

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **10C118A/RE** Application Number

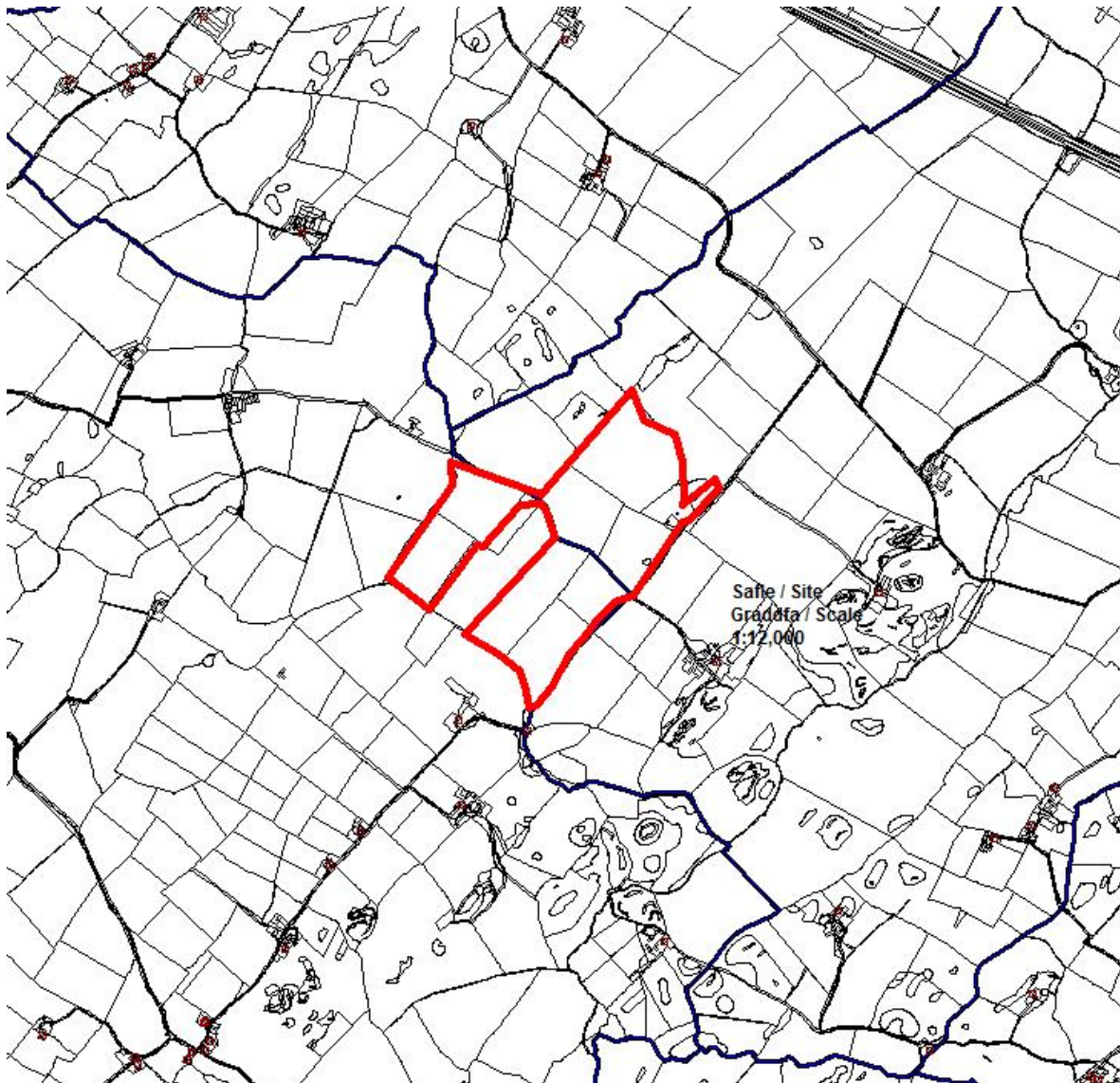
Ymgeisydd Applicant

**Mr Tim Bowie
c/o D.K. Symes Associates
39 Main Road
Middleton Cheney
Banbury
Oxfordshire
OX17 2ND**

Cais llawn ar gyfer lleoli fferm arae heulol 15MW
ar dir ger

Full application for the siting of a 15MW solar array
farm on land adjacent to

Bryn yr Odyn, Soar



Planning Committee: 06/11/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in to Committee by a local member.

1. Proposal and Site

The application is for the installation of a solar farm on 30 hectares of improved pasture land at Bryn yr Odyn that lies in an isolated location 1.5km north west of the village of Soar.

The proposal will generate up to 15MW of electricity and connect into pre-existing 33kv overhead lines. Planning permission is initially sought for a 25year period. It is understood that 15MW is equivalent to the annual electricity consumed by 4,500 homes. Although the overall site area extends to 30 hectares the actual footprint on the ground of the various components amounts to significantly less – covering less than 50% of the area. The similar Tai Moelion scheme (application 10C114A) is located some 1.6km to the south west of the application site and due to local topography is not intervisible with it. This received planning consent earlier this year and also extends to a 30 hectare site in total, although only some 10 hectares will be taken up by the development. It is also rated at 15MW.

These component parts are as follows;

- 8 fields containing 2,500 solar modules (comprising of 20 cells) with each panel being 10m in length and aligned east to west in rows. These rows are some 3m in width and 2.5m in height and are evenly spaced at 5.4m intervals.
- Between 10 and 15 inverter buildings (approximately one for each 1.5 MW of energy). Each building measures 3m x 5m x 2.5m in height.
- A transformer building / sub-station measuring approximately 12m x 3.2m x 3.5m in height surrounded by 2m high security fencing located to the rear of a derelict former dwelling.
- Landscaping proposals. The modules are set back by 10m from existing field boundaries which are being retained and enhanced and a 2m security fence will surround the site.
- Approximately 70m of new access track surfaced with stone to provide internal access to the site and sub-station.

Due to the fact that large areas of the site (the areas between the rows) will not be developed grazing will continue; in effect there will be a mixed-use to the land being that of agricultural and renewable energy production. The application is a comprehensive submission that is supported by:

A Landscape and Visual Assessment
An Ecological Assessment.
A Cultural Heritage Assessment and Geophysical Survey.

2. Key Issue(s)

Whilst an application of this type and scale can potentially raise a wide and diverse range of issues I have distilled what I consider to be the main ones as follows:

Whether the principle of development is acceptable in planning policy terms;

Whether or not the proposal has an acceptable environmental impact, particularly with regard to landscape, ecological and cultural heritage.

The report will also look at other matters relating to water, flood risk, amenity and transport.

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy
D1 Area of Outstanding Natural Beauty
D3 Landscape Conservation Area
D4 Environment D9 Environment
D15 Archaeology

Ynys Mon Local Plan

1 General
31 Landscape
32 Landscape
45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

P08b Energy Developments
GP1 Development Control Guidance
GP2 Design
EN4 Biodiversity
EP 18 Renewable Energy
EN1 Landscape Character
EN14 TPOs and Hedgerows
EN16 Landscape Features.

Planning Policy Wales Edition 5 (November 2012)

Technical Advice Note 5: Nature Conservation and Planning (2009)

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

Technical Advice Note 8 Planning for Renewable Energy (2005)

Technical Advice Note 18: Transport (2007)

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)

4. Response to Consultation and Publicity

In response to consultations carried out replies from the following have been received and are summarised as follows:

Local member (Cllr H E Jones): Bearing in mind the size and scale of the application it seems sensible for it to be discussed at Planning Committee

Chief Environmental Health Officer - No observations.

