

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **11C554B** Application Number

Ymgeisydd Applicant

**Menter Mon Cyf
c/o Iwan Thomas
B3 JJT
30 Pier Street
Aberystwyth
Ceredigion
SY23 2LN**

Cais llawn i addasu ac egangu

Full application for alterations and extensions to

The Sail Loft, Amlwch Port



Planning Committee: 07/05/2014

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the planning committee as the application is made on Council owned land.

1. Proposal and Site

The property in question is a former industrial building which has been converted into a café. The property is located within the Port of Amlwch and is within the designated Amlwch Conservation Area, and is a Grade II Listed Building.

The application involves internal and external works to improve the accessibility within and around The Sail Loft, Amlwch Port.

2. Key Issue(s)

The key issue is whether the proposed works are acceptable on the Grade II Listed Building.

3. Main Policies

Ynys Mon Local Plan

40 – Conservation of Building

Gwynedd Structure Plan

D21 – Alterations to listed building

Stopped Unitary Development Plan

EN13 – Conservation of Building

4. Response to Consultation and Publicity

Cllr William Hughes – No response at time of writing report.

Cllr Aled Morris Jones – No response at time of writing report.

Cllr Richard Owain Jones – No response at time of writing report.

Community Council – No response at time of writing report.

Welsh Water – No observations.

5. Relevant Planning History

11C554 – Refurbishments, alterations and extensions. Approved 25/11/2010

11C554A/LB – Listed Building Consent for refurbishments, alterations and extensions. Approved 23/12/2010

11C554C/LB – Listed Building Consent for alterations and extensions. Undetermined.

6. Main Planning Considerations

The subject building is included in the statutory register of listed buildings on Anglesey and in Wales as being Grade II.

The application is for alterations and extensions to the Sail Loft at Amlwch Port. These consist of the re configuration of the internal arrangements together with external alterations and extensions. The main thrust of the project was to address two particular issues associated with the use of the building for public access, which were the positioning of the 'front door' and the requirement to ensure that access was available between the two main floors. Therefore it is proposed to erect a front entrance to the West elevation. Together with the erection of a copper structure on the South elevation, this is to house a platform lift to allow movement for disabled users between both floors.

Appropriate care and consideration has been paid to the protection and enhancement of the listed building through the design process.

7. Conclusion

The proposed works are considered acceptable and it is not considered that the proposed works will have a detrimental effect on the character of the Grade II Listed Building.

8. Recommendation

Permit

(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21/02/2014 under planning application reference 11C554B.

Reason: For the avoidance of doubt.

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

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

9. Other Relevant Policies

Ynys Mon Local Plan

1 – General Policy

42 – Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Design

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

Planning Policy Wales (Edition 6)

Technical Advice Note 12: Design

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19C1136 Application Number

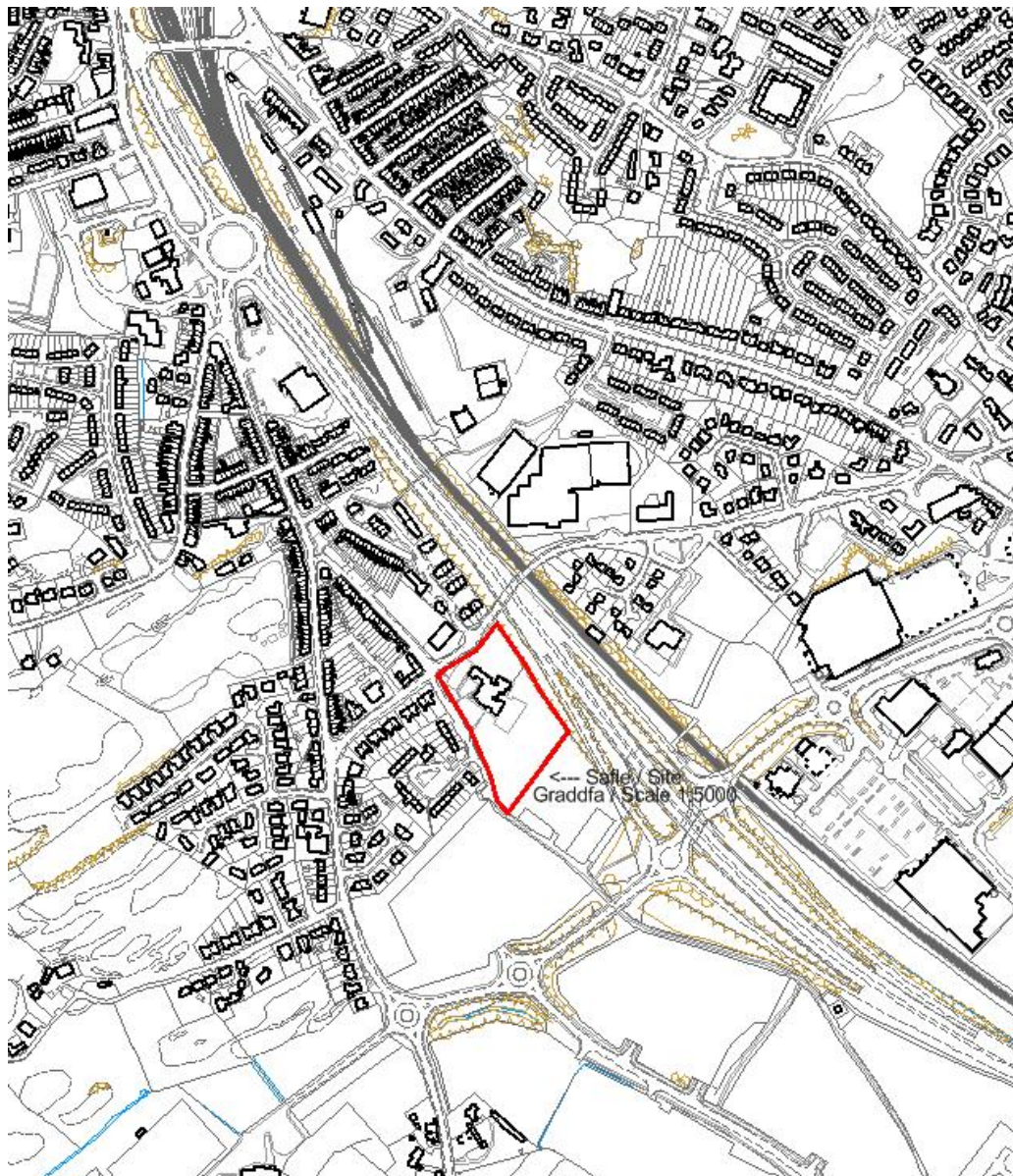
Ymgeisydd Applicant

Caban Kingsland Ltd
Cyttir Road
Kingsland
Holyhead
Ynys Môn
LL65 2TH

Cais llawn ar gyfer lleoli adeilad symudol i ddarparu meithrinfa yn

Full application for the siting of a mobile building to provide a nursery at

Ysgol Gynradd Kingsland, Kingsland, Holyhead



Planning Committee: 07/05/2014

Report of Head of Planning Service (AMH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted on Council owned land.

1. Proposal and Site

The site forms part of the Kingsland Primary School is located off Cyttir Road in Holyhead,

The proposal entails the siting of a new mobile class room to accommodate a Pre/School Nursery.

2. Key Issue(s)

The key issues to consider are policy context, effect on the locality and effect on the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

17 – Recreation and Communities Facilities

42 – Design

Gwynedd Structure Plan

D4 – Location, Siting and Design

D29 – Ensure new developments or alterations to existing buildings are too high standard

F7 – Community Use of School

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Landscape

4. Response to Consultation and Publicity

Local Member (Trefor Lloyed Hughes) – No Objection.

Holyhead Town Council - No Objection.

