

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19C5Q** Application Number

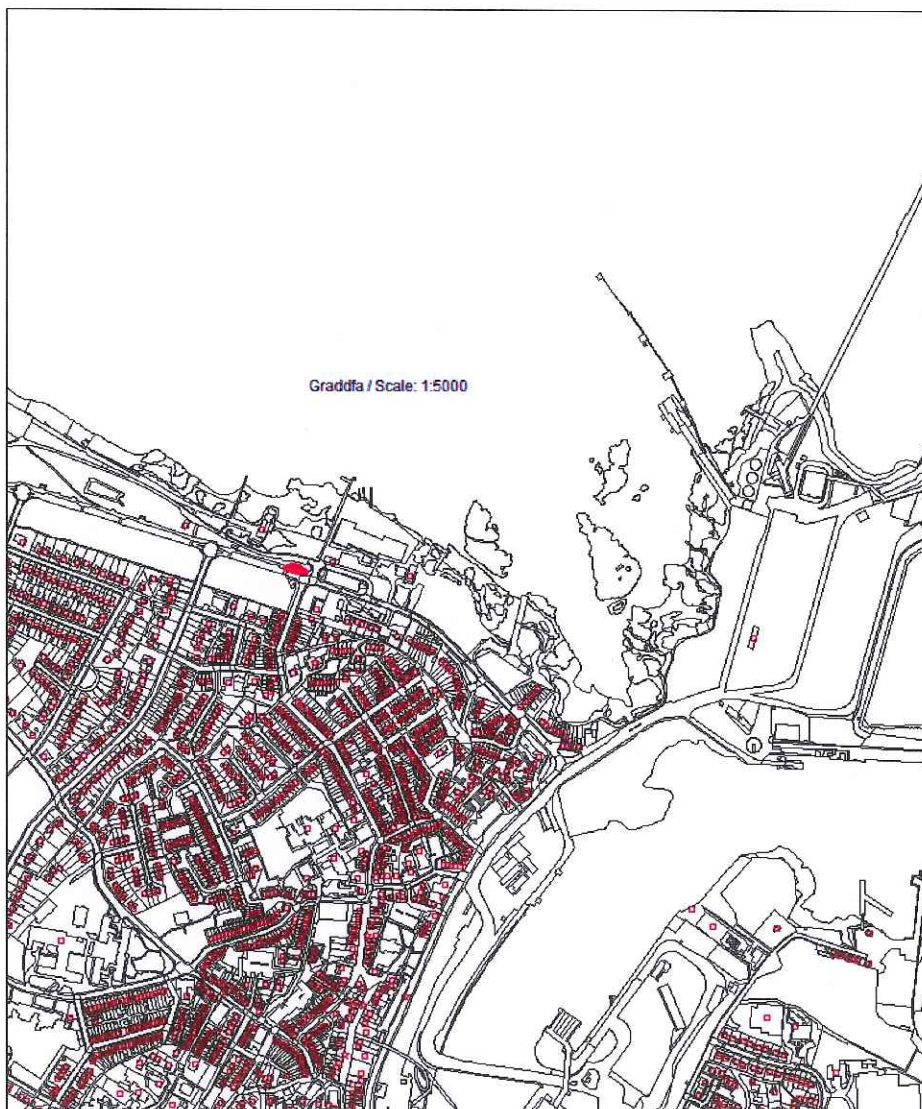
Ymgeisydd Applicant

**Mr Eric Anthony
c/o Mr Matt Osmont
Purcell
Peniel Chapel Vestry
Ffordd Cae Forys
Tal y Cafn
Eglwysbach
Conwy
LL28 5SB**

Cais llawn ar gyfer adeiladu cofeb ffisegol ar dir i'r gorllewin o'r heneb coffaol o'r ymweliad Brenhinol yn 1958 yn

Full application for the construction of a physical memorial on land to the west of the commemorative monument to the Royal visit in 1958 at

Beach Road, Holyhead



Planning Committee: 04/09/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The site is located in a prominent location within the designated conservation area along Beach Road in Holyhead and is situated adjacent to the existing commemorative monument to the Royal Visit in 1958.

The proposal entails the construction of a physical memorial on land at Beach Road, Holyhead.

2. Key Issue(s)

The key issues to consider are whether or not the proposal will affect the character of the designated Conservation Area and highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

Policy D25 – Alterations and Additions to Existing Buildings in Conservation Areas

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

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

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

4. Response to Consultation and Publicity

Councillor Robert Llewelyn Jones – No response received at time of writing the report.

Councillor Raymond Jones – No objection.

Councillor Arwel Roberts - No response received at time of writing the report.

Town Council – No objection.

Welsh Water - No response received at time of writing the report.

Highways - No response received at time of writing the report.

Property - No response received at time of writing the 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 5th September 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C5 - Extension to premises comprising of entrance foyer, kiosk for ice cream and soft drinks and store at Lifeboat Wine Bar, Newry Beach, Holyhead – Approved 09/07/1984

19C5A - Alterations and extensions to Lifeboat Wine Bar, Newry Beach, Holyhead – Approved 06/06/1985

19C5B - Alterations and extensions to The Lifeboat Wine Bar, Newry Beach, Holyhead – Approved 01/05/1987

19C5C - Conversion of building to form dining room and extension to form wine store at Old Lifeboat Station, Newry Beach, Holyhead – Approved 08/03/1988

19C5D - Alterations and extensions to Sodiac Wine Bar & Restaurant, Newry Beach, Holyhead – Approved 16/08/1988

19C5E - Change of use from former restaurant into a maritime museum at former Sied/Lifeboat/Shed, Newry Beach, Holyhead – Approved 11/07/1995

19C5F/LB - Listed building consent for change of use from former restaurant into a maritime museum including demolition of recent extensions and insertion of new windows and doors at former Lifeboat Station, Newry Beach, Holyhead – Approved 11/01/1996

19C9G - Alterations and extensions to Maritime Museum, Newry Beach, Holyhead – Approved 10/04/1996

19C9H/LB - Listed building consent for alterations and extensions to Maritime Museum, Newry Beach, Holyhead – Approved 15/07/1996

19C5J/LB/AD - Listed building consent for the erection of a non-illuminated sign at Holyhead Maritime Museum, Newry Beach, Holyhead – Approved 06/01/2000

19C5K/AD - Erection of a non-illuminated sign at Holyhead Maritime Museum, Newry Beach, Holyhead – Approved 06/01/2000

19C5M - Change of use of air raid shelter into museum together with alterations and extensions to provide a museum and workshop at Holyhead Maritime Museum, Holyhead – Approved 04/05/2004

19C5N/LB - Listed Building Consent for the change of use of air raid shelter into museum together with alterations and extensions to existing museum at Maritime Museum, Holyhead – Approved 16/02/2005

19C5P/AD - Erection of a non illuminated sign for the Holyhead Maritime Museum on land at The Bus Shelter, Newry Beach, Holyhead – Approved 20/09/2007

6. Main Planning Considerations

Affect of the proposal on the character of the designated Conservation Area – The proposal entails the construction of a physical memorial to the contribution that the mariners of the Netherlands made during the Second World War to the Allied war effort and the impact they had on the day to day life in Holyhead. The memorial is to be made from local stone, bronze, concrete and oak and will provide a focal point on the way from Holyhead Town Centre to the Maritime Museum. It is considered that the design of the proposal is sympathetic to the character and appearance of the designated Conservation Area as well as its culture and heritage. Therefore, it is not considered that the proposal will unduly affect the character of the designated Conservation Area.