Natural Resources Wales – does not object to the proposal. The ecological report is comprehensive and it is not considered that the development will have an impact on the favourable conservation status of protected species. The proposed development is 2.7km away from the designated AONB. Provided that the ground beneath each panel remains permeable, no additional surface water attenuation will be required to deal with flood risk. The main river (Bryn Coch) flows along the south western boundary of the site and any works and structures including security fencing should be 4m away from the bank to allow for access and maintenance.

Councils Ecological Advisor - The ecological impact can be mitigated by management which should be a condition of any consent

Highway Authority - Do not object. Public footpath 52 is situated near the development.

Gwynedd Archaeological Planning Service – an area of the site to the north east in which a complex of features have been identified is to be omitted from the development. For the remaining site, targeted trenching and recording will be required.

JPPU: Development Plan policies provide a robust framework against which to assess individual applications. There is no statutory requirement for an assessment of capacity prior to determining an individual application.

Responses are awaited from local members, Community Councils (Aberffraw, Llangristiolus and Trewalchmai), SP Power systems, RSPB, MOD, AONB Officer, Economic Development Unit.

The application has also been publicised by the local planning authority in accordance with statutory requirements.

5 letters of objection and a petition have been received, raising concerns regarding:

Traffic impacts, with the panels being delivered on narrow roads;

Construction impacts, including delivery of panels, will cause disturbance through noise;

Visual impacts from property due to proximity;

Tourism impacts due to the site being visible from main routes e.g. A55 expressway and the Giach Rural Cycle Route as well as from tourist information points on lay-byes on the A55;

There is no national or local planning policy to deal with large scale solar arrays and no decisions should be made on such applications until appropriate policies are in place – strategic policy required together with a capacity assessment of renewable technology;

The proposal conflicts with current landscape protection and renewable energy policies;

The proposal will lead to loss of important habitat;

The application erroneously suggests that most of the surrounding land forms part of the Bodorgan Estate – there are numerous private landholdings in the area;

The proposal will lead to flooding of third party land;

Suggested that the scheme will take up all capacity in the grid – this may make it unlikely that if this scheme goes ahead, others won't, but it is imperative in such circumstances to consider strategically which projects should take up the spare capacity – given the inefficiencies of the technology, the grid capacity will be tied up to the scheme but is will only be likely to produce at a fraction of its rated output;

No employment benefits will accrue;

5. Relevant Planning History

10C118/SCR - A screening opinion for the siting of a solar array farm was determined on the 17-10-13 when it was decided that an environmental impact assessment was not required.

6. Main Planning Considerations

Whether the principle of development is acceptable in planning policy terms

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. Ancient Monuments and sites of historical importance
- v. The standard of amenity enjoyed by the resident and tourist population
- 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".

The updated version of Planning Policy Wales clarifies and strengthens the presumption in favour of sustainable development. Section 12.8.1 (Renewable and Low Carbon Energy) of Planning Policy Wales (5th Edition November 2012) sets out targets and gives strong support for renewable energy projects in line with the Welsh Assembly Government's Energy Policy Statement (2010). Planning Policy Wales at paragraph 12.8.15 states the impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development management considerations.

Paragraph 12.9.2 of PPW states that 'local planning authorities should guide appropriate renewable and low carbon energy development by undertaking an assessment of the potential of all renewable energy resources and renewable and low carbon energy opportunities within their area and include appropriate policies in development plans'. Although there is no statutory requirement to do so, a Renewable Energy Capacity Study was commissioned to inform the Joint Local Development Plan. The Study adopted methodology developed by the Welsh Government but as commercial solar PV arrays are an emerging technology, current guidance (Welsh Government or DECC) does not contain information on how to assess their potential. Nonetheless, development plan policies exist against which such schemes can be examined.

At 15MW the solar farm subject to this report is categorised as "Local Authority-wide" in Planning Policy Wales which includes developments of between 5MW & 50 MW according to figure 12.3. As a "Local Authority-wide" installation the scale of the solar farm is acceptable in principle in policy terms in this location but there are also detailed considerations within the policy considerations as detailed below. Section 12.10.1 reproduced below highlights matters that should be taken into account in dealing with renewable and low carbon energy development and associated infrastructure by the local planning authority. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section as follows:

"12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:

- the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;
- the impact on the natural heritage (see 5.5), the Coast (see 5.6) and the Historic Environment (see 6.5);
- the need to minimise impacts on local communities to safeguard quality of life for existing and future generations;
- ways to avoid, mitigate or compensate identified adverse impacts;
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.5);

- grid connection issues where renewable (electricity) energy developments are proposed;
- the capacity of and effects on the transportation network relating to the construction and operation of the proposal"

Technical Advice Note 8 Renewables (2005) (paragraph 1.4) states the Assembly Government has a target

of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. Paragraph 3.15 of TAN 8 states that “other than in circumstances where visual impact is critically damaging to a listed building, ancient monument or a conservation area vista, proposals for appropriately designed solar thermal and PV systems should be supported”. In its Policy Clarification letter of July 2011 in relation to TAN 8, the Welsh Government Minister for Environment and Sustainable Development stated that “for the avoidance of any future doubt, when determining planning applications under town and country planning legislation on energy related projects within Wales (other than certain energy installations), the key planning policy comprises the local authority's adopted development plan, and where it is more recent, the Welsh Government's Planning Policy Wales and TAN 8”.

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.”

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.”

It is evident that the policies listed above provide a presumption in favour of renewable energy developments in meeting the identified targets for low carbon energy generation. The scale of the development classified as “Local Authority-wide” is acceptable in principle in this location. As detailed in the policies listed there are also other environmental considerations which need to be assessed, and these are considered below.

Whether or not the proposal has an acceptable environmental impact; particularly with regard to landscape, ecological and cultural heritage.

Landscape and Visual - The application is accompanied by a Landscape and Visual Assessment, -The assessment encompasses a study area of 1km around the site including views from a national cycle route. The site is outside the AONB but is within a Special Landscape Area (SLA) and is described in the assessment as a generally undulating landscape, prevalent in rocky knolls, scrubland vegetation, small copses, wet ditches and remnant field boundaries. The site itself is located on open and isolated farmland within this landscape. The visual impact assessment includes properties on a ridge, on the B4422 near Llangristolus, where there are extensive views across the site from a distance of over 2km

The assessment predicts that the initial landscape and visual impacts will be slightly adverse on the character of this landscape but that it is capable of being absorbed within the wider landscape due to the topography of the site and the retention of existing field boundaries. These impacts will lessen over time as proposed landscaping-establishes and matures. It is also noted that the site will not be illuminated during hours of darkness. Visual impacts are also considered to be slightly adverse reducing to neutral by year 15 as landscaping proposals mature. No significant impacts from further afield (such as from the AONB) are identified and the overall conclusion reached is that it is not an unacceptable development. Inevitably impacts during the construction and decommissioning phase will be greater due to plant and machinery activity at the site, however these phases will be of a short duration (10 -12 weeks each time) and will stop. Cumulative impact with the Tai Moelion scheme have been assessed. Under normal conditions, the sites will not be evident due to distance from receptors, distance between the two sites and the attributes of the development itself. The local planning authority considers that the assessment provided on landscape and visual impact is robust and is satisfied that the proposal is not so “critically damaging” that it should not be supported. An appropriate condition relating to landscaping can be used.