Fire and Rescue Service – No observations

Drainage – Standard Comments

Highways – Comments

The application was afforded three means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 29th April 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Affect on amenity

Policy context – Planning policy encourages the provision of community facilities within or on the edge of other settlements and the community use of schools.

Effect on the locality – The proposal will have a minimal visual impact, sited within the boundaries of the site adjacent to the school building. Therefore I do not consider that the proposal have a detrimental effect on the locality.

Effect on the amenities of the surrounding properties – I do not consider that the proposal will have an additional detrimental effect on the amenities of the neighbouring properties as the proposal will be located within the existing school grounds adjacent to the school building.

7. Conclusion

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the occupants of the nearby properties. The proposal in my considered opinion conforms to both national and local plan policies and should be approved in line with the following conditions.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

Reason: For the avoidance of doubt.

(02) The mobile classroom hereby permitted shall be removed on the land by 07/05/2019 and the land reinstated to its former condition by 07/08/2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: Permission would not normally be granted but regard has been given to the particular circumstances of the applicant.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15/03/14 under planning application reference 19LPA1136.

Reason: For the avoidance of doubt.

Rhif y Cais: **19C5R** Application Number

Ymgeisydd Applicant

**Holyhead Maritime Museum
c/o Mr Matt Osmont
Purcell
Peniel Chapel Vestry
Ffordd Cae Forys
Tal y Cafn
Colwyn Bay
Conwy
LL28 5SB**

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

Amended 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: 07/05/2014

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 in Holyhead 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.

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 6, February 2014

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 response received at time of writing the report.

Councillor Arwel Roberts – Support.

Town Council – No objection.

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

Highways – No recommendation.

Property - No objection.

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 12th May 2014. 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

19C5Q - 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 – Approved 06/09/2013

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.

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 07/04/2014 under planning application reference 19C5R.

Reason: For the avoidance of doubt.

12.4

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19C792G** Application Number

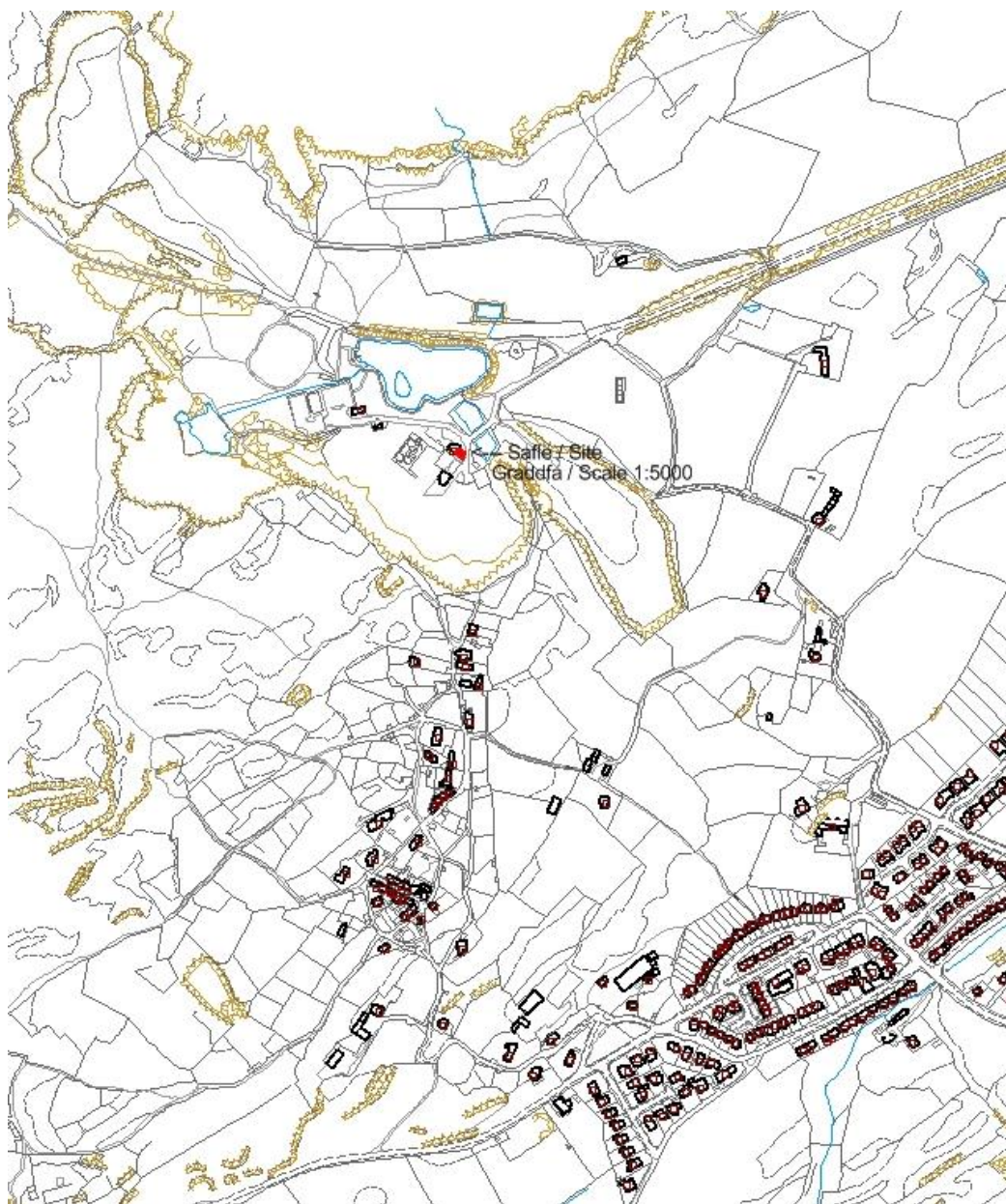
Ymgeisydd Applicant

**Agoriad Cyf
c/o DEWIS
Menai House,
Holyhead Road,
Llanfairpwll
LL61 5UJ**

Cais llawn ar gyfer adeiladu storfa biniau yn

Full application for the construction of a bin store at

Caffi'r Parc, Breakwater Park, Holyhead



Planning Committee: 07/05/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The application site is located within the grounds of Holyhead Breakwater Country Park which is owned by Anglesey County Council.

The proposal entails the construction of a bin store to the eastern side of the café to accommodate waste generated from the Caffi'r Parc, Breakwater Country Park.

2. Key Issue(s)

The key issue is whether the siting and design of the proposed bin store is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 - Design

Policy 31 - Landscape

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy T01 - Tourism

Planning Policy Wales (6th Edition), February 2014

Technical Advice Note 12 - Design

Technical Advice Note 13 - Tourism

4. Response to Consultation and Publicity

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

Councillor Raymond Jones– No response received at the time of writing this report

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

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

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is the 09/05/2014. No letters of representations had been received at the time of writing this report.

5. Relevant Planning History

19C792D - Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at Warden's Accommodation, Holyhead Breakwater Country Park. Approved - 10/09/2014

6. Main Planning Considerations

The proposed bin store is required to accommodate the increase volume of waste generated from the Caffi'r Parc which has been extended.

The bin store is to be sited to the East of the Caffi'r Parc. This area will be enclosed by a 1600mm high wall to match with the existing stone wall. The wall would also include an opening for a 1500mm high gate which would allow for access for waste collection purposes.

The proposed bin store is considered acceptable in terms of siting and design and it not considered that the proposal will have an unacceptable effect on the surrounding amenities.

I do not consider that the proposal will affect any neighbouring properties. In my considered opinion, since the application is minor, it would not affect any neighbouring properties.

7. Conclusion

The proposal is a relatively a small development. The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted 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 08/04/2014 under planning application reference 19C729G.

Reason: For the avoidance of doubt.