Highway Safety – It is not considered that the proposal will have an affect on highway safety. The Local

Highway Authority have not raised any adverse concerns.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 05/08/2013 under planning application reference 19C5Q.

Reason: For the avoidance of doubt.

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19C760D** Application Number

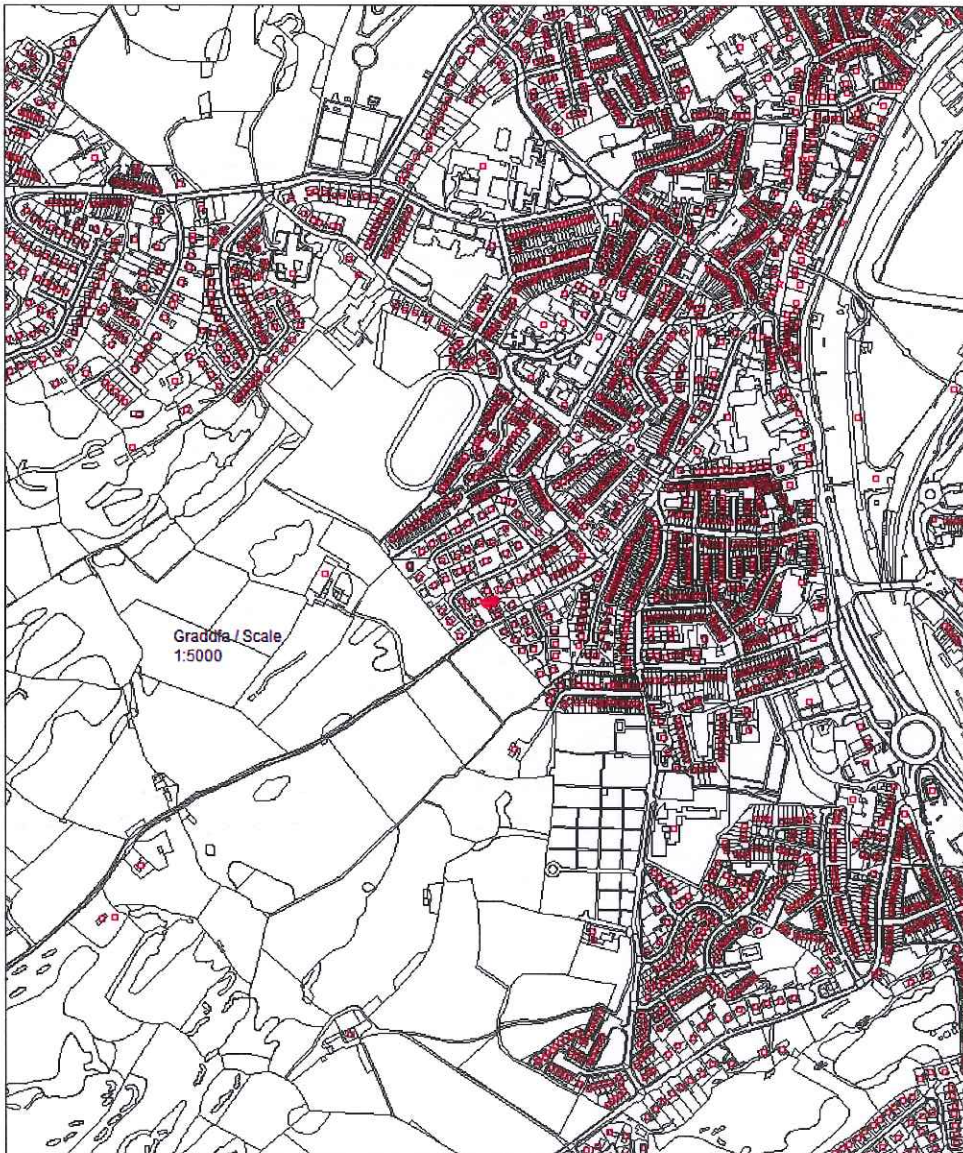
Ymgeisydd Applicant

**Mr Steve Foulkes
c/o Mr David Thorne
15 Cae Braenar
Holyhead
Anglesey
LL65 2PN**

Cais ôl-weithredol ar gyfer cadw'r wal gynal derfyn ynghyd a chodi balwstrad gwydr arfaethedig yn

Retrospective application for the retention of retaining boundary wall together with the proposed construction of a glass balustrade at

7 Plas Road, Holyhead



Planning Committee: 04/09/2013

Report of Head of Planning Service (SWO)

Recommendation:

Permit

Reason for Reporting to Committee:

On request of the Local Member, Councillor Trefor Lloyd Hughes

1. Proposal and Site

The retrospective element of the application relates to the retaining boundary wall which has been erected on the boundary between 7 Plas Road and 2 Plas Bryngwyn, Holyhead. The remainder of the development which is yet to be carried out entails the proposed installation of concrete copings along the length of the retaining boundary wall with safety glass panels and railings.

2. Key Issue(s)

The key issues to be considered in the determination of the application are whether the development is acceptable in terms of its design and appearance and the effect which the development might have upon the amenities of neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 - Location, Siting and Design

Stopped Unitary Development Plan

Policy GP 1 - Development Control Guidance

Policy GP 2 - Design

Technical Advice Note (Wales) 6: Planning for Sustainable Rural Communities

Technical Advice Note (Wales) 9: Enforcement of Planning Control

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes - Requested that the application be referred to committee on the basis that it was retrospective.

Councillor Jeffrey M. Evans – No response received at the time of writing the report.

Councillor Dafydd Rhys Thomas - No response received at the time of writing the report.