Ecology - An Ecological Assessment accompanies the application and finds that the value of the site reflects that normally found on improved pasture; low ecological value. The principal areas of interest are the

hedgerows, stone walls, ponds and marshy ground none of which are being lost. There will be some loss of habitat for birds on the open fields however this habitat is abundant in the locality. The site is being fenced off and as a result a more managed grazing regime together with the creation of “undisturbed margins” around field boundaries creates opportunities for biodiversity. The assessment concludes that any loss will be of a low value habitat used primarily for foraging that is common and abundant in the locality. Without mitigation there is a minor adverse impact on biodiversity. However, mitigation is proposed through the retention of the key habitats identified above and they will be enhanced through greater management. A Habitat Management Plan is proposed and this mitigation is considered to be adequate. Neither the Councils Ecological Advisor, nor Natural Resources Wales raise any objections on ecological matters. The local planning authority agrees with the assessment submitted and considers that the matter can be satisfactorily dealt with by condition.

Cultural Heritage - The Cultural Heritage Assessment acknowledges that ground disturbance is modest and restricted primarily to the insertion of the legs of the modules into the ground. “Ground penetration” is calculated to be 0.08 hectares. Shallow cable trenches to field boundaries may cause some damage but flexibility regarding the location and excavation methods can be adopted. A baseline assessment identified a potential site of interest within the site and there is agreement to avoid this area as part of the development – a condition is proposed to this effect. -Assessment is required for parts of the site and the local planning authority agrees with this assessment and considers that the matter can be satisfactorily dealt with by condition.

Water, flood risk, amenity and transport.

Water and flood risk - The application states that there will be minimal impact due to the majority of the greenfield land remaining. No discernible changes to drainage patterns are anticipated. Proposed buildings are small and will drain directly to ground and as the solar panels are constructed of inert materials there will be no pollution. Natural Resources seem to agree with this analysis and does not object to the application. The local planning authority has no evidence to the contrary.

Amenity - The application states that the solar panels do not create noise, nor do the inverter/transformer buildings and likewise they will not generate dust when operational. The units are coated with an anti-reflective finish, absorb light and do not emit odour. These limited impacts will immediately be filtered by existing planting and will be further mitigated over time as additional landscaping matures. There is some potential for nuisance during the construction and decommissioning phases however these phases will be of a short duration (10 -12 weeks each time) and can be managed by best practice and good management. The Chief Environmental Health Officer has no observations to make and the local planning authority consider that there will be no significantly adverse impact on the amenity of nearby residents through the operational lifetime of the development.

Transport - A Transport Plan accompanies the application and identifies that the main activity will be at the construction and decommissioning phases. Once operational only access for security, servicing and maintenance will be required. Materials will initially be delivered to Trac Mon/Anglesey Circuit which has immediate access to a good highway network; the A4080 and the A55. Thereafter material will be transported to the development site using farm equipment and light vehicles. There will inevitably be a degree of disruption to existing road users during these periods (10 -12 weeks each time). However any disruption will be short lived and managed and as such it is not proposed to raise an objection on this ground.

7. Conclusion

Both national and local planning policy provides a presumption in favour of renewable energy development as a means of contributing positively to the wider sustainability agenda. The proposal is acceptable in landscape and visual terms, does not harm biodiversity or cultural heritage and does not cause unacceptable detriment to amenity. Any adverse impacts (such as traffic disruption, noise and dust) will be confined to the construction and decommissioning phases and are short lived and capable of being managed. Mitigation is provided to ensure that over the operational lifetime of the development any longer term impacts will lessen. Planning permission is for a temporary period and reversible; returning the land to full agricultural use will be possible.

8. Recommendation

That planning permission is granted subject to the following conditions:

(01) The development hereby approved shall commence not later than five years from the date of this

approval.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The development hereby approved shall be removed from the land no later than 25 years from the date of this permission or when the production of electricity has ceased for a continuous period of 6 months, whichever is the sooner, upon which the site shall be reinstated in accordance with a written scheme of restoration which shall be submitted to and approved in writing by the local planning authority. The restoration of the site shall be completed in accordance with the agreed details within 6 months of the written approval of the local planning authority.

Reason: To define the scope of the permission and to ensure a satisfactory appearance upon cessation of the development.

(03) All cabling within the site required in connection with the development hereby approved shall be installed underground.

Reason: In the interests of visual amenity.

(04) No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. Notwithstanding the submitted drawings, no development shall take place within the area of archaeological interest to the north east of the site. No development shall commence until details of the exclusion and protection of this area has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: To record or safeguard any archaeological evidence that may be present at the site.

(05) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason; To ensure that the development is satisfactorily integrated into the landscape.

(06) No development shall take place within the site until the implementation of a programme of habitat management has been secured in accordance with a written scheme submitted to and approved in writing by the Local Planning Authority.

Reason; To ensure that the development does not have a detrimental impact on biodiversity.

(07) The site shall not be illuminated by artificial lighting during hours of darkness.

Reason: To ensure that the development does not have a detrimental impact on the character of the locality.

(08) No development shall take place until details of the height, type and location of security fencing has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development

(09) No development shall commence until details of the transformer building have been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details

Reason: To ensure a satisfactory appearance of the development.

(10) Notwithstanding the submitted drawings, no part of the development shall be located within 4m of Afon Bryn Coch.

Reason: To maintain access to the river and its banks to ensure its free flow to prevent the risk of flooding.

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **14C135A** Application Number

Ymgeisydd Applicant

**Mr & Mrs R Gethin Crump
Afallon
Tyn Lon
Holyhead
Ynys Mon
LL65 3BJ**

Cais llawn ar gyfer codi annedd a modurdy preifat, chreu mynedfa newydd i gerbydau ynghyd a gosod tanc trin carthion ar dir ger

Full application for the erection of a dwelling and private garage, creation of a new vehicular access together with the installation of a package treatment plant on land adjacent to

Glasfryn, Tyn Lon



Planning Committee: 06/11/2013

Report of Head of Planning Service (SCR)

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The application is a full application for the erection of a detached two storey dwelling together with the construction of a new vehicular access.

The site lies to the north west of the settlement of Llynfaes within a cluster of dwellings. The land forms part of the curtilage of the dwelling known as Glasfryn and lies fronting the B5109. A new access is proposed onto the existing track that serves the existing properties.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, whether the proposal will affect the amenities of the neighbouring properties and whether the proposal will have a detrimental effect on highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 50 – Listed Settlement

Policy 53 – Housing in the Countryside

Gwynedd Structure Plan

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

Policy HP6 – Dwellings in the Open Countryside

Policy EN1 – Landscape Character

Planning Policy Wales, 5th Edition (November 2012)

Interim Planning Policy – Housing in Rural Clusters (December, 2011)

4. Response to Consultation and Publicity

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

Councillor Bob Parry – Call-in – The location of the dwelling is in a cluster and should be granted

Councillor Dylan Rees – No response at the time of writing this report

Councillor Nicola Roberts – No response at the time of writing this report

Welsh Water – Standard comments /informative

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

Highways – Refuse

Drainage – Comments / informative

Footpath Officer – Standard comments / informative

The application was afforded three means of publicity. These were by the placing of a notice near the site, the serving of personal notifications on the owners of neighbouring properties together with a notice in the local press. Following the receipt of amended plans the publicity process was carried out twice. The latest date for the receipt of representations was the 13th November, 2013 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

14C135 – Erection of a bungalow together with alterations to the existing access on part of OS enc 4775, Glasfryn, Bodwrog – Refused 04/08/97. One of the reasons for refusal was that the proposal would consolidate sporadic development unrelated to any village nucleus and as such would detrimentally affect the amenities and character of the area.