Rhif y Cais: 19LPA997/CC Application Number

Ymgeisydd Applicant

**Head of Service (Highways)
Anglesey Three Towns Regeneration Project
Highways
Isle of Anglesey County Council
Council Offices
Llangefni
Ynys Môn
LL77 7TW**

Cais llawn ar gyfer amnewid pedwar o'r ffenestri presennol i'r llawr cyntaf a'r ail o'r edrychiad blaen gyda ffenestri traddodiadol dalennog pren yn

Full application for the replacement of four of the existing windows on the first and second floor of the front elevation with traditional timber sash windows at

5 Stanley Street, Holyhead



Planning Committee: 07/05/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council.

1. Proposal and Site

The site is situated in Holyhead town, Stanley Street. The site lies within the Conservation Area.

The proposal entails the replacement of the existing windows on the first and second floor at the front elevation with traditional timber sash windows at 5 Stanley Street, Holyhead.

2. Key Issue(s)

The applications main issues are whether the proposed work is acceptable in terms of design and impact on the Conservation Area and neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 - Design

Gwynedd Structure Plan

Policy D3 – Conservation Area

Policy D26 – Conservation Area

Policy D4 - Siting

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Environment

Planning Policy Wales (6th Edition), February 2014

Technical Advice Note 12 - Design

4. Response to Consultation and Publicity

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

Councillor Raymond Jones– No objection

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

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

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, serving of personal notifications on the owners of neighbouring properties and placing an advert in the newspaper due to the location of Conservation Area. The latest date for the receipt of representations is 24/04/2014 and 15/05/2014 respectively. No letters of representations had been received at the time of writing this report.

5. Relevant Planning History

No site history.

6. Main Planning Considerations

Site and Context – The building lies within Holyhead High Street known as Stanley Street. The area is a designated Conservation Area. The scheme is to replace the existing sash windows with new timber sash windows which will be painted in grey and white located on the front elevation.

Effect on neighbouring properties – Since the proposal is the replacement of the existing sash windows I do not consider that the proposal will affect any neighbouring properties. In my considered opinion, since any changes are relatively minor, it would not affect any neighbouring properties.

Effect on the Conservation Area – The colours choice of material and design are acceptable and would not impact the surrounding properties or the Conservation Area.

7. Conclusion

The proposal is a relatively minor development replacing the existing sash windows with a new timber sash windows. The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted 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 25/03/2014 under planning application reference 19LPA997/CC.

Reason: For the avoidance of doubt.

12.6

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **20C277G/VAR** Application Number

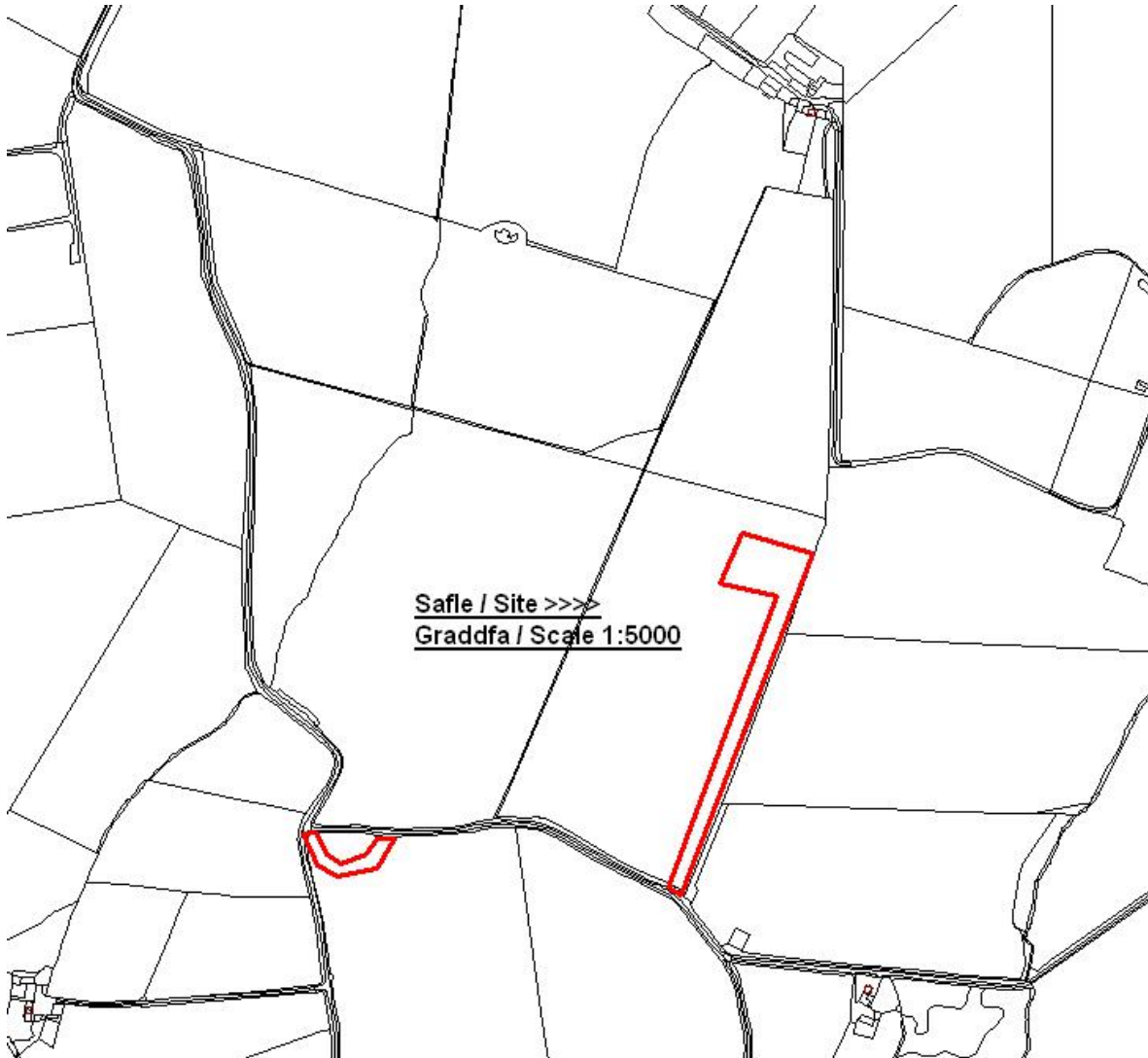
Ymgeisydd Applicant

**Mr Andy Black
c/o Mr David Rimmer
G L Hassan
St Vincent's Works
Silverthorne Lane
Bristol
England
BS2**

Cais i amrywio amod (13) (Goleuo) ar ganiatad
cynllunio 20C277 yn

Application to vary condition (13) (lighting) on
planning permission 20C277 at

Tai Hen, Rhosgoch



Planning Committee: 07/05/2014

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The Head of Planning Service has decided not to use delegated power in connection with Onshore Wind Energy Developments.

1. Proposal and Site

This is an application under section 73 of the planning act to vary condition (13) of planning permission 20C277, which is described in the relevant sections of the report below and which has at the time of writing not been implemented.

Condition 13 required a 200 candela light on top of turbine in the interest of the safety of military aircraft. The application is made to reduce the luminance of the proposed light specified under planning permission 20C277, and an alternative 25 cd light or an Infra-red is proposed in this application.

2. Key Issue(s)

Whether the proposed alternative lighting arrangements are acceptable to the Ministry of Defence "MOD"

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D1 AONB

D3 Landscape Conservation Area

D22 Setting Listed Building

Ynys Mon Local Plan

1 (General)

30 Landscape

31 Landscape

41 Conservation of Buildings

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

GP1 Development Control Guidance

EP 18 Renewable Energy

EN1 Landscape Character

EN2 Area of Outstanding Natural Beauty

EN13 Setting of Listed Buildings

Planning Policy Wales Edition 6 (2014)

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

**Technical Advice Note 8 Renewables (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)

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

Isle of Anglesey Council Supplementary Planning Guidance Onshore Wind Energy (2013)

4. Response to Consultation and Publicity

Local Member No observations received.