Drainage - Standard advice with the additional comment being made that drainage was unaffected

Holyhead Town Council - Concerns regarding the boundary wall and that the application should be referred to the Planning Committee for determination

Building Control - The section have not been requested to inspect the drainage provision implemented as part of that approved and subsequently constructed under application reference number 19C760C which was granted approval by the local planning authority on the 15th September, 2011. The architects' specifications however stated that the surface water provision for the extension was to discharge into the surface water drain.

The application was afforded publicity by way of site notices which were placed within close proximity of the application site and the distribution of personal letters of notification to the occupiers of neighbouring

properties.

The latest date for the submission of representations was the 26th July, 2013 and at the time of writing this report no representations had been received in response to the latest application.

5. Relevant Planning History

19C760 - Outline planning for the erection of a bungalow on land at 7 Plas Road, Holyhead. Approved 08/11/2000

19C760A - Full detailed plans for the erection of a bungalow together with the construction of a new access at plot 7, Plas Road, Holyhead. Approved 05/06/2001

19C760B - Amended detailed plans for the erection of a dwelling on plot 7, Plas Road, Holyhead. Approved 14/11/2001

19C760C - Full application for alterations and extensions together with extending the garage at 7 Plas Road, Holyhead. Approved 15/09/2011

6. Main Planning Considerations

Design - The retaining boundary wall is constructed along the boundary of No7 Plas Road and No2 Bryngwyn Road. The structure varies in height along its length when measured from the neighbours' property measuring 1.8 metres at its lowest point to 2.55 metres at its highest point. Given the significant variation in ground levels across the site, the height of the wall when measured from the applicants' side is presently no higher than 900mm. Although representations have previously been received at the department expressing strong objection to the construction as it presently stands, no representations have subsequently been received at the department at the time of writing as a result of the widespread publicity which has currently been afforded the application.

Investigations carried out by the Authority with respect to the structural integrity of the walls retaining function served to demonstrate that the wall was, as confirmed by Mr Joe McKernon Structural Engineer... *'appeared to be more than adequate'*

In terms of general aesthetics the wall can be seen from the public highway and although it remains incomplete, having only received a mortar scratch coat when viewed from the said highway, its scale and dimensions are not considered to be so significant that it should warrant refusal. Whilst it is acknowledged that the applicants latest proposals for the installation of glass panelling will see the height of the boundary raised by at least 600mm along its length; the introduction of different materials through the utilisation of toughened glass and stainless steel for this element of the scheme will ensure that the boundary does not become dominant and overbearing for the occupiers of adjacent properties.

Effect on surrounding landscape - When viewed in its context from the nearest public highway, the development, both as existing and as proposed, cannot reasonably be assessed to have such an adverse impact upon the character of the area that it would warrant refusing. Partial views of the development are further mitigated by the properties and boundary treatments which front it and which also lie above and behind it.

Effect on amenity - Although the local planning authority's Enforcement Section has previously been engaged in dialogue and correspondence as a result of concern raised in response to the retaining boundary wall, no representations have been received from any of the neighbouring properties to the current application. Nevertheless, it should be noted that despite this fact, the concerns raised during the Sections investigation of matters have been given equal weight and consideration as part of the departments' current assessment of matters. On balance however, having given detailed consideration to the full facts of the case, the matters which constitute the basis of the current proposal are not considered to have such an adverse impact upon residential amenity that it could reasonably or justifiably warrant the refusal of either the retrospective or proposed elements of the application currently under consideration.

7. Conclusion

In this instance I have considered the substance of all representations which were received during the department's investigation of matters and have balanced these against the advice contained within the relevant policy documents.

Paragraph 6 of Technical Advice Note (Wales) 9 Enforcement of Planning Control, states that... 'Enforcement action should be commensurate with the breach of planning control to which it relates;... The intention should be to remedy the breach of planning control, not to punish the persons carrying out the breach. Nor should enforcement action be taken to simply regularize development for which permission had not been sought, but which is otherwise acceptable.'

The concerns raised prior to the submission of the current application at the enforcement investigation stage are acknowledged as material planning considerations of significance despite the fact that they have not been re-iterated at the planning application stage. Although careful consideration has been given to the matters previously raised, these concerns in themselves carry insufficient weight to warrant the refusal of the application.

In conclusion, the local planning authority considers that the application is acceptable and ought to be permitted.

8. Recommendation

That the proposal ought to be **permitted** subject to the following conditions

(01) The development permitted by this consent shall be carried out in accordance with the details submitted on the form of application together with all other supporting documentation and plans submitted on the 19/06/2013 under application reference number 19C760D.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Planning Policy Wales Edition 5 (November, 2012)

Technical Advice Note 12- Design

Circular 35/95 - The Use of Conditions on Planning Permissions.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19LPA985/CC Application Number