6. Main Planning Considerations

Policy - Policy 50 of the Ynys Môn Local Plan states that planning permission will normally be granted for single dwellings within or on the edge of the listed settlements. The application does not comply with Policy 50 as it is too far removed from the village. Policy HP5 of the stopped Unitary Development Plan states that single dwellings will be permitted on 'infill' sites, or other acceptable sites that are immediately adjacent to the developed part of a settlement. The site lies outside the developed part of the village and therefore does not comply with Policy.

In December 2011, the Council adopted the Interim Planning Policy – Housing in Rural Clusters. The application site lies within the settlement of West Llynfaes, which is included in the Policy's list of Rural Clusters. Policy PT2 lists the criteria that must be met when considering planning applications, which are:

- i) Local community need for an affordable dwelling has been proven
- ii) The site is located between or adjacent to existing buildings that are shaded on the maps
- iii) The dwelling will need to successfully blend in with the pattern of surrounding development in terms of its design, plot size, layout of the plot, its construction materials and any relevant design guides
- iv) The size of the property is appropriate to the affordable housing needs of the applicant
- v) The impact on the landscape is minimised by utilizing and retaining natural features and any other boundary features present on the application site

The application currently under consideration is for a 4 no. bedroom, open market dwelling and therefore conflicts with criteria i) and iv) of this policy.

The proposal involves the removal of existing trees along the boundary of the site with the adjoining highway however these trees are not protected by a Tree Preservation Order and will not harm the surrounding landscape if they are removed.

Effect on amenities of neighbouring properties – There is ample space within the site to accommodate the dwelling, provision of parking and turning area and private amenity area without affecting the amenities currently enjoyed by the occupants of the surrounding properties.

Highway Safety – The Highway Authority have recommended that the application be refused as the visibility onto the public highway from the access serving the site is substandard. The increase in the use of the substandard access for residential users could be detrimental to road safety.

7. Conclusion

The proposal will not harm the amenities currently enjoyed by the occupants of the neighbouring properties. However, the proposal does not comply with current policies and would be detrimental to road safety.

8. Recommendation

Refuse

(01) The local planning authority considers that the visibility onto the public highway from the access serving the site is substandard and the increase in the use of the access could be detrimental to road safety. The proposal therefore conflicts with Policy 1 of the Ynys Môn Local Plan and Policy GP1 of the stopped Unitary Development Plan.

(02) The proposal is for the erection of an open market dwelling and lies outside the settlement of Llynfaes. The proposal therefore conflicts with Policy 50 and 53 of the Ynys Môn Local Plan, Policy HP5 and HP6 of the stopped Unitary Development Plan and Policy PT2 of the Interim Planning Policy: Housing in Rural Clusters.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **14C28G/1/ECON** Application Number

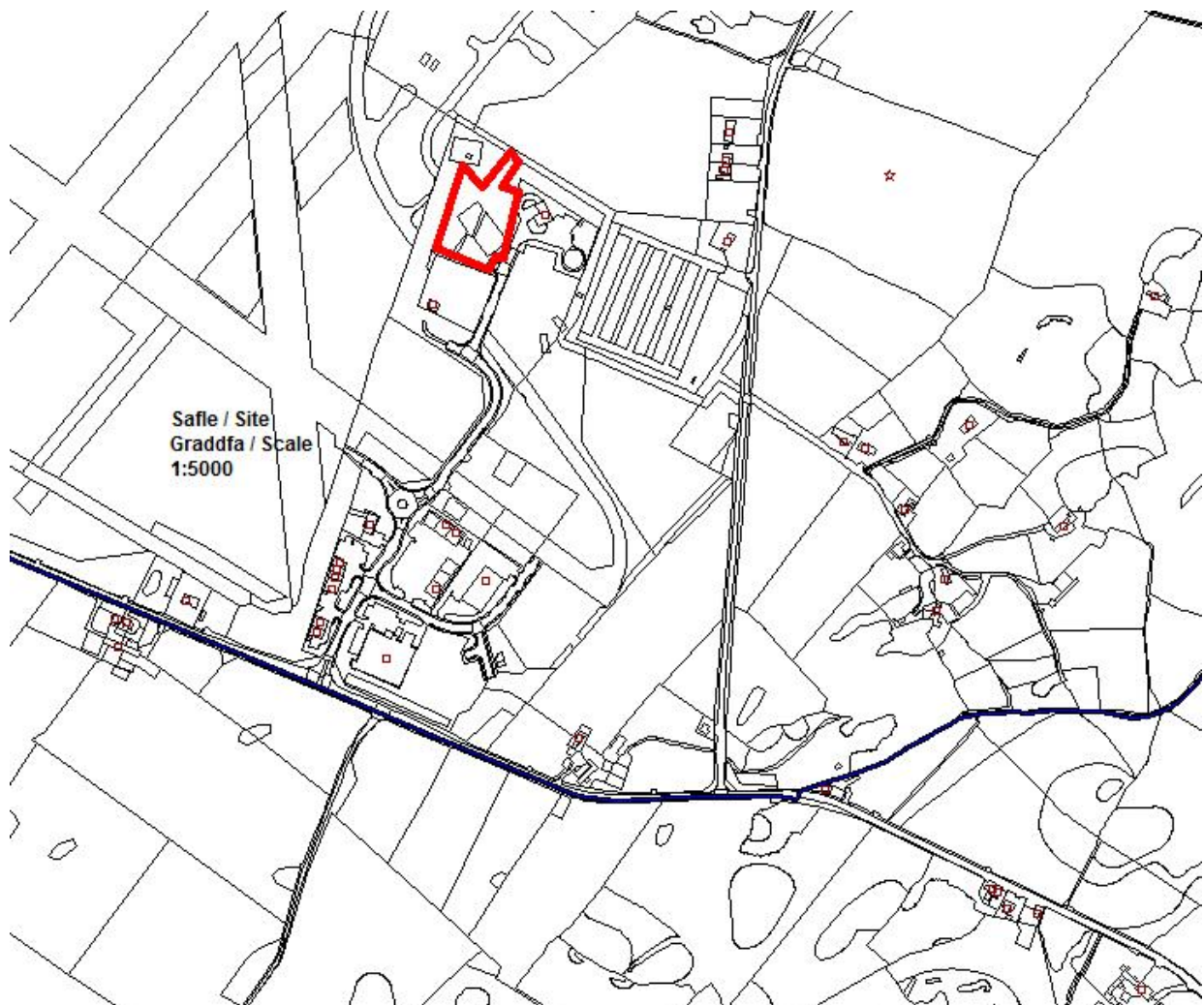
Ymgeisydd Applicant

Hefin Thomas Agri-Contractors Ltd
c/o Elfed Williams
ERW Consulting
Llys Elwen,
Engedi,
Bryngwran,
Anglesey,
LL65 3RR

Cais llawn ar gyfer codi gweithdy atgyweirio HGV ynghyd a lleoli swyddfa cludadwy a darparu maes parcio HGV ar gyfer contractwyr-amaeth ar blot 7 yn

Full application for the erection of a HGV repair workshop together with the siting of a portable office and the provision of HGV parking for agri-contractors on plot 7 at

Mona Industrial Park



Planning Committee: 06/11/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site is owned by the Isle of Anglesey County Council.