Llanbadrig Community Council Support the application.

MOD The MoD specified either 25 cd or Infra-red lighting so either model (CEL-IR850-024-CST or CEL-LI-25- DCW-P) would be acceptable.

5. Relevant Planning History

20C277A/SCR Screening opinion, No EIA required 14.12.11.

20C277 Erection of 1 No wind turbine with a maximum hub height up to 44m, rotor diameter of up to 56m and a maximum upright vertical tip height of up to 72m together with the erection of a transformer station, utility housing and new access track and hard standing. Conditionally approved at appeal 01.05.13.

6. Main Planning Considerations

Planning permission was granted at appeal for the wind turbine of the dimensions described in the preceding section. At the time of writing the development has not commenced. This is a recently granted appeal decision which remains extant.

Either the 25 candela light or the Infra-red light is acceptable to the MOD, and the proposed planning conditions permit the use of either of the light types. Positive weight can attributed to both proposals as they will reduce the luminance of the aviation safety light which is operational in at low visibility and night time. This will reduce impact of the development on the general and residential amenities of the area. In addition there will be less of an impact on the landscape.

7. Conclusion

The proposal is wholly acceptable and condition 13) is amended to allow the use of either of the proposed light units.

8. Recommendation

That planning permission is granted under section 73 to planning permission 20C277 subject to the following conditions:

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

(02) The turbine hereby approved shall be of a 3 bladed configuration and shall not exceed: 72 metres Maximum tip height (to the upright vertical tip of an attached blade) 44 metres Maximum hub height 56 metres Maximum rotor diameter 500 kW Maximum rated power

(03) The turbine blades shall rotate in the same direction as the turbines on the "Rhyd y Groes Wind Farm" (or any subsequently re-powered, re-configured or changed wind farm in any respect).

(04) No development shall take place until details of the external finish of the turbine hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

(05) Within 12 months of the wind turbine hereby permitted ceasing to be used for the generation of

electricity, it shall be permanently removed from the land and the site restored in accordance with details to be submitted to and approved in writing by the local planning authority prior to these works being carried out.

(06) All cabling in connection with the development hereby approved shall be installed underground.

(07) The development shall not commence until the following has been submitted to and approved in writing by the local planning authority:

- i) The date construction starts and ends.**
- ii) The maximum extension height of any construction equipment.**
- iii) The latitude and longitude of the turbine.**

The development shall thereafter be undertaken strictly in accordance with the details approved under the provisions of this condition.

(08) No development shall take place until the details of the location; construction and site/storage compounds have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

(09) No other part of the development shall commence, until the highway improvement works specified in the "Route Assessment Report and Traffic Management Plan" (August 2012) as amended by the Swept Path Access Route Details Sheet 2 (Reference 11087-03-011-0), have been implemented and completed, unless otherwise approved in writing by the local planning authority.

(10) No part of the development shall display any name, logo, sign or advertisement or means of illumination (save for that required for aviation safety purposes).

(11) No development shall commence until a written baseline domestic television and radio reception study in the area has been undertaken by a qualified television and domestic radio engineer and submitted to the local planning authority. A written mitigation scheme ('the mitigation scheme') setting out the details of work necessary to mitigate any adverse effects to domestic television and radio signals in the area caused by the development shall also be submitted to and approved in writing by the local planning authority before development begins. The mitigation scheme shall include provision for investigating and dealing with any claim by any person for domestic loss or interference at their household within 12 months of 'the commissioning' of the wind farm, and any mitigation works must be carried out in accordance with the approved mitigation scheme.

(12) Prior to the commencements of the development hereby approved, a written scheme to alleviate the incidence of shadow flicker ('the alleviation scheme') at any affected residential property shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved alleviation scheme.

(13) Prior to the commencement of the operation of the wind turbine hereby approved either a 25 cd light (CEL-LI-25-DCW-P) or an Infra-red lighting (CEL-IR850-024-CST) shall be installed and shall thereafter remain fully operational in the duration of the development hereby approved.

Reason: In order to minimise danger to military aircraft.

(14) Noise condition.

(1) The level of noise emission from the development hereby approved shall be measured in accordance with and shall not exceed the levels set out in the noise emission scheme ('the noise monitoring scheme') as set out in this condition 14) below.

(2) The level of noise emission resulting from the development shall be assessed using the procedures described in 'The Assessment and Rating of Noise from Wind Farms, ETSU-R-97' published by ETSU for the Department of Trade and Industry, specifically the Section entitled 'Supplementary Guidance Notes to the Planning Obligation'.

(3) The level of noise emission from the wind turbine generator shall not exceed:-

(a) As to the dwelling listed in Table 1 of Schedule 1 the levels set for that property in that table (at the wind speeds indicated within the Table).

(b) As to all other dwellings lawfully existing at the time of the planning consent and not

associated with the development the levels set in Table 2 of Schedule 1 (at the wind speeds indicated within the Table).

(4) The level of noise emission referred to in paragraph (14) (3) above shall be measured using an LA90 index over a minimum of 20 periods each of 10 minutes duration, using a sound level meter of at least Class 1 quality (incorporating best current practice) incorporating a ½ inch diameter microphone in free field conditions 1.2 metres above ground level and at least 3.5 metres from any wall, hedge or reflective surface (using a fast time weighted response).

(5) If the level of noise emission measured in accordance with paragraph (14)(4) exceeds the relevant levels referred to or specified in paragraph (14)(3) above or Schedule 1 attached, then the contribution of background noise to the level of noise emission shall be measured.

(a) Such background noise levels shall be measured using an LA90 index over a minimum of 6 periods each of 10 minutes duration in accordance with the requirements of paragraph (14)(4).

(b) Such measurements shall be made during a period of further measurements of noise from the wind turbine generator (made in accordance with the requirements of paragraph (14)(4)).

(c) A correction using best current practice shall be applied to the measured noise level to determine the contribution of background noise to the overall levels measured when the wind turbines are operating.

(6) The measurements made in accordance with paragraphs (14)(4) & (14)(5) shall be correlated with wind speeds measured at 10 metres over the periods referred to in paragraph (14)(4) & (14)(5). The LA90 noise level shall be derived using a best fit curve of the measured noise levels for data points corresponding to 10 metre wind speeds between 0 and 12 metres per second.

(7) Compliance with paragraph (14)(3)(a) and (14)(3)(b) using the methods defined in paragraph (14)(4) to (14)(6) shall be demonstrated to the satisfaction of the Local Planning Authority and at the expense of the Developer within 3 months following the first generation of electricity or at any time at the written request of the local planning authority and, thereafter, at least once every 20 calendar months. Compliance with the noise monitoring scheme shall be demonstrated to and approved in writing by the local planning authority by the submission to it of a written report. The local planning authority may require information from the applicant in writing in respect of any of the matters falling within the ambit of the noise monitoring scheme. The local planning authority may also request that any breaches of or evidenced by the noise monitoring scheme are addressed within a set timetable which timetable shall have been submitted to and agreed in writing by the local planning authority before the development commences and written confirmation of having implemented such proposals to address any breaches shall be sent to the local planning authority within a set timescale such timescale also to be submitted to and agreed in writing by the local planning authority before the development commences. The requirements of the noise monitoring scheme shall apply throughout the life of the development.

(8) Tonal noise shall be measured by the operator of the wind farm at its expense at the reasonable request of the Local Planning Authority in accordance with the procedures described in 'The Assessment and Rating of Noise from Wind Farms, ETSU-R-97' published by ETSU for the Department of Trade and Industry.