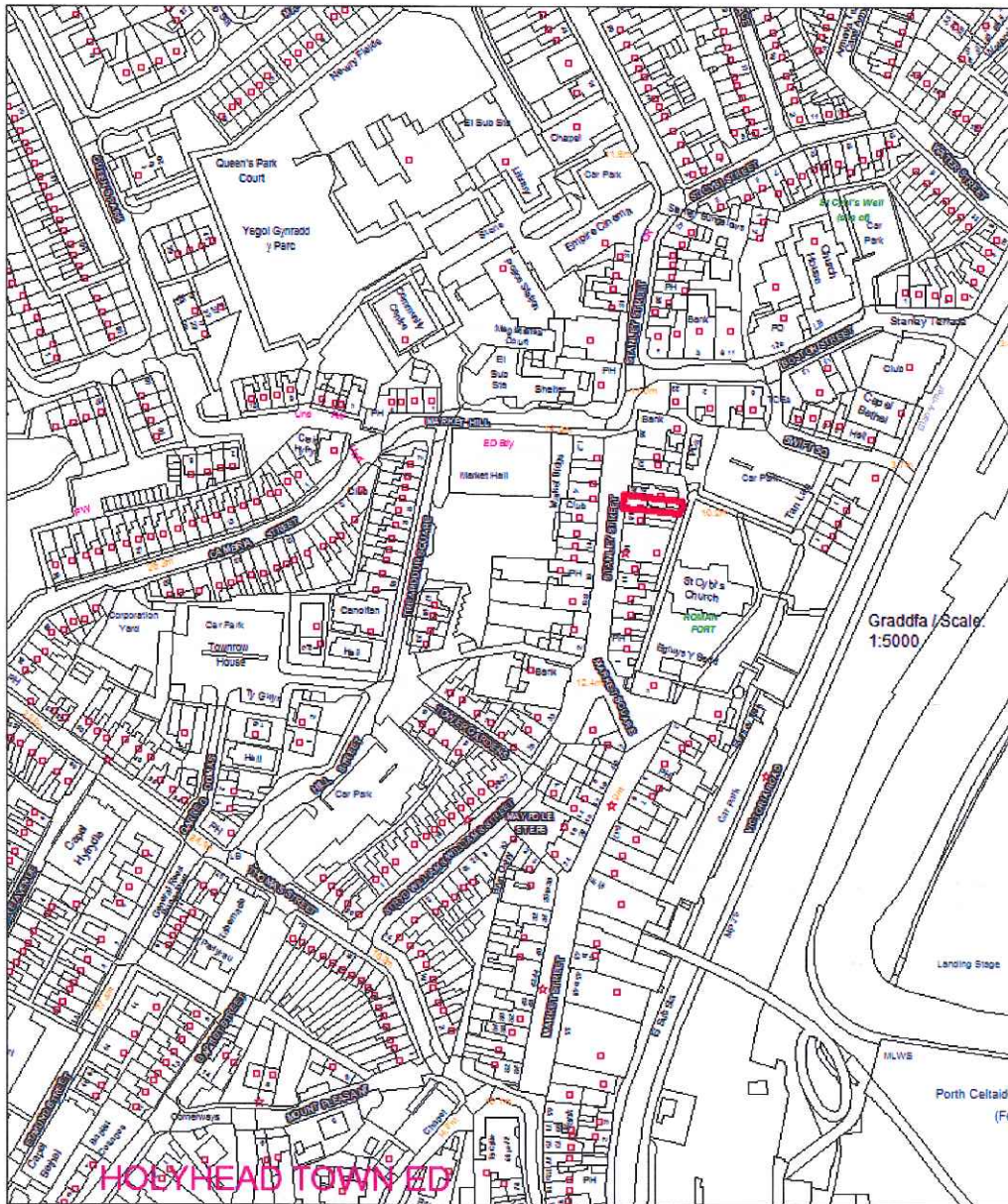
Ymgeisydd Applicant

Head of Service (Planning and Public Protection)
c/o Nathan Blanchard
Project Manager (Holyhead THI)
Built Environment and Natural Environment
Planning Service
Isle of Anglesey County Council

Cais llawn ar gyfer gosod plac yn

Full application for the erection of a plaque at

19, Stanley Street, Holyhead



Planning Committee: 04/09/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Local Authority.

1. Proposal and Site

The site consists of a three storey terrace property with a shop on the ground floor and residential accommodation above situated within Stanley Street in Holyhead. The site is located within Holyhead Conservation Area.

The proposal entails the erection of a plaque at 19 Stanley Street, Holyhead.

2. Key Issue(s)

The key issue to consider is whether or not the proposal will affect the character of the designated Conservation Area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

Policy D25 – Alterations and Additions to Existing Buildings in Conservation Areas

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

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

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

4. Response to Consultation and Publicity

Councillor Robert Llewelyn Jones – No response received at time of writing the report.

Councillor Raymond Jones – No objection.

Councillor Arwel Roberts - No response received at time of writing the report.

Town Council – No response received at time of writing the 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 29th August 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C1096 - Full application to reconfigure the internal layout to create a separate access up to the living accommodation on the upper floors together with external alterations at 19 Stanley Street, Holyhead – Approved 15/06/2012

19C1096A/CA - Application for Conservation Area Consent for the demolition of the extension at the rear of 19 Stanley Street, Holyhead – Approved 21/06/2012

6. Main Planning Considerations

Affect of the proposal on the character of the designated Conservation Area – Proposal entails the erection of a plaque to acknowledge contributions by grant funding partner's support of the Holyhead Townscape Heritage Initiative towards the recent refurbishment project at 19 Stanley Street in Holyhead. The plaque is made from 1.6mm VE grade steel coated in Vitreous Enamel and is 175mm wide by 222mm high with a 15mm return to the edges to hide the fixing studs on the rear. The fixings will be stainless dowels drilled into the substrate render with resin bonding used to affix them to both the building and rear studs. The proposed plaque is considered to be appropriate and fit for purpose in meeting the requirements of planning policies. Therefore, it is not considered that the proposal will unduly affect the character of the designated Conservation Area.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

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

(02) Any further alterations which may be required to be carried out to the building and which would likely to affect its external appearance consequent to the implementation of this permission shall form the subject of an application which shall be submitted to and approved by the local planning authority before any work is commenced on such alterations

Reason: In the interests of the visual amenities of the Conservation Area

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 24/07/2013 under planning application reference 19LPA985/CC

Reason: For the avoidance of doubt.

12.4

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **30LPA986/CC** Application Number