1. Proposal and Site

The site is situated on the Mona Industrial Park which is located adjacent to the A5 and Mona Airfield.

The proposal entails the erection of a HGV repair workshop together with the siting of a portable office and the provision of HGV parking for agri-contractors on plot 7 of the Mona Industrial Park.

2. Key Issue(s)

The key issues to consider are whether the proposal is suitable for the location and whether the design of the proposal is acceptable.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 2 – New Jobs

Policy 5 – Design

Policy 42 – Design

Gwynedd Structure Plan

Policy B1 – People and Jobs

Policy B2 – People and Jobs

Policy B3 – People and Jobs

Policy B9 – People and Jobs

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP1 – Land for Employment

Policy EP2 – Protection of Employment Land

Planning Policy Wales, Edition 5, November 2012

4. Response to Consultation and Publicity

Councillor Bob Parry - No response received at time of writing the report.

Councillor Dylan Rees - No response received at time of writing the report.

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

Community Council – No objection.

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

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

Highways – Recommended conditional approval.

Ministry of Defence – No safeguarding objections.

Public Consultation – The proposal was advertised through three means of publicity; the placing of site notices near the site, the distribution of personal letters of notification to the owners/occupiers of businesses in the immediate locality together with a notice in the local newspaper. The latest date for the receipt of representations was the 16th August 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

14C28B/TR – Use of land as an industrial site near Swn y Gwynt, Bodffordd – Approved 06/01/1993

6. Main Planning Considerations

Principle of Development – The site is situated on the established industrial park which has a variety of different business uses. The proposal is considered to be acceptable in this location due to its nature and the mixed character of adjoining uses.

Design – The proposed workshop is a steel portal frame building (measuring 24.6m (length) x 12.6m (width) x 8m (height to ridge)) consisting of goose wing grey cladding walls and roof and steel roller shutter doors. The portable office is a modular grey painted building (measuring 9.6m (length) x 6m (width) x 2.6m (height)). The design of the proposal is similar to that found on other businesses on the industrial park and is considered suitable for the location.

7. Conclusion

The proposal is considered to be acceptable in this location due to the mixed uses on the Industrial Park and the design of the proposal respects the character of the surrounding 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.

(02) The access shall be laid out and constructed strictly in accordance with the submitted plan reference 2090.13.3 dated 15/07/2013 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.

(03) 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.

(04) No surface water from within the curtilage of the site is to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved in writing by the Local Planning Authority. The details approved under the provisions of this condition shall be implemented and completed before the use hereby permitted is commenced.

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

(05) No external artificial lighting shall be provided at the site without firstly obtaining the written agreement of the Local Planning Authority. Thereafter any such lighting shall be erected and maintained in accordance with the details agreed.

Reason: To minimize danger and inconvenience to the airfield users.

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) and details submitted on the 15/07/2013 & 07/10/2013 under planning application reference 14C28G/1/ECON.

Reason: For the avoidance of doubt.

12.4

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **14C28H/1/ECON** Application Number

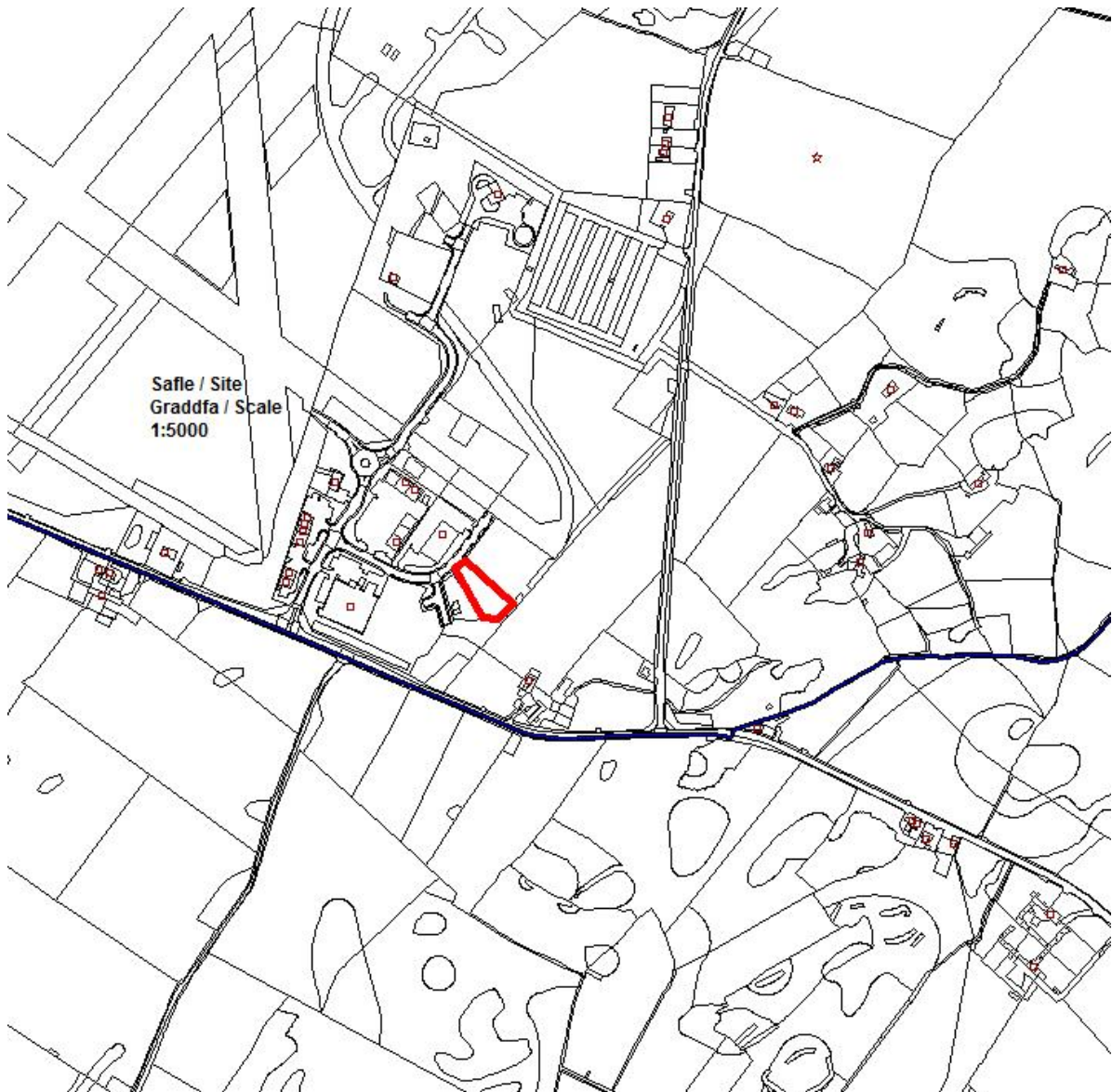
Ymgeisydd Applicant

**Mr Ian Howley
c/o Mr Jason Pritchard
Pritchard Developments
1 Hen Ysgol Henblas
Llangristiolus
Bodorgan
Ynys Mon
LL62 5DN**

Cais llawn i godi adeilad storfa a dosbarthu gyda swyddfa a chantin yn

Full application for the erection of a storage distribution warehouse with office and canteen at

Plot 14, Mona Industrial Estate, Mona



Planning Committee: 06/11/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the time of submitting the application the land was owned by the County Council. However since submitting the application the applicant has purchased the land.

