within the indicative frame for the Hamlet as indicated within the Ynys Mon Stopped Unitary Development Plan, this is not a development boundary, it is considered that it is considerably removed from the main built up area. The development of this site would extend the built development into the countryside and in addition would create a set of circumstances which would make further intrusions here difficult to resist.

Policy 50 of the Ynys Mon Local Plan and Policy HP5 of the Stopped Unitary Development Plan refers to Countryside Hamlets and Clusters states that 'single dwellings will be permitted on 'infill' sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and clusters.' The proposal in this instance cannot be classed as an infill or acceptable site as it is not immediately adjacent to the developed part of the hamlet.

## **7. Conclusion**

Policy A2 of the Gwynedd Structure Plan indicates that housing land will be located within or on the edge of existing settlements. Policy HP5 of the Ynys Mon Local Plan states that single dwellings will be permitted on infill sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and clusters.

Having considered the above and all other material consideration it is my recommendation that the application be refused.

## **8. Recommendation**

### **Refusal**

(01) The Local Planning Authority considers that the proposal would not be well integrated with the existing pattern of development and would serve to extend ribbon type development into an open countryside location to the detriment of the locations character and appearance and as such would be contrary to Gwynedd Structure Plan Policies A2 and D4, Ynys Mon Local Plan Policies 1, 31, 42, 48 and 50, Stopped Ynys Mon Unitary Development Plan GP1, GP2, EN1 and HP5 and the provisions of Planning Policy Wales.