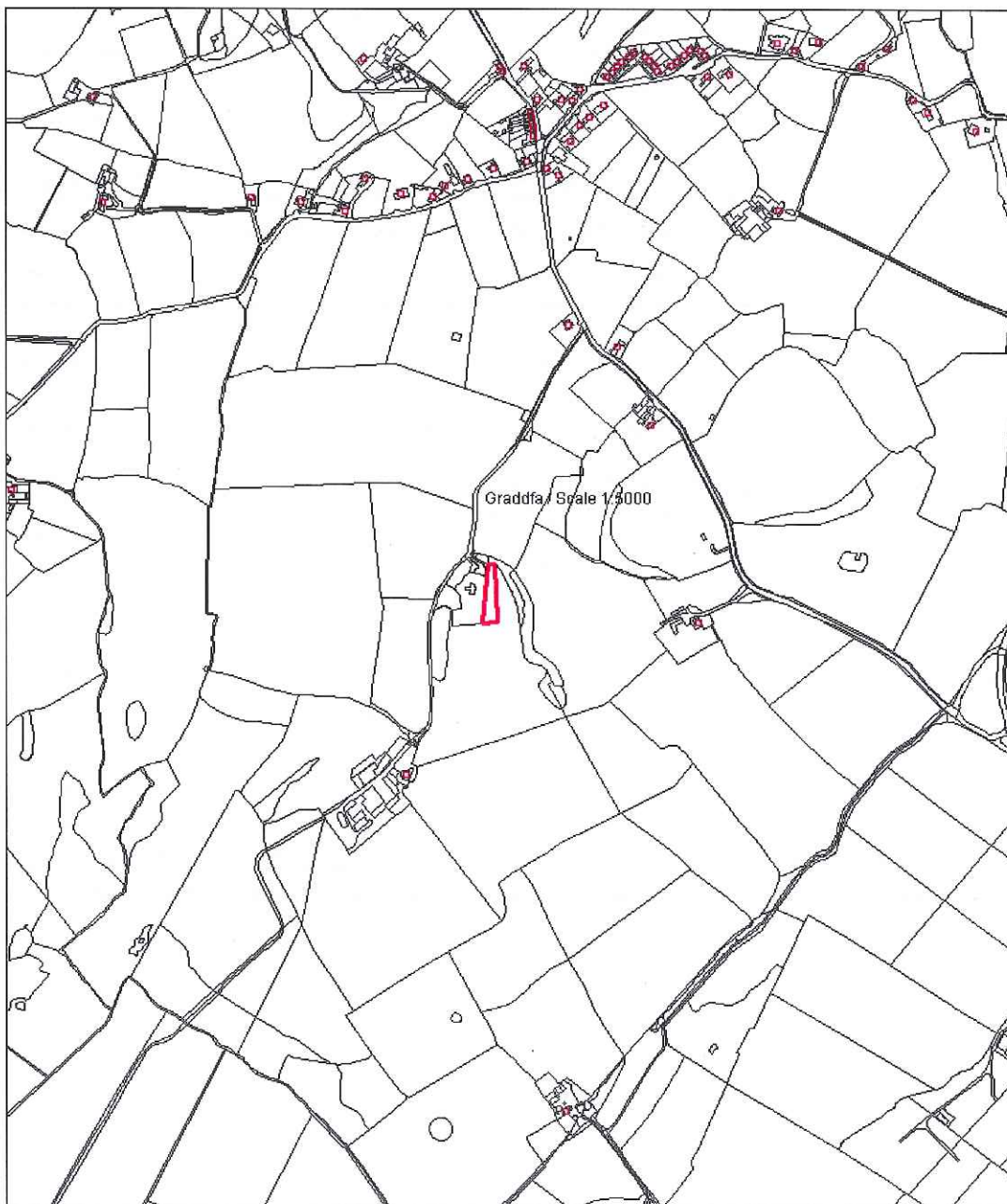
Ymgeisydd Applicant

**Head of Service Highways and Transportation
Council Offices
Llangefni
Anglesey**

Newid defnydd tir er mwyn creu estyniad i'r
mynwent presennol yn

Change of use of land to form an extension to the
existing cemetery at

St Peters Church, Llanbedrgoch



Planning Committee: 04/09/2013

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by Local Authority

1. Proposal and Site

The application is for the change of use of agricultural land as an extension to the existing cemetery to create an additional 130 burial plots at St Peter's Church, Llanbedrgoch.

The application site is located to the East of St Peter's Church.

2. Key Issue(s)

The Key issue is whether the land is an acceptable extension to the cemetery and whether the change of use will impact the surrounding area / neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 31 - Landscape

Policy 42 - Design

Gwynedd Structure Plan

Policy D3 - Environment

Policy D4 - Design, Location and Siting

Ynys Mon Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy EN1 - Landscape

Policy SG6 - Surface Water Run Off

4. Response to Consultation and Publicity

Community Council - No response at the time of writing the report

Councillor Derlwyn Hughes - No response at the time of writing the report

Councillor Vaughan Hughes - No response at the time of writing the report

Councillor Ieuan Williams - No response at the time of writing the report

Welsh Water - No response at the time of writing the report

Natural Resources Wales - Suggest conditions

Highways Department - No response at the time of writing the report

Footpath Officer - No response at the time of writing the report

Drainage Department - Comments

Gwynedd Archaeological Planning Service - No response at the time of writing the report

Environmental Health - No response at the time of writing the report

The application was advertised by posting of a notice near the site and adjoining properties were notified by letter. The application was also advertised in the local newspaper as the development is in close proximity of a Public Footpath and in the setting of a Listed Building. The expiry date to receive representations is the 13th September, 2013. At the time of writing the report no letters were received.

5. Relevant Planning History

None

6. Main Planning Considerations

The main planning considerations is whether the existing agricultural land is suitable for an extension to the existing cemetery.

The proposed land is immediately to the East of the existing Church. The land will provide approximately 130 new burial plots. The proposal also involves additional car parking space with porous asphalt tarmac dry area with concrete edging. A random rubble wall in local stone 1.2 metre high will be erected with single strand of barbed wire on timber posts, 1.3 metres high on field side. Ornamental steel gates and pillars also erected on the site. The existing public footpath will be diverted outside the new wall.

Natural Resources Wales

A Tier 1 Screening - Water Quality Assessment has been received with the application.

The Natural Resources Wales have stated the following:-

The site is located on the Carboniferous Limestone and under our Policy and Practice for the Protection of Groundwater (1998) has been classified as a Major aquifer. We therefore consider the site to be sensitive with respect to controlled waters.

The existing cemetery has been in place for over 100 years with no reported problems. The extension is adjacent to the existing cemetery with a proposed low burial rate per year. Although the site is located on Carboniferous Limestone it is reported that there is little water (only in winter) when fresh graves are dug and that the assumed regional water table is greater than 5 mbgl.

Given the low burial rate, the depth of the water table below the site and that this is an extension to an existing cemetery, we consider the site to be low risk and request that a condition be placed on the planning permission granted.

Footpath Officer

The existing public footpath will be diverted outside the new wall.

The footpath officer has commented that a Diversion Order under Section 257 of the Town and Country Planning Act 1990 must be made in order to accommodate Public Footpath Number 12 which at present is immediately adjacent to the perimeter wall of the Cemetery.

7. Conclusion

The land in question is an acceptable extension to the existing cemetery being immediately to the East of the Church. There are no immediate neighbouring properties to the site which will be impacted by the proposal.

8. Recommendation

Providing all relevant consultations have been received and upon the expiry of neighbour notifications the application be permitted.

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 ensure that the development is in the interests of amenity.

(02) Burials shall be:

- a minimum of 50m from a potable groundwater supply source
- a minimum of 30m from a water course or spring
- a minimum of 10m distance from field drains
- no burial into standing water and the base of the grave must be above the local water table.
- deep enough to prevent foraging animals from disturbing the body

Reason: To protect the quality of controlled waters in the local area.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 29.07.2013 under planning application reference 30LPA986/CC.

Reason: For the avoidance of doubt.