1. Proposal and Site

The site is situated on the Mona Industrial Estate which is located approximately 4 kilometres due west of Llangefni Town Centre, adjacent to the A5 highway and Mona Airfield. The site is bordered on one side by existing industrial units and a sub-station on the other. The rear boundary is landscaped with a tree screen and the site opens onto the existing industrial estate road. The proposal involves the erection of a commercial storage and distribution centre for an existing local company.

2. Key Issue(s)

The applications key issues are whether the proposal is suitable for the location and whether the design of the building is acceptable.

3. Main Policies

Ynys Môn Local Plan

Policy 1 - General Policy

Policy 2 - New Jobs

Policy 42 - Design

Gwynedd Structure Plan

Policy B1 - People and Jobs

Policy B2 - People and Jobs

Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy GP2 - Design

4. Response to Consultation and Publicity

The following were consulted but no replies had been received at the time of writing:

Local Members
Community Council
Dwr Cymru-Welsh Water
Highway Authority
MOD Safeguarding

Response from the public

No response had been received at the time of writing.

5. Relevant Planning History

14C28B/TR- Use of land as an industrial site near Swyn Y Gwynt, Bodffordd. Approved 06/01/1993

14C28T/ECON Full application for the erection of an industrial unit incorporating storage and distribution with office space, the installation of a 20kw wind turbine, installation of an underground rainwater harvesting tank and associated car parking on Plots 9, 10 & 11, Mona Industrial Estate, Mona. Approved 07/03/2008

6. Main Planning Considerations

Principle of Development – The site is situated on the established Mona Industrial Estate which has a variety of different business uses. The proposal is considered acceptable in this location due to its nature and the mixed character of adjoining uses.

Design – The design of the building and the security fencing is similar to that found on other businesses on the site and the proposal is therefore considered suitable to the location.

7. Conclusion

The proposal is considered acceptable in this location due to the mixed uses on the site and the design of the building respects the character of the surrounding area.

8. Recommendation

To **permit** the application subject to the following conditions:

(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 access shall be laid out and constructed strictly in accordance with the submitted plan 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.

(03) 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.

(04) 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.

(05) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(06) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(07) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(08) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 11/06/09, 18/08/09 and 02/09/09 under planning application reference 14C28X/ECON.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Ynys Môn Local Plan

Policy 5 - Design

Stopped Unitary Development Plan

Policy EP1 - Land for Employment

Policy EP2 - Protection of Employment Land

Rhif y Cais: **19C1052C** Application Number

Ymgeisydd Applicant

**Mr D Mann
c/o Mansfield
Penrhos
Holyhead
Anglesey
LL65 2TS**

Cais llawn ar gyfer codi 12 fflat dau lofft a tri fflat un lofft ynghyd a chreu mynedfa newydd ar safle'r hen

Full application for the erection of 12 two bedroomed flats and 3 one bedroomed flats together with the construction of a new access on the site of the former

RNA Club, St. Davids Road, Holyhead



Planning Committee: 06/11/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member, Cllr R LL Jones

1. Proposal and Site

The site is located within the town of Holyhead and the principle of redevelopment is acceptable in policy terms. The site is not located within the designated Conservation Area and the building which until recently occupied the site was not a listed building. The club had apparently been vacant for some time and was falling into a derelict state. It was not considered worthy of inclusion in the Conservation Area when the boundaries were lately reviewed as part of the Character Appraisal. Given its prominent open location on the edge of the Conservation Area, it was distracting to the quality of the designation. The site is now vacant and the application as submitted proposes a development of 15 flats in total, in two separate buildings. Building A which will occupy a central position in the site has 9 flats (3 1-bedroom and the remainder 2-bedroom units) over 3 floors whilst Building B situated closest to the property at Elenfa, will have 6 2-bedroom flats over 3 floors. Parking spaces are provided directly from St David's Road whilst a new vehicular access car park is proposed off Walthew Avenue. 4 of the units will provide affordable housing for local needs.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or affect highway safety.

3. Main Policies

Gwynedd Structure Plan

Policy A2 : Housing Land

Policy A3: Scale and Phasing

Policy D4 : Location, Siting & Design

Policy D22: Development in Proximity to a Listed Building

Policy D26 : Development in Proximity to a Conservation Area

Policy D29 : Standard of Design

Policy D32 : Site Configuration and Landscaping

Policy FF12 : Parking Standards

Ynys Môn Local Plan

Policy 1 : General Policy

Policy 40 : Conservation of Buildings

Policy 41: Conservation of Buildings

Policy 42 : Design

Policy 48 : Housing Development Criteria

Policy 49 : Defined Settlements

Stopped Unitary Development Plan

Policy GP1 : Development Control Guidance

Policy GP2 : Design

Policy EN1 : Landscape Character

Policy EN13 : Conservation of Buildings

Policy HP2 : Housing Density

Policy HP3 : Main and Secondary Centres

Policy SG6 : Surface Water Run-Off

Supplementary Planning Guidance - Design in the Urban and Rural Built Environment

Supplementary Planning Guidance - Parking Standards

Supplementary Planning Guidance - Holyhead Beach Conservation Area Character Appraisal

Planning Policy Wales (Edition 5)

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Councillor Robert Ll. Jones – Requested that the application be referred to the Planning and Orders Committee due to concerns regarding design, effect on the conservation area, inadequate parking, traffic conflicts, design not of sufficient quality for the site, previous appeal decision.

Councillor Raymond Jones – No reply at the time of writing.

Councillor Arwel Roberts – No reply at the time of writing.

Town Council – No objection

Welsh Water – No reply at the time of writing

Natural Resources Wales – No objection

Drainage Section – Requested additional details. Details received and are considered acceptable.

Housing Service – 4 affordable units considered acceptable in principle

Highways – No reply at the time of writing.

Response to Publicity

The application was afforded three means of publicity. These were by the posting of a site notice near the site, the publication of a notice in the local press and the serving of personal notifications on the occupants of neighbouring properties. At the time of writing this report 34 letters of objection had been received at the department. The main issues raised were:

The height of the proposal will detract from the Victorian / Edwardian character of the locality and change the character of the area – traditional properties have bedrooms in the roof while the proposed flats are a full 3 storeys;

The proposal is an overdevelopment;

12 of the proposed flats project out of line with Scratby House and will block inward and outward views of the Conservation Area – the development should be limited to the extent of the former RNA Club;

30 onsite parking spaces must be provided – there is a restriction on parking in Walthew Avenue while parking spaces on other local roads are required for existing uses – there will be a greater and unacceptable increase in traffic congestion if a new entrance is built on Walthew Avenue ;

Unable to discern which of the flats are proposed as affordable units.

In addition, concerns are expressed in relation to the effect of the development on property prices and anticipated problems should the site lay partially developed or the flats remain unsold for some time.