(9) If, at any dwelling lawfully existing at the time of the Planning Consent, the tonal noise from the wind turbine at Tai Hen exceeds the threshold of Audibility:-

(i) by more than 2.0dB but less than 6.5dB a penalty of $(5/6.5) \times \text{Audibility}$ dB shall be added to the noise level derived for that property in accordance with the ETSU-R-97 tonal assessment procedure;

(ii) by more than 6.5dB a penalty of 5dB shall be added to the noise level derived for that property in accordance with the ETSU_R-97 tonal assessment procedure.

(10) The Developer shall supply wind speed and direction data to the Local Planning Authority on its request to enable the Council to check compliance by the Developer with the provisions of paragraphs (14)(1) to (14)(9) above.

(11) Interpretation of some of the terms used within this condition is outlined in Schedule 2 attached.

(15) 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.

(16) Prior to the commencement of development, a Construction Method Statement ('CMS') describing the works to be undertaken and pollution prevention measures to be implemented during the construction phase, shall be submitted in writing to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved CMS.

(17) No construction work shall be undertaken outside the hours of 0730 – 1800 hours on weekdays (Monday – Friday) and 0730 – 1200 hours on Saturdays and at no time on bank holidays and Sundays.

(18) No development shall commence until a landscaping & reinstatement scheme for the application site and areas of land associated with the approved development, including highway works has been submitted to and approved by the local planning authority: the approved scheme shall be carried out in the first planting season after the completion of the construction works or its bringing into operation, whichever is sooner. Any trees or plants that, within a period of five years of the implementation of the approved scheme, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and same species, unless the local planning authority gives written consent to any variation.

SCHEDULE 1.

**Table 1: Dwellings Associated with Development.
Tai Hen (238258, 391699)**

Wind Speed at 10m height (m/s).	Below 3	3	4	5	6	7	8	9	10	11	12
Noise Limit LA90dB	43	43	43	43	43	43	43	43	43	43	44

Table 2: Dwellings not Associated with Development.

Wind Speed at 10m height (m/s).	Below 3	3	4	5	6	7	8	9	10	11	12
Noise Limit LA90dB	35	35	35	35	35	36	38	39	41	42	44

SCHEDULE 2

“**Audibility**” means the audibility of the Tonal Noise as defined in (and to be measured in accordance with)

the recommended method in "The Assessment and Rating of Noise from Wind Farms, ETSU-R-97" published by ETSU for the Department of Trade and Industry, specifically paragraph 2.1 of the Section titled "Supplementary Guidance Notes to the Planning Obligation".

"Background Noise Level" means the ambient noise level present within the environment in the absence of noise generated by the Development.

"Best fit curve" means a best fit linear regression curve expressing the noise level as a function of wind speed derived from measured noise levels for data points extracted in accordance with the recommendations of Section 1.2 of the Section titled "Supplementary Guidance Notes to the Planning Obligation" in ETSU-R-97.

"dB(A) LA90, 10min" means the dB(A) level exceeded 90% of the time and measured over a period of 10 minutes.

"ETSU-R-97" means "The Assessment and Rating of Noise from Wind Farms, ETSU-R-97" published by ETSU for the Department of Trade and Industry (Final Report September 1996).

"Free-field Conditions" means an environment in which there are no reflective surfaces (except the ground) affecting the measurements within the frequency range being measured.

"Reasonable Request" means following a complaint to the Council relating to noise emissions from the Wind Farm.

"Tonal Noise" means noise containing a discrete frequency component.

"10 metre wind speed" means (unless the context otherwise demands) wind speeds measured at a height of 10 metres above ground level.

"Wind Turbines" means the wind turbine generators proposed to be erected as part of the development.

Informatives

1. The applicant is advised to contact Colin Edwards (Chief Engineer) 01248 752350 to discuss the requirements of a condition survey of the highway network before commencement of any development on the site. The survey will be useful for all parties to provide a record of the condition of the public highway prior to the completion of the development.
2. The developer is advised to contact the council's Highway Section to agree a traffic management scheme including their agreement to any compound location, hours and days of operation and operation of any construction vehicles and any wheel washing Facilities.
3. The applicants is advised that the planning conditions numbers (4), (7), (8), (11), (12) (14) (7) (15) (16) and (18) of this planning permission are hereby discharged in writing by the local planning authority on the basis of details previously approved under applications for the discharge of planning conditions references 20C277B/DIS, 20C277C/DIS, 20C277D/DIS and 20C277F/DIS.

12.7

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **34LPA998/CC** Application Number

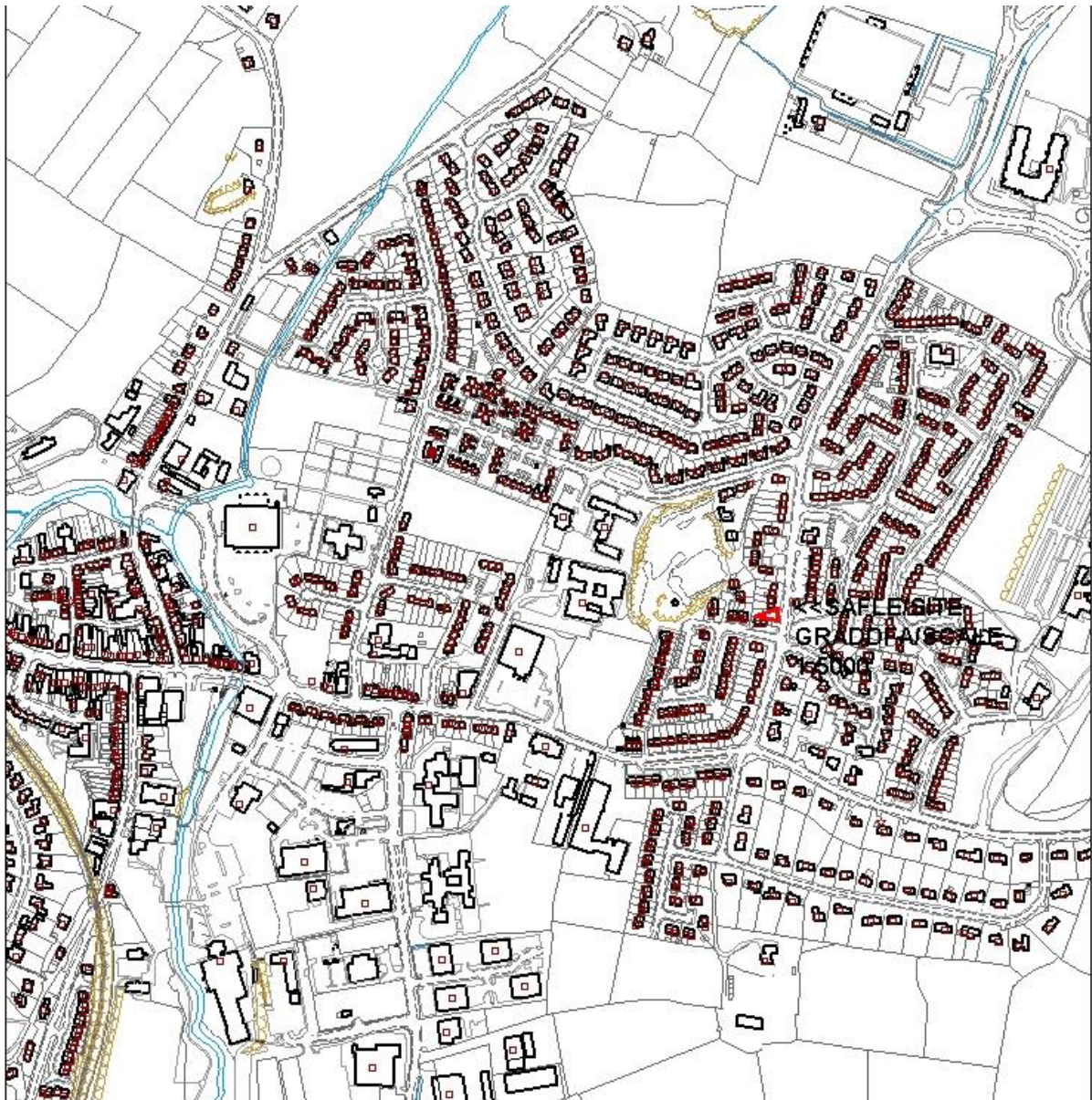
Ymgeisydd Applicant

**Head of Service
c/o Mr Tom Hastings
Wakemans Ltd
12/14/16 Bridge Street
Caernarfon
Gwynedd
LL55 1AB**

Cais llawn ar gyfer creu mynedfa newydd a man parcio yn

Full application for the creation of a new vehicular access and hardstanding at

1, Isgraig, Llangefni



Planning Committee: 07/05/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site is owned by the Council.