12.5

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **34LPA850G/CC** Application Number

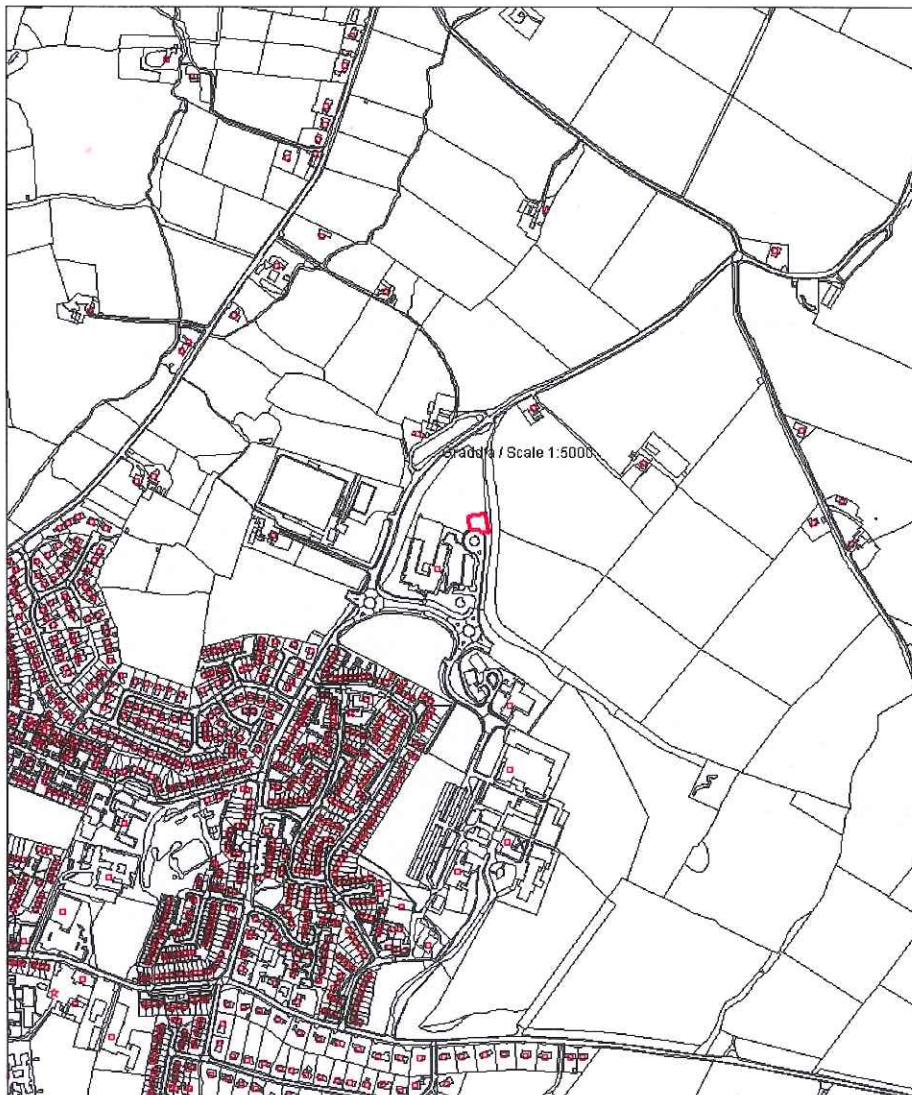
Ymgeisydd Applicant

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

Cais llawn ar gyfer codi uned meithrinfa gyda
llefydd parcio ar dir

Full application for the erection of a nursery unit and
car parking area on land at

Ysgol y Graig, Llangefni



Planning Committee: 04/09/2013

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is a Council application involving its own land

1. Proposal and Site

The site is located within the confines of Ysgol Y Graig and it is proposed to construct a nursery unit and 8 car parking spaces.

It should be noted that works have commenced on site to allow for minimum disturbance of term time.

2. Key Issue(s)

Is the site suitable for a nursery?

Is the proposed parking arrangement acceptable?

3. Main Policies

Gwynedd Structure Plan

Policy D4: Siting and Design

Ynys Mon Local Plan

Policy 1: General policy

Policy 26: Car Parking

Policy 31: Landscape

Policy 42: Design

Ynys Mon Unitary Development Plan

Policy GP1: Development Control Guidance

Policy GP2: Design

Policy TR10: Parking Standards

Policy EN1: Landscape Character

Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Councillor Robert G Parry (OBE) - No comments

Councillor Dylan Rees – No comments

Councillor Nicola Roberts – No comments

Community Council - No Comments

Highways - Comments no objection

Drainage - Comments

Biodiversity Officer - No objection

The application was afforded publicity by way of site notices which were placed within close proximity of the application site, an advert in the local press together with the distribution of personal letters of notification to

the occupiers of neighbouring properties.

The latest date for the submission of representations was the 12th August, 2013 and at the time of writing this report no representations had been received.

5. Relevant Planning History

34LPA850D/DA/CC/ECON - Detailed plans for the construction of a new primary school, associated car parking, playing fields, wind turbine and associated facilities. Approved 12/02/2007

6. Main Planning Considerations

The school at present does not have nursery facilities. The provision of this is considered necessary to cater for local needs. The site within the school grounds is considered appropriate. The additional parking will assist the current situation and is acceptable to the Highways Authority..

7. Conclusion

This is an appropriate location for this facility.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

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

(02) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(03) The highway improvements detailed on the submitted plan ref. 13177/0007 dated 24/6/2013 and ref 13177/0004 dated 20/6/2013 shall be completed before the use hereby permitted is commenced.

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

12.6

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **35LPA929A/CC** Application Number