5. Relevant Planning History

19C1052A - Demolition of the existing building together with the erection of 3 detached 3 storey dwellings at RNA Club, St David's Road, Holyhead – Refused 6.4.2010

19C1052B - Erection of 3 detached three storey dwellings at RNA Club, St David's Road, Holyhead Refused 15.12.2011. Appeal Dismissed 25.6.2012

19C1052D/SCR - Application for a screening opinion for the erection of 12 two bedroom flats and 3 ne

bedroom flats together with the construction of a new access at the former RNA Club – EIA not required
22.07.2013

6. Main Planning Considerations

Principle of Development: The site is a vacant brownfield site within the development boundary of Holyhead and is suitable for residential development. The Appeal Inspector determined that:

The appeal site is set in a predominantly residential area and residential development on the land is acceptable in principle. The site is adjacent to and overlooks the large area of linear open space to the north that forms part of the Holyhead Beach Conservation Area. The two and three storey detached and semi-detached properties to the south of that open space provide an interesting backdrop to the conservation area...I do not consider a modern contemporary design would necessarily be an unacceptable form of development, provided it makes a positive contribution to its surroundings and the backdrop to the conservation area. I accept that a three storey development would be in keeping with the overall height of development in the vicinity”

Design and Effect on the Conservation Area and Listed Building: Previous schemes on the site, although of a lower density, did not reflect the scale and pattern of existing development in the locality and were rejected by both the Planning Authority and the Planning Inspectorate. The Inspector determined in relation to the previous scheme that:

“... the narrow upright style of the three dwellings would be at odds with the horizontal emphasis provided by most other properties fronting onto Newry beach. Furthermore, the undeveloped gap between the three dwellings and the neighbouring 3 storey dwelling to the east, Elfena, would result in an unsatisfactory visual relationship between the three dwellings and its surroundings. The strong vertical emphasis of the proposed fenestration on the elevations facing onto St Davids Road would result in an incongruous form of development that would be out of keeping with the style of the development that faces onto this road”.

The scheme as now submitted has been the result of a redesign of the site to take into account the main design elements and features which make up this part of the town. The Council’s Conservation Officer states that:

“The importance of the widening of the building lines down and along Walthew Avenue and ensuring that these were maintained and unharmed has I feel been successfully achieved by retaining the existing car parking for the development at this end of the site. I opinion that the new proposed highway access is acceptable having good proposed visibility both ways and it integrates well with the site, the existing topography and the surrounding area. The height was not an issue previously nor is it an issue now but the design , scale and massing of the proposed two building blocks stepping down the site integrates and harmonises with the existing built form of the buildings framing the site. The design is not the best one could have hoped for but it never the less reflects a mix of timely architectural details and characteristics found in the area which to my mind is appropriate and fit for purpose”.

No concerns are raised in relation to the Conservation Area or listed building to the rear of the site at Scrabby House. It is considered that the scheme responds positively to the issues which led to rejection of development of the site at appeal.

Technical Matters: Additional drainage details were sought and have been received and are considered acceptable. No response had been received from the Highway Authority at the time of writing but a number of objections raised concerns regarding displaced parking areas on Walthew Avenue as a result of the proposed new access (there being limited parking for residents in the locality in any case) and the effects of additional parking spaces being taken up by the new residents on other local roads such as St David’s Road together with the insufficiency of spaces to be provided on the site. The proposed new access has sufficient visibility and the provision of car parking and turning space within the site will relieve pressure on local roads. The site operated as a club previously which would have attracted numerous users and this past use is material. Planning policy advocates sustainable development alternatives where less emphasis is placed on the private car. The site is centrally located and well served by public transport. It provides an adequate number of parking spaces on site and it is not considered that an objection on highway grounds could be sustained.

7. Conclusion

The site is situated within the development boundary of Holyhead and is a brownfield redevelopment site. Planning policy supports its redevelopment for residential use. The scheme as now presented addresses the design and conservation area and listed building effects concerns previously raised. There are no technical objections to the development.

8. Recommendation

Permit, subject to Section 106 on affordable housing and subject to the following conditions:

(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) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(03) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(04) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(05) The access and car parking spaces shall be laid out and made available for use prior to the occupation of the development.

Reason: To ensure that vehicles can draw off clear of the highway for the safety and convenience of the highway user.

(06) No development shall commence until details of the finishing materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter proceed in accordance with the agreed details unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To ensure a satisfactory appearance of the development

(07) No development shall commence until details of the boundary treatment for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter proceed in accordance with the agreed details unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To ensure a satisfactory appearance of the development.

(08) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: To ensure a satisfactory appearance of the development

(09) The dwelling 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 11th 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 dwelling 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 11th 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 dwelling 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 11th November 2010 (Version 3).

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

12.6

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **28C483** Application Number

Ymgeisydd Applicant

**Mr Peter Doyle
c/o Mr Richard Vodrey
34 Stapleton Road
Ferry
Liverpool
Merseyside
L37 6YN**

Cais llawn ar gyfer gosod caban log yn

Full application for the siting of a log cabin at

Sea Forth, Warren Road, Rhosneigr



Planning Committee: 06/11/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member, Councillor Richard Dew.

1. Proposal and Site

The site is located along Warren Road in Rhosneigr. The site is located at the front of the dwelling known as Sea Forth and faces the sea.

The proposal entails the siting of a log cabin for incidental within the curtilage of Sea Forth, Warren Road, Rhosneigr.

2. Key Issue(s)

The key issues to consider are the affect of the proposal on the surrounding landscape and on the amenities of the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 34 – Nature Conservation

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D10 – Nature Conservation

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN5 – International Sites

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Councillor Richard Dew – Has requested that the application be referred to the planning committee. His reason being local objection to the development.

Councillor Gwilym O Jones – No response received at time of writing the report.

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

Natural Resources Wales – Do not wish to comment.

Welsh Water – Recommended conditional approval.

Public Consultation – The proposal was afforded two means of publicity. These were by the posting of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for the receipt of representations was the 12th September 2013. At the time of writing this report 5 letters of representation had been received at the department. The main issues raised can be

summarised as follows:

i) Proximity of the footings to the proposed development to the neighbouring property.

Response – The proposed log cabin will be sited on a concrete pad. The construction work will have to be undertaken by hand as there is restricted access for machinery. The possible damage of any walls or land as a result of the proposal is not a planning material consideration.

ii) No sanitation or drains are proposed.

Response – The proposed log cabin will be used as a summer house with occasional use for overnight stay. No connection to the public sewer or water mains is proposed only electrical connections.

iii) The proposal is of a high fire risk.

Response – This is not considered to be a planning material consideration.

iv) The proximity of the development to the flora and fauna of the sand hills.

Response – Natural Resources Wales and the Council's Ecological and Environmental Adviser have been consulted and have not raised any adverse concerns.

v) The proposed development will cause additional disturbance and noise during construction.

Response - It is expected that there will be some disruption whilst the proposal is under construction, but this is considered to be short lived.

vi) The proposal will result in additional noise and disturbance to the neighbouring properties.

Response – The proposed log cabin will be used as a summer house with occasional use for overnight stay. A condition will be imposed on the permission stating that the log cabin shall only be used for purposes incidental to the enjoyment of the dwellinghouse. Therefore it is not considered that the proposal will have an additional detrimental affect on the amenities over and above that presently experienced by neighbouring properties in close proximity to each other.

vii) Sea Forth is a holiday home and therefore the proposal will have a negative affect on the strong community value and feel of the area.

Response – The proposal will be used for purposes incidental to the enjoyment of the dwellinghouse known as Sea Forth. There is no evidence that the proposal will have a negative affect on the locality.

viii) The proposal will result in an increase in traffic and parking issues.

Response - The proposal will be used for purposes incidental to the enjoyment of the dwellinghouse known as Sea Forth. Therefore it is not considered that the proposal will unacceptably increase the number of traffic to that of the existing. The property benefits of existing off road parking provisions.

ix) The proposed development will result in overdevelopment of the site.

Response – There is acceptable space within the curtilage of the property to accommodate the proposal without appearing cramped or overdeveloped.

x) Inappropriate development for the site.