1. Proposal and Site

The application is a full application for the construction of a new vehicular access and hardstanding at 1 Isgraig, Llangefni.

The property is a semi-detached property and is located on Lon Newydd. Across the road is the Fire Station and Isgraig Clinic.

2. Key Issue(s)

The key issue is whether the construction of a new vehicular access is acceptable from a highway safety point of view and whether the development will have an impact on any adjacent property.

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 – Location, siting and design

Policy FF15 – Access for the disabled

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 - Design

Policy EN1 – Landscape

4. Response to Consultation and Publicity

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

Local Member (Cllr Bob Parry) – No response at the time of writing the report

Local Member (Cllr Dylan Rees) – No response at the time of writing the report

Local Member (Cllr Nicola Roberts) – No response at the time of writing the report

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

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

Highways Department – Conditional Approval

The application was advertised by placing a site notice near the site and neighbouring properties were notified by individual letters. The expiry date for receiving representations was the 2nd May, 2014. At the time of writing the report no letters were received.

5. Relevant Planning History

None.

6. Main Planning Considerations

The main planning consideration is whether the highways department consider that the construction of a new vehicular access in this location is acceptable.

The property has no parking facilities and access to the property is via a small gate to the front of the property. The application involves the construction of a new vehicular access with two new pillars to match that of the existing. The application also involves the provision of a hard-standing area for the cars.

The Highways Department have confirmed that they are satisfied with the new vehicular access providing conditions are placed on the permission.

7. Conclusion

It is not considered that the construction of a new vehicular access and hardstanding will have a negative impact on the area or surrounding properties. The highways department have also confirmed that they are satisfied with the development.

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

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

(03) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

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

(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 in the interests of road safety.

(05) The access shall remain ungated at all times.

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

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 03/04/2014 under planning application reference 34LPA998/CC.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Supplementary Planning Guidance – Parking Standards

Rhif y Cais: 39C72E Application Number

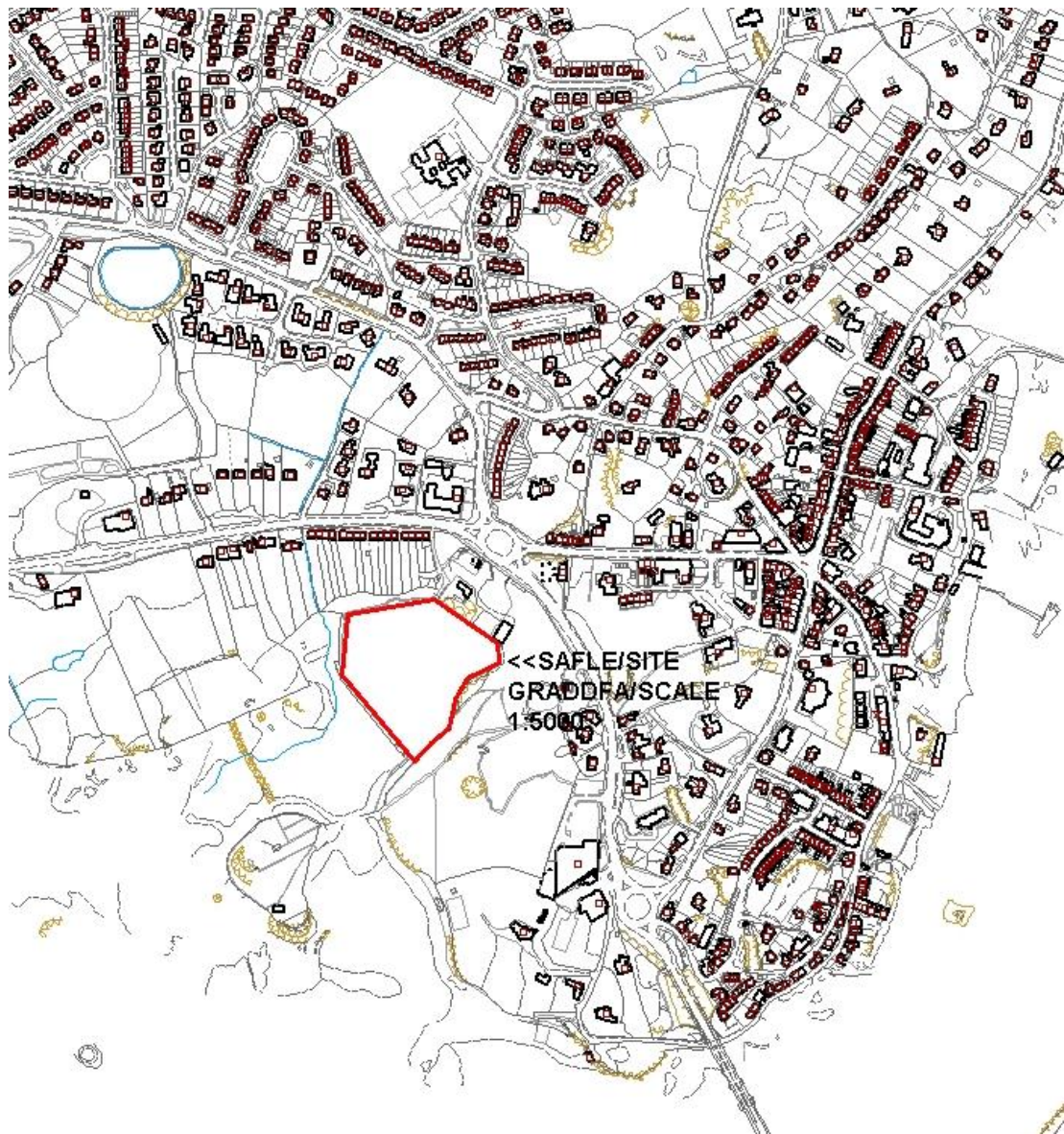
Ymgeisydd Applicant

**Menai Bridge Rugby Club
c/o Mr Douglas Barnes
Longford House
Lon Gernant
Menai Bridge
Anglesey
LL59 5SU**

Cais llawn ar gyfer codi storfa a ystafell fitrwydd a cysgodfa yn

Full application for the erection of an equipment store and fitness room and shelter at

Menai Bridge Rugby Club, Menai Bridge



Planning Committee: 07/05/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The proposal is on Council owned land

1. Proposal and Site

The application is for the erection of an equipment store/fitness room and dugout/shelters at the Menai Bridge Rugby Club, Menai Bridge

The application site cannot be seen from the Highway, however the site can be seen from Coed Cynrol and Menai Straits. A public footpath runs along the edge of the site.