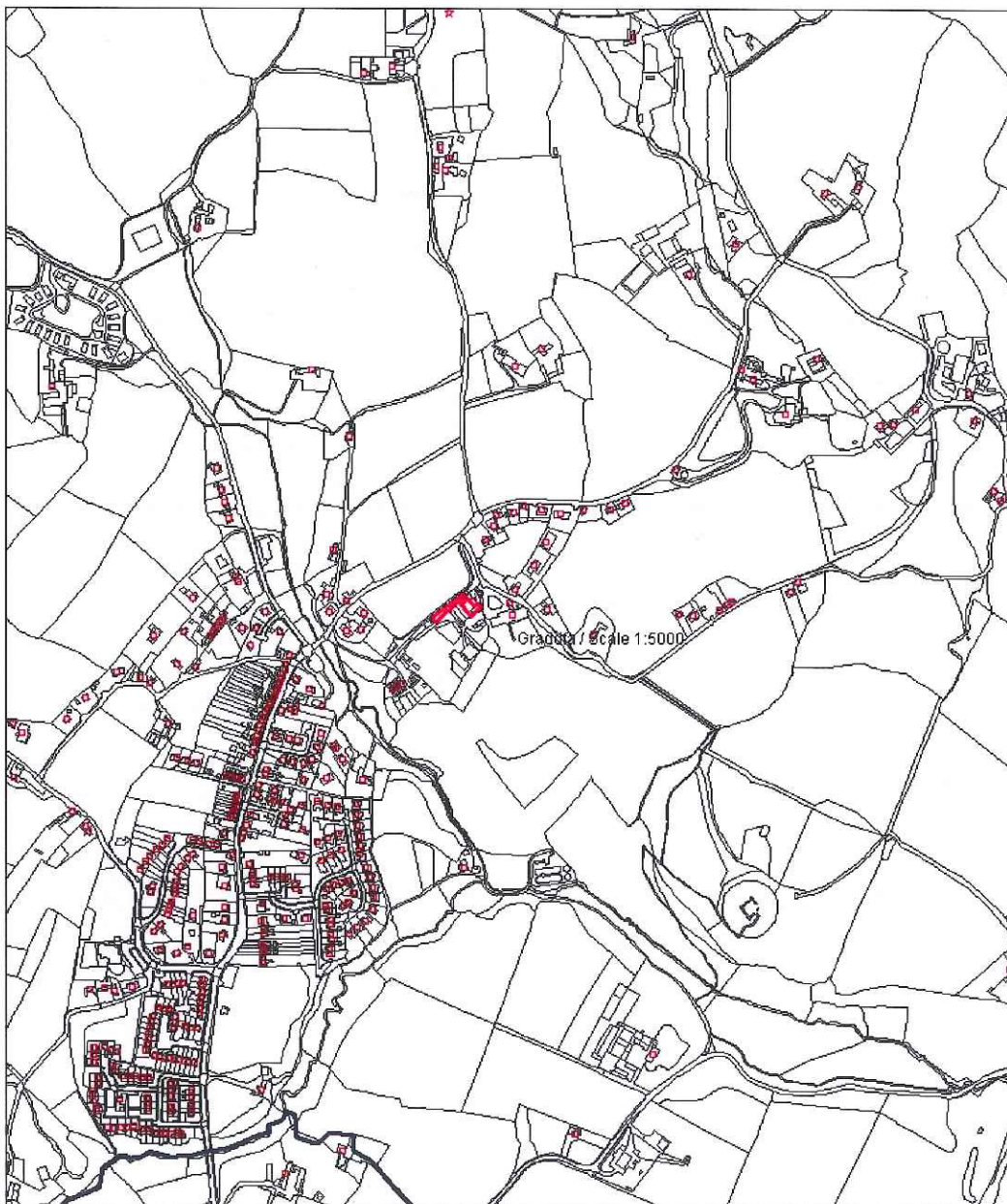
Ymgeisydd Applicant

**Head of Service Property
c/o Head of Service
Housing and Social Services Department
c/o Agent**

Newid defnydd y cyn fflat i ty bwyta\caffi yn

Change of use of former flat into restaurant\cafe at

Haulfre, Llangoed



Planning Committee: 04/09/2013

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site is owned by the County Council.

1. Proposal and Site

The application is for change of use of former flat into restaurant/café at Haulfre, Llangoed.

The site is located to the West of the Haulfre Nursing Home. The building is currently owned and maintained by the Council who wish to convert a disused section on the advanced wing at the east section of the building which has most recently been used as accommodation into a café/tea room.

2. Key Issue(s)

The key issue being whether the change of use will fit in with the surrounding area and whether it have an impact on any neighbouring properties.

The building is included in the statutory register of listed buildings on Anglesey and in Wales as being Grade II, a separate Listed Building application has been submitted and will be forwarded to the Welsh Government for consideration.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 26 – Car Parking
Policy 30 – Landscape
Policy 41 – Conservation of Buildings
Policy 42 - Design

Gwynedd Structure Plan

Policy B1 – Employment
Policy D1 – Environment
Policy D4 – Location, Siting and Design
Policy D21 - Listed Building

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – Area of Outstanding Natural Beauty
Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

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

Councillor Lewis Davies – Supports the application

Councillor Alwyn Rowlands – No response at the time of writing the report

Councillor Carwyn Jones – No response at the time of writing the report

Welsh Water – Conditional Approval

Natural Resources Wales – Comments

Drainage Department – Comments

Environmental Health – Comments

The application has been afforded publicity through a site notice and neighbouring properties were notified by letter. The notification period ended on the 5th August, 2013. At the time of writing the report no letters had been received.

5. Relevant Planning History

35LPA929/CC/LB – Reconstruction of clock tower – Approved 29th October, 2010

6. Main Planning Considerations

The building has been vacant for a number of years and beginning to fall into a state of disrepair internally due to lack of use. The accommodation currently consists of two larger rooms either side of the entrance and corridor with a small bathroom and kitchen area leading off from the central corridor adjacent to the front door.

The proposed internal alterations are minor and comprise:-

- * Creation of disabled toilet
- * Room use changes to incorporate kitchen and separate dining area.
- * Replace doorway with frameless glazed modern door to allow level access into the proposed café/tea room
- * Re-instating blocked up doorway between stable and what would be the corridor in the café/tea room to allow access from the stable area into the proposed café/tea room
- * Repair areas of plaster showing evidence of dampness in a method to match existing application

The café will be run by Blaen Y Coed day care centre and predominantly used by visitors to Haulfre and Haulfre Gardens. It will also be open to the general public.

The intention is to have somewhere visitors to Haulfre Home can go, which is away from the home without having to venture away from the site.

The proposed alterations are sympathetic to the building and will improve the building and surrounding area.

7. Conclusion

The application conforms with all policies listed above and will improve the existing building.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

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

(02) The developer must provide a suitable grease trap to prevent entry into the public sewerage system of matter likely to interfere with the free flow of the sewer contents, which would prejudicially affect the treatment and disposal of such contents.

Reason: To protect the integrity of the public sewerage system, and sustain an essential and effective service to existing residents.

(03) The premises shall only be used as a café/tea room and for no other purpose specified in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

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

(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 10/07/2013 and 02/08/2013 under planning application reference 35LPA929A/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: **38C219C** Application Number