Response – As previously stated the proposal will be used a summer house with occasional use for overnight stay. A condition will be imposed on the permission stating that the log cabin shall only be used for purposes incidental to the enjoyment of the dwellinghouse. Therefore the proposal is considered to be acceptable.

5. Relevant Planning History

28C403 - Full application for the demolition of the existing garage together with the erection of a two storey dwelling at Sea Forth, Rhosneigr – Approved 02/08/2007

6. Main Planning Considerations

Affect of the proposal on the surrounding landscape – The proposal entails the siting of a relatively small log cabin (measuring 9m (length) x 3.5m (width) x 2.43m (height)) for use as a summer house with occasional use for overnight stay. It is acknowledged that the proposed log cabin will be sited to the front of the existing dwelling on lower ground level, fronting the sea. However, it is not considered that the proposal would have a detrimental affect on the surrounding landscape to such a degree it should warrant refusing the application. The proposed log cabin will be sited within the residential curtilage of the property known as Sea Forth. There is sufficient space within the curtilage of the property to accommodate the proposal without appearing cramped or overdeveloped.

Affect of the proposal on the amenities of the neighbouring properties - A condition will be imposed on the permission stating that the log cabin shall only be used for purposes incidental to the enjoyment of the dwellinghouse. The log cabin will be sited on lower ground level than that of the neighbouring dwellings and will be partly obscured from the line of sight from the neighbouring properties. Therefore it is not considered that the proposal will have an additional detrimental affect on the amenities of the neighbouring properties.

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 log cabin hereby permitted shall only be used as a private log cabin incidental to the enjoyment of the adjoining dwelling known as Sea Forth, Warren Road, Rhosneigr and for no commercial or business use whatsoever.

Reason: To protect the amenities of nearby residential occupiers.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 13/08/2013 under planning application reference 28C483.

Reason: For the avoidance of doubt.

12.7

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **40C315B** Application Number

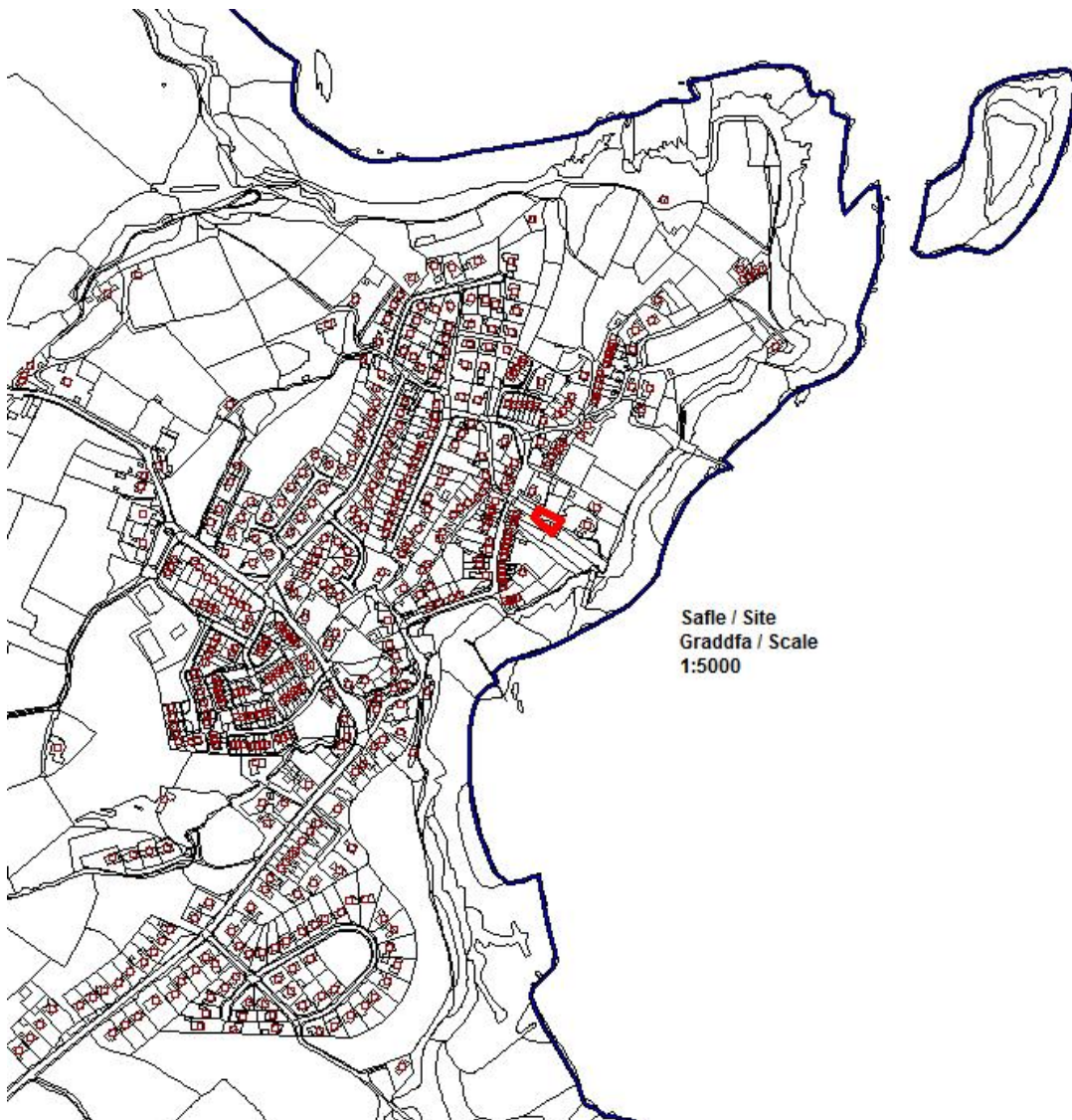
Ymgeisydd Applicant

**Mr Peter Guscott
c/o Mr Aaron Parry
Opus International (UK) Ltd
Modulus House
Salterns Lane
Fareham
Hampshire
United Kingdom
PO16 0QS**

Cais llawn ar gyfer caniatad dros dro i osod
pedwar gynhwysydd storio ar dir yn

Full application for the temporary permission
for the siting of four storage containers on land
at

Moelfre Seawatch Centre, Moelfre



Planning Committee: 06/11/2013

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The development involves land which the Council has leased to the RNLI with a term of over 80 years.

1. Proposal and Site

It is proposed to site four storage containers for a period of 2 years at the Moelfre Seawatch Centre.

2. Key Issue(s)

Will there be harm to amenity?

3. Main Policies

Gwynedd Structure Plan

Policy D1 - Protection of the environment

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 30 - AONB

Ynys Mon Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy EN2 - AONB

SPG - Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Councilor D Hughes - no comments

Councilor V Hughes - no comments

Councilor I Williams - no comments

Highways - no recommendation

Biodiversity Officer - no comments

Environmental Health - no comments

5. Relevant Planning History

40C48E/EIA - Replacement lifeboat station approved 07/05/13

40C315A - Application for temporary life boat facility approved 02/10/13.

This application originally included 2 of the containers but they were removed from that application and included in the current to allow for one application per site to be dealt with.

6. Main Planning Considerations

The containers will be located within the grounds of the centre and will be used during the construction period of the replacement lifeboat station.

Given their position and their temporary nature it is not considered that their presence will cause undue harm

to amenity.

7. Conclusion

Given the position and temporary nature there is no objection

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) Following the expiry of 2 years from the date of this permission the containers shall be removed from the site and the land returned to its original state.

Reason: To define the scope of this permission