## **9. Other Relevant Policies**

**Technical Advice Note 12 – Design**

**Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment**



Rhif y Cais: **34LPA982/CA/CC** Application Number

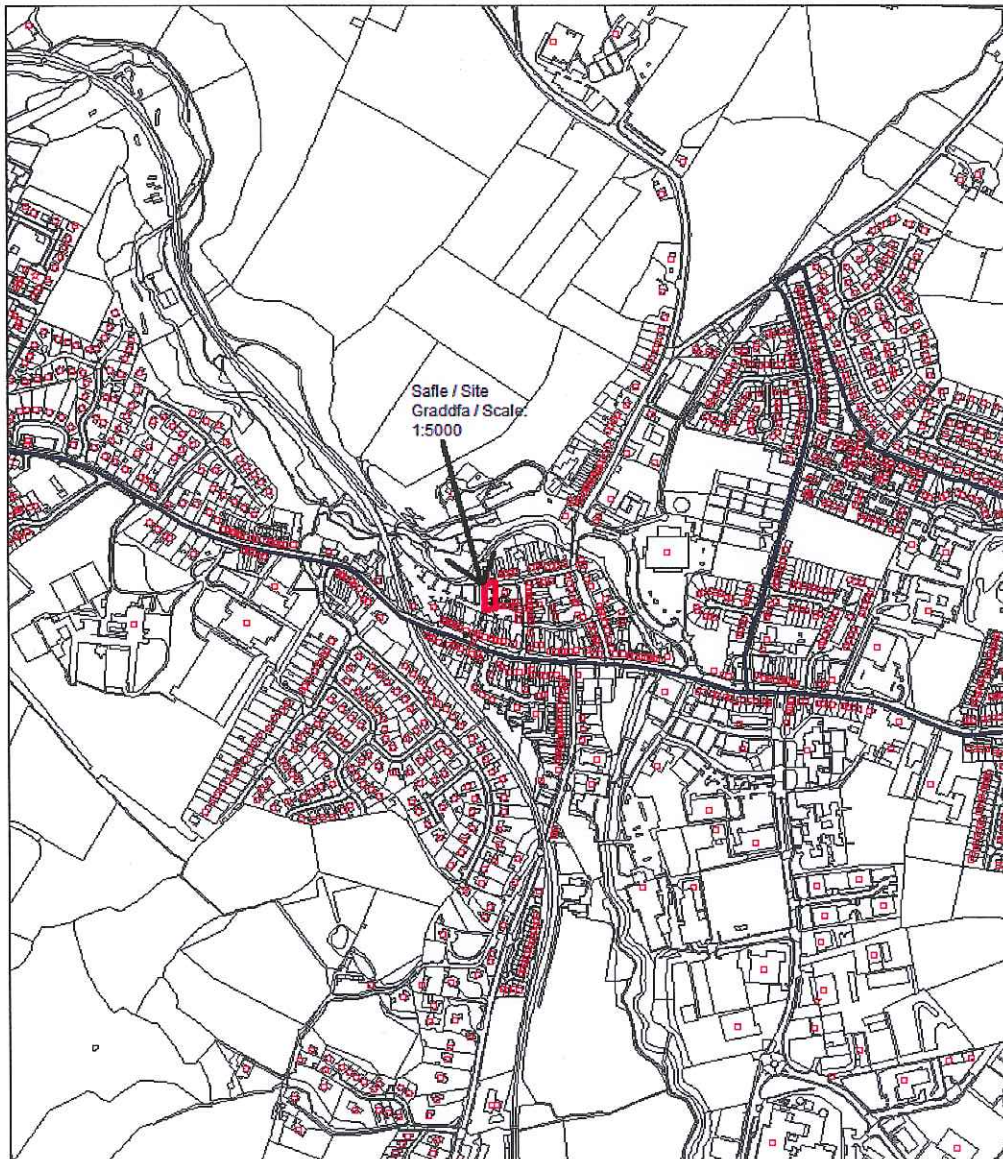
Ymgeisydd Applicant

**Head of Service Environment and Technical Services  
Environment and Technical Services  
Anglesey County Council  
Council Offices  
Llangefni  
Anglesey  
LL77 7TW**

Caniatad Ardal Cadwraeth ar gyfer dymchwel yr  
adeilad presennol yn

Conservation Area Consent for the demolition of  
existing building at

The Stilts Building, Llangefni



**Planning Committee: 31/07/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

Application by the Local Authority

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

The application is a Conservation Area Consent for the demolition of the Stilts building at Llangefni.

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

The key issue is what impact the demolition of the Stilts building will have on the Llangefni Conservation Area.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 40 – Conservation of Buildings

Policy 31 – Landscape

#### **Gwynedd Structure Plan**

Policy D4 – Design

Policy D29 – Location, Siting and Design

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

Policy GP1 – General

Policy GP2 – Design

Policy EN1 – Landscape

Policy EN13 – Conservation of Buildings

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

**Community Council** – No response

**Local Member (Cllr Bob Parry)** – No response

**Local Member (Cllr Dylan Rees)** – No response

**Local Member (Cllr Nicola Roberts)** – No response

**Highways Department** – No response

**Environmental Health** – No observations

**Natural Resources Wales** – No response

**Welsh Water** – No response

The application was advertised by means of a site notice near the site. Neighbouring properties were notified by letter and the application was advertised in the local newspaper as the development is within the Llangefni Conservation Area. The expiry date to receive representations was 31<sup>st</sup> July, 2013. At the time of writing the report no representations have been received.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

This application has been submitted due to the fact that the building exceeds 115 cubic metres, therefore Conservation Area Consent is required for the demolition of any buildings/structure which exceeds this amount.

The proposal involves the demolition of the Stilts building which is currently in very bad repair.

The Property Section have confirmed that no funding is available at present, however they hope that the demolition work will take place in the next 18 months. Once funding is available the buildings will be demolished and the land will be turned into parking spaces and this will allow for more room to manouver around the bend when entering the car park thus improving visibility to and from the site.

## **7. Conclusion**

The demolition of the Stilts Building will not have a detrimental impact on the Llangefni Conservation Area.