2. Key Issue(s)

The key issue is whether the proposed store/fitness room and dugout/shelters fit in with the area and whether the buildings/structures will have a negative impact on the Area of Outstanding Natural Beauty.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 14 – Recreation and Community Facilities

Policy 17 – Recreation and Community Facilities

Gwynedd Structure Plan

Policy D1 - Environment

Policy D2 – Environment

Policy D4 – Location, siting and design

Policy D5 – Development on the coast

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Landscape

Policy EN8 – Development on the Coast

Policy TO11 – Sports and Leisure Facilities

4. Response to Consultation and Publicity

Town Council – Approval Recommended

Local Member (Cllr Jim Evans) – No response at the time of writing the report

Local Member (Cllr Meirion Jones) – No response at the time of writing the report

Local Member (Cllr Alun Mummery) – No response at the time of writing the report

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

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

Highways Department – Comments

Environmental Health – No observations

Drainage Section – Comments

Neighbouring properties were notified by letter and a site notice placed near the site. The expiry date to receive representations is the 17th April, 2014. At the time of writing the report no representations had been received.

5. Relevant Planning History

39C72 – Alterations to windows and doors at Rugby Club Building, Menai Bridge – Granted 21/1/87

39C72A – Erection of a sewage pumping station, control building and storm tank at Menai Bridge – Granted 02/06/94

39C72B – Change of use of land to form a rugby pitch along with training areas and associated club house on land at Menai Bridge Rugby Club, Menai Bridge – Granted 24/2/97

39C72C – Erection of 3 floodlights at Menai Bridge Rugby Club, Menai Bridge –

39C72D – Erection of three training lights on 12 metre columns at Menai Bridge Rugby Club, Menai Bridge – Approval 6/4/11

6. Main Planning Considerations

The application is for the erection of an equipment store /fitness room which will be located next to the existing clubhouse. The building will measure 10 metres long x 5 metre wide by 4.3 metres high. The materials of the building will match that of the existing clubhouse. The fitness room will be used by members and guests of the rugby club.

The shelter will be located next to an embankment, this will lessen the impact from the Menai Straits and the public footpath. The shelter will measure 4 metres x 1.2 metres x 2.1 metres.

Area of Outstanding Natural Beauty

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and Policies EN1 and EN2 of the Stopped Ynys Mon Unitary Development Plan, It is not considered that the proposal would unacceptably affect the character and appearance of this landscape designation.

Paragraphs 5.3.5, 5.3.6 and 5.5.5 of the Planning Policy Wales 'Edition 6' February 2014 states that the primary objective in designating AONB's is the conservation and enhancement of their natural beauty. AONB's must be afforded the highest status of protection from inappropriate developments and great weight given to conserving and enhancing the natural beauty of the areas. Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect.

It is not considered that the store or shelter will have a negative impact on the Area of Outstanding Natural Beauty in any way. The store building is located next to the existing clubhouse which is situated quite a distance away from the Menai Straits. The store is of high quality and design which will fit in with its surroundings without harming the natural beauty of the area.

Neighbouring properties have been notified of the development. It is not considered that the building and shelter will have a negative impact on their privacy.

7. Conclusion

It is not considered that the store/fitness room and shelter will have a negative impact on the area or surrounding properties. The development accords with all policies as listed in the report.

8. Recommendation

Permit

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 24.03.14 under planning application reference 39C72E.

Reason: For the avoidance of doubt.

Rhif y Cais: **43C32D/DA** Application Number

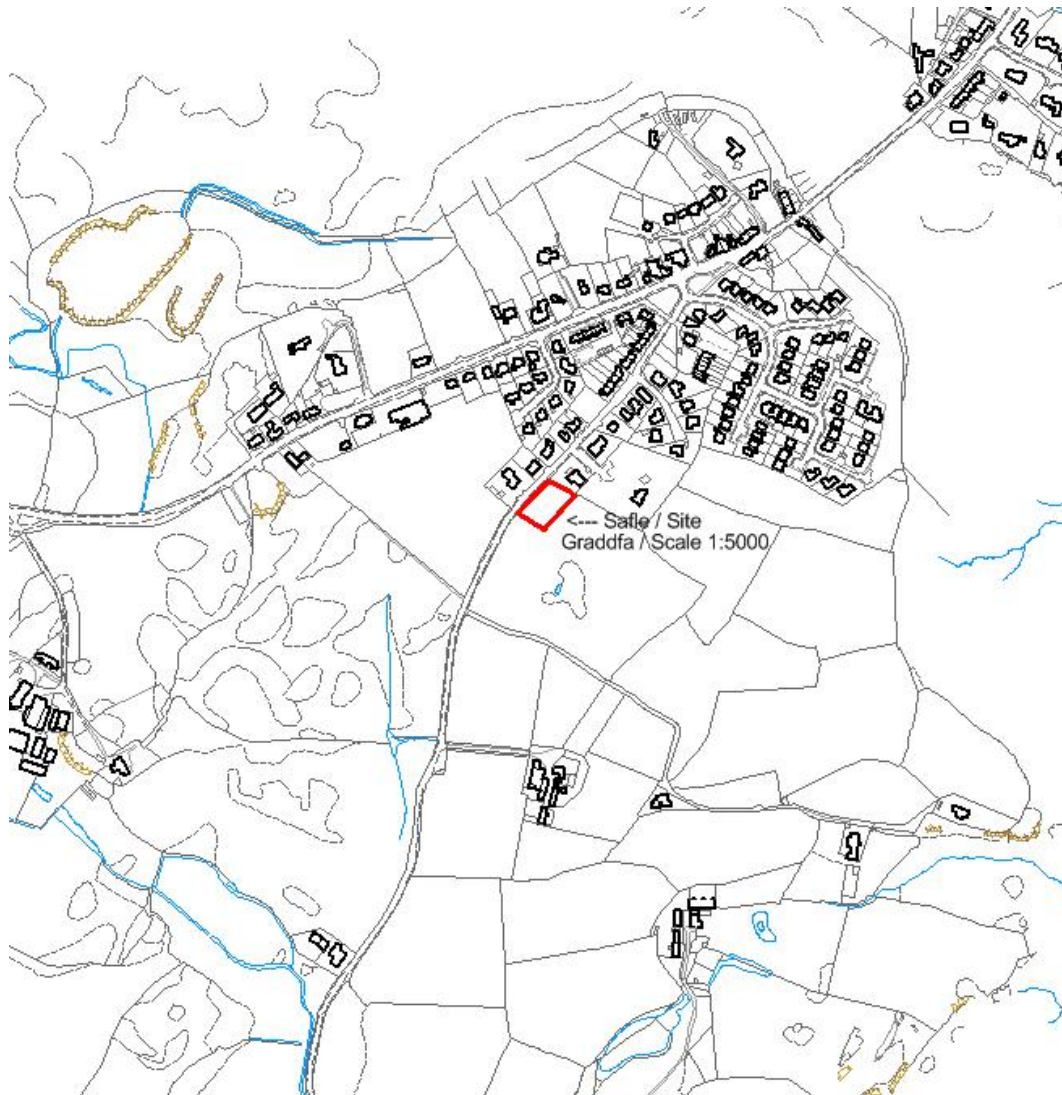
Ymgeisydd Applicant

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

Cais am fater a gadwyd yn ôl ar gyfer gwedd yr adeilad(au) ynghyd a materion diwygiedig a gadwyd yn ôl ar gyfer gosodiad a graddfa yr adeilad(au) ar gyfer codi annedd a modurdy preifat ar dir ger

Application for the approval of appearance of the building(s) as a reserved matter together with the approval of amended layout and scale reserved matters for the erection of a dwelling and a private garage on land adjacent to

To Gwyrdd, Four Mile Bridge



Planning Committee: 07/05/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The site is located on the road leading from Four Mile Bridge to Rhoscolyn next to the property known as Cwm Ffynnon, Four Mile Bridge and is located within the designated Area of Outstanding Natural Beauty.