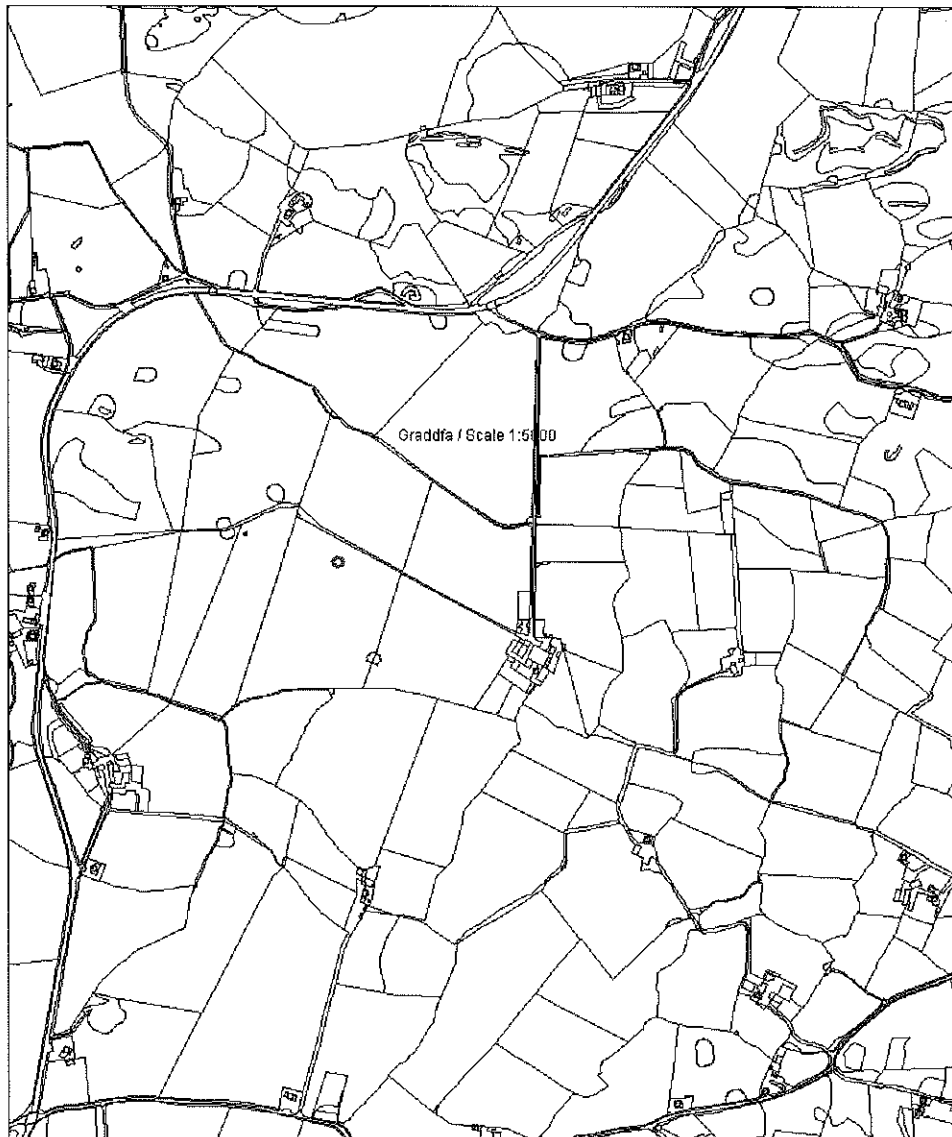
Ymgeisydd Applicant

**Mr Arthur Williams
c/o RGR Partnership
1st Floor NatWest Bank Building
Glanhwfa Road
Llangefni
LL77 7EN**

Cais llawn i godi un twrbin gwynt 10kW gyda uchder hwb hyd at 15m, diamedr rotor hyd at 9.7m a uchder blaen unionsyth fertigol hyd at uchafswm o 19.5m ar dir yn

Full application for the erection of one 10kW wind turbine with a maximum hub height of 15m, a rotor diameter of 9.7m and a maximum vertical upright height of 19.5m on land at

Cae Mawr, Llanfechell



Planning Committee: 04/09/2013

Report of Head of Planning Service (MTD)

Recommendation:

Permit

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 19.5 metres and a maximum rotor diameter of 9.7metres. The rated power of the turbine is 10kw. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation.

2. Key Issue(s)

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

3. Main Policies

Gwynedd Structure Plan

Policy C7: Renewable Energy

Policy D3: Landscape Conservation Area

Policy D10: Protection of Natural heritage

Ynys Môn Local Plan

Policy 31: Landscape

Policy 45: Renewable Energy

Stopped Ynys Mon Unitary Development Plan

Policy EP18: Renewable Energy

Policy 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

Local Member (Cllr. Thomas H Jones) - No response at the time of writing the report.

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

Drainage - No response at the time of writing the report.

Environmental Services - Conditions

Environmental Advisor - No objection

Landscape - No objection

MOD - No objection

Environment Agency - Low environmental risk.

Response to Publicity

5 letters and a petition have been received. The petition states;

"We the undersigned oppose any erection of commercial wind turbines in the Llanfechell or Mynydd Mechell area on the grounds that they are unsightly, damaging our fragile economy, uneconomic and damaging our wildlife"

The petition contains 267 signatures.

Points raised in the letters include;

In excess of micro generation
Part will be seen from 7km away
The nearest property is less than the stated 342m

The Welsh Government suggest 500m
Will harm flocks of geese and swans
Scenery should be protected
Will be affected by shadow flicker
Noise will keep awake at night
Harm the landscape

One letter supports as this is clean energy and will add income.

5. Relevant Planning History

38C219D/SCR - Screening opinion. No EIA required 22/11/12

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

This has been assessed and is considered acceptable.

Residential Amenity

The SPG On Shore Wind Energy prescribes a distance of 500m separation between medium sized turbines and dwellings. Whereas there are 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.

One property which is a listed building lies approximately 300m from the turbine. It will have a view of the structure between existing buildings. This building forms part of a working farms yard and it is not considered that the proposed turbine would have a harmful effect on that properties amenities.

7. Conclusion

It is considered that the site can accommodate the proposed turbine without undue harm to visual or residential amenity

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of two years beginning with the date of this permission.

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

(02) The turbine should be installed in accordance with the manufacturer's instructions and site survey.

Reason: In the interests of amenity.

(03) The wind turbine shall be serviced in accordance with the manufacturer's recommendations.

Reason: In the interests of amenity.

(04) The noise from the turbine shall not exceed 35 dB LA90, 10 minutes up to wind speeds of 10m/s at 10m height measured 3.5m from the facade of any occupied neighbouring property not in the ownership of the applicant. Where the nearest part of any adjacent premises is above ground level, the monitoring location shall be 1m from the facade and a facade correction of -3dB(A) applied.

Rheswm: Er lles mwynderau.

(05) The wind turbine shall not be tonal in character. [An Acoustic test report prepared Narec Development Services (Ref. No. 1603/01/A) dated the 28th October 2010 provides us with third octave frequency analysis for the turbine and confirms that it is not tonal in character].

Reason: In the interests of amenity.

(06) Should a complaint of noise nuisance be received by the Council, the applicant shall, at his own expense, commission noise tests to determine compliance with the noise conditions.

Reason: In the interests of amenity.

(07) At the end of the 25 year period, the turbine shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbine, a written scheme for the restoration of the site ("the decommissioning scheme") shall be submitted to the local planning authority for approval in writing. The decommissioning scheme shall

make provision for the removal of the wind turbine and associated ancillary equipment to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the decommissioning scheme as approved and in accord with the timetable therein.

Reason: To ensure a satisfactory appearance upon cessation of the development.

(08) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme (“the removal scheme”) submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer shall provide written operational data for the turbine to the local planning authority on reasonable written request.

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

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)