## **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.

## **9. Other Relevant Policies**

Circular 61/96 – Historic Buildings and Conservation Areas

Planning Policy Guidance Wales

Rhif y Cais: 47LPA966/CC Application Number

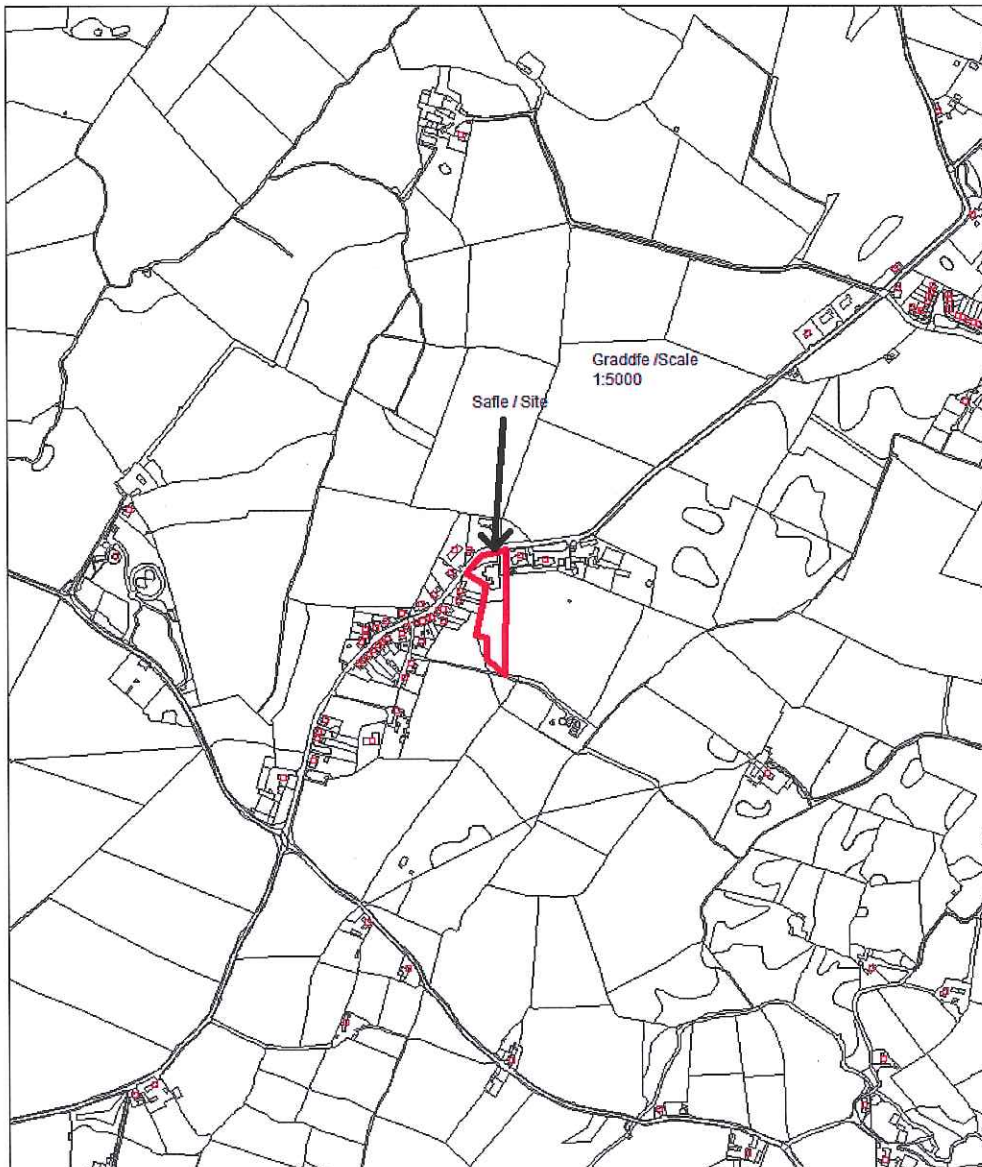
Ymgeisydd Applicant

**Head of Services (Property)  
c/o Architectural Services  
Dafydd Edwards  
Property Department  
Cyngor Sir Ynys Mon  
Llangefni  
LL77 7TW**

Cais amlinellol ar gyfer datblygiad trigiannol ynghyd a ddymchwel yr hen ysgol ar dir

Outline application for residential development together with demolition of the former school on land at

Ysgol Gynradd Llanddeusant, Llanddeusant



**Planning Committee: 24/07/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

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

The application is made in outline with all matters reserved. The proposal is for the demolition of the former primary school and its replacement with a residential estate of 8 units, 3 of which will be allocated as affordable units for local needs in accordance with current policies.

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

Compliance with relevant development plan policies; highway safety and drainage; ecological issues

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy A2: Housing land  
Policy A3: Scale and phasing  
Policy A9: Affordable Housing  
Policy D4: Location, siting and design  
Policy D20: Sewage disposal

#### **Ynys Môn Local Plan**

Policy 1: General Policy  
Policy 35: Nature conservation  
Policy 48: Housing development criteria  
Policy 50: Listed settlements  
Policy 51: Large sites

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

Policy GP1: Development control guidance  
Policy GP2: Design  
Policy EN4: Biodiversity  
Policy HP2: Housing Density  
Policy HP4: Villages  
Policy HP7: Affordable housing

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

**TAN 5: Nature Conservation and Planning**

**TAN 12: Design**

**TAN 20: The Welsh Language – Unitary Development Plans and Planning Control**

**SPG : Affordable Housing**

**SPG : Design Guide**

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

**Local Member** – no reply to consultation

**Community Council** – Oppose the application for the following reasons:

The loss of the school building, much of which dates back to around 1847, would have a visually detrimental effect on the village – along with the neighbouring church, it is an attractive building in keeping with its

position in the village;

The need for additional dwellings is questioned given the number of properties which have been for sale for some time;

In a village of some 40 properties, a development of 8 new units will overwhelm the village;

The village has no employment opportunities, shopping, education, health, community, sports or leisure facilities to support new housing;

The site is poorly related to public transport nodes and is not wholly accessible except by private car;

There is no clear visibility at the access;

Drawings and descriptions of the proposals do not tally.

**Ecological Advisor** – full bat survey required

**Drainage Section** – further clarification of details requested. Revised details received and are considered acceptable in principle.

**Highways Section** – suggested conditions

**Dwr Cymru-Welsh Water** – Standard conditions. No further reply to amended details.

**Housing Consultant** – support the need for the affordable homes offered.

**Countryside Council for Wales** – objection unless it can be shown that the proposal would not have adverse effects on the favourable conservation status of bats.

Public response to notification: 7 letters of objection have been received as a result of the publicity undertaken. Objections are based on:

Highways safety at the proposed access and traffic generation;

No need for additional housing;

There are no community facilities in the village to support the development; the site is not served by a good public transport system;

There has been a lack of consultation with the community about the proposed demolition;

the school building is an attractive feature of the village;

Demolition and replacement with housing will harm the character of this part of the village;

Alternative uses for the existing building should be sought.

## 5. Relevant Planning History

None

## 6. Main Planning Considerations

**Principle of the Development** – The site is located within the village of Llanddeusant which is a listed settlement defined under policy 50 of the Ynys Mon Local Plan and which normally allows the development of single plots within or on the edge of the village. The site (both school building and playing field to the rear of the site) is wholly within the development boundary of the village as defined under Policy HP4 of the stopped UDP. This policy allows the development of unlimited plot numbers. The school was the subject of the Council's rationalisation programme and has been vacant since that date. The building, albeit extended with flat roof additions, presents an attractive frontage to the street in this part of the village, complementing the church opposite. However, it is not a listed building and Llanddeusant has no Conservation Area designation. Although current planning policies would support the principle of the conversion or adaptation of the building to small scale commercial or residential use, there are no policies which would give weight to an insistence on retaining the building. The application made is for its demolition and for the redevelopment of the vacant site to create 8 residential units. The application must be considered on its individual planning merits. Any alternative application retaining the building for any use would similarly be considered on its merit, should such an application be presented..

The site is located amongst existing residential development.

Affordable housing units are proposed as part of the scheme in accordance with policy requirements.

**Highways and Drainage:** Concerns have been expressed regarding the fact that vehicular access will be taken on a bend in the road where there is considered to be a lack of visibility. The site is fronted by existing

pavements and was in use as a small primary school. The Highway Authority raises no objection to the application subject to conditions.

In relation to drainage, further information was requested and is considered acceptable in principle.

**Design and Privacy Issues:** Concerns have been expressed regarding the loss of the school building and its current contribution to the streetscene and character of the area. The drawings submitted in support of the application are illustrative only as this is an outline application with all matters reserved for future consideration. It is anticipated that a sympathetic design solution could be achieved, for example, the terraced units illustrated on the road frontage could reflect the terraced units located on the main thoroughfare through the village and continue the existing pattern of development.

No concerns have been raised by neighbouring occupiers regarding overlooking or loss of privacy issues and given distances between properties and boundary treatment, it is not anticipated that the development of the site for residential use would unduly affect existing amenities.

## 7. Conclusion

The scheme is acceptable in policy terms. Consultees raise no issues of concern.

## 8. Recommendation

To **permit** the application subject to conditions and a S106 agreement on affordable housing

**(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, means of access thereto and the landscaping of the site.**

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

**(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.**

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

**(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.**

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

**(04) No development shall take place until samples of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.**

Reason : To ensure a satisfactory appearance of the development

**(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before their installation.**

Reason: In the interests of amenity.

**(06) The reserved matters application shall include full levels details and cross sections, as existing and as proposed, to datum point., together with finished floor levels for the plots.**

Reason: To ensure the satisfactory appearance of the development

**(07) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved in writing by the local planning authority. The development shall proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No occupation of the dwellings hereby**

**approved shall take place until the drainage systems for the site have been completed and are operational.**

Reason: In the interests of residential amenity and to ensure that the site is adequately drained.

**(08) No site clearance works shall take place during the bird breeding season (1<sup>st</sup> March to 31<sup>st</sup> August inclusive) unless the site has been checked by a (suitably qualified) ecologist and the results of any such survey are confirmed in writing by the local planning authority.**

Reason: To safeguard any protected species which may be present on the site.

**(09) The dwellings hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 – Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11<sup>th</sup> November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.**

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

**(10) Construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11<sup>th</sup> November 2010 (Version 3).**

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

**(11) Prior to the occupation of the dwellings hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11<sup>th</sup> November 2010 (Version 3).**

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.