The application is for the approval of appearance of the building(s) as a reserved matter together with the approval of amended layout and scale reserved matters for the erection of a dwelling and a private garage on land adjacent to To Gwyrdd, Four Mile Bridge. Means of access thereto and landscaping of the site has been granted as reserved matters on outline permission reference 43C32C.

2. Key Issue(s)

The key issue to consider is whether the layout, scale and external appearance of the proposed dwelling and private garage is acceptable in terms of amenity and the affect on the surrounding landscape and the designated area of outstanding natural beauty.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General
Policy 26 – Car Parking
Policy 30 - Landscape
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing
Policy A3 – Housing
Policy D1 – Areas of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design
Policy D28 – Traditional Roofing Material
Policy D29 – Standard of Design
Policy FF12 – Parking Standards

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – Areas of Outstanding Natural Beauty

Policy TR10 – Parking Standards
Policy HP4 – Villages
Policy SG4 – Foul Sewage Disposal
Policy SG6 – Surface Water Run Off

Planning Policy Wales, Edition 6, February 2014

Technical Advice Note 12: Design

Technical Advice Note 22: Sustainable Buildings

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

4. Response to Consultation and Publicity

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

Councillor Trefor Lloyd Hughes – Requested that the application be referred to the Planning Committee for determination. His reasons being access, local opposition, large development and outside village development. He seeks a site visit by the Committee.

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

Community Council – The new plans are very different to the outline permission granted particularly in terms of the scale of the buildings. Secondly, there are concerns regarding the access since the road in front of it is so narrow and traffic so heavy at times along this road which connects Rhoscolyn and Four Mile Bridge. Thirdly, complaints have been received from residents living in the area adjacent to the land and we believe that due consideration should be given to their concerns. Finally, we believe that it is essential that the Planning Committee visits the site before making a decision particularly in light of the concerns regarding the access.

Welsh Water – Recommended conditional approval

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

Drainage – Surface water drainage system is acceptable in principle.

Natural Resources Wales – Assessed the application as having a low environmental risk. Their standard advice is relevant.

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 13th February 2014. At the time of writing this report six letters of representations had been received at the department. The main issues raised can be summarised as follows:

- The proposed plans and details on the reserved matters application differ significantly from the approved outline plans.
- It stated within the documents submitted with the outline application that the proposed dwelling would be stone cladding, however it is not included within the details and plans submitted with the reserved matters application.
- The proposal would interfere with the outlook from adjacent properties.
- Affect of the proposal on the surrounding landscape.
- Access and highway safety.
- The development would result in the increase in flooding in the gardens of the adjacent properties.

In response to the objections raised:

- It is acknowledged that the proposal differs from the details provided in the outline application as this application entails the approval of appearance of the building(s) as a reserved matter together with the approval of amended layout and scale reserved matters for the erection of a dwelling and a private garage. The outline application with some matters reserved entailed the erection of a single storey dwelling with a detached garage. This application entails the erection of a single storey dwelling and an attached double garage. It is acknowledged that the floorarea of the proposed dwelling and garage have increased and as a result the amenity area, drive and parking area have reduced. However, the proposal complies with the guidance contained within Guidance Note 8: Proximity of Development of the Council's Supplementary Planning Guidance and therefore is considered to be acceptable.
- The external appearance of the building was not considered as a reserved matter under the outline permission. Therefore the details of the external appearance of the building submitted with the outline application were indicative. The external appearance of the building and the overall design of the proposed dwelling is considered to be acceptable and will be in keeping with existing dwellings in the vicinity of the site.
- It is not considered that the proposal would interfere with the outlook from adjacent properties so that it would detrimentally affect the amenities currently enjoyed by the occupiers of the adjacent

properties. The proposal is single storey and complies with guidance contained within Guidance Note 8: Proximity of Development of the Council's Supplementary Planning Guidance.

- It is acknowledged that the site is located within the designated area of outstanding natural beauty. However, the principle of the development has already been established by the grant of outline permission in August 2011. It is considered that the proposal will maintain the appearance of the area of outstanding natural beauty and may positively enhance it by the extensive landscaping works proposed.
- Means of access for the proposal has been granted as reserved matters on the outline permission.
- It is not considered that the development would result in the increase in flooding in the gardens of the adjacent properties. Natural Resources Wales have assessed the proposal as being with a low environmental risk. Also the Council's Drainage Department have confirmed that the proposed surface water drainage system is acceptable in principle.

5. Relevant Planning History

43C32 - Erection of a bungalow on part of OS enclosure 8400, opposite Fresh Winds, Four Mile Bridge – Approved 18/01/1989

43C32A/DA – Detailed plans for the erection of a dwelling on part of OS enclosure 8400, adjacent Dolwen, Four Mile Bridge – Approved 06/11/1989

43C32B – Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjacent to To Gwyrdd, Four Mile Bridge – Refused 19/08/2010

43C32C – Outline application for the erection of a dwelling and garage together with the construction of a vehicular access on land adjacent to To Gwyrdd, Four Mile Bridge – Approved 03/08/2011

43C53A – Residential development of part of OS 8400, Hendy, Four Mile Bridge – Approved 11/05/1990 subject to conditions and subject to a Section 52 agreement – local person occupancy and construction of roads and sewers to adoptable standards.

6. Main Planning Considerations

Affect of the external appearance of the building and the amended layout and scale of the proposal on amenity: It is acknowledged that the layout and scale of the proposed dwelling and garage has been altered to that approved on the outline permission reference 43C32C. The proposal has been altered so that it comprises of a larger dwelling with an attached double garage. As a result the floorarea of the proposed dwelling and garage have increased and the amenity area, drive and parking area have reduced. The original floorareas indicated on the outline application were approximately 118m² for the dwelling and approximately 39m² for the detached garage. The dwelling submitted as part of this application has a floorarea of approximately 163m² and the floorarea of the attached garage measures approximately 55m². The external appearance of the building and the overall design of the proposed dwelling is considered to be acceptable and will be in keeping with existing dwellings in the vicinity of the site. The proposal complies with the guidance contained within Guidance Note 8: Proximity of Development and Guidance Note 16: New Homes and Estates of the Council's Supplementary Planning Guidance and therefore is considered to be acceptable. There is ample space within the plot to accommodate the proposal without resulting in the overdevelopment of the site.

Affect of the external appearance of the building and the amended layout and scale of the proposal on the surrounding landscape: The application site is located within an area of outstanding natural beauty. It is a statutory designation that recognises its importance in landscape quality and nature conservation terms. The primary objective for the designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to areas of outstanding natural beauty purposes and development management decisions affecting the areas of outstanding natural beauty should favour conservation of natural beauty. It is considered that the proposal reflects the settlement pattern and is an acceptable rounding off of the settlement. The proposal will maintain the appearance of the area of outstanding natural beauty and may positively enhance it by the extensive landscaping works proposed.

7. Conclusion

The external appearance of the building and the amended layout and scale of the proposal is considered to be acceptable. The external appearance of the building and the overall design of the proposed dwelling is considered to be acceptable and will be in keeping with existing dwellings in the vicinity of the site. The

proposal complies with the guidance contained within Guidance Note 8: Proximity of Development and Guidance Note 16: New Homes and Estates of the Council's Supplementary Planning Guidance. The proposal will maintain the appearance of the area of outstanding natural beauty and may positively enhance it by the extensive landscaping works proposed.

8. Recommendation

Permit

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

Reason: To ensure a satisfactory appearance of the development.

(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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 20/11/2014 and 09/04/2013 under planning application reference 43C32D/DA.

Reason: For the avoidance of doubt.

INFORMATIVES

This Decision Notice must be read in conjunction with that of Outline Planning Permission 43C32C Granting conditional permission on the 03/08/11. You are advised to satisfy yourself that you have all the relevant documentation.

The applicant's attention is drawn to the remaining conditions of this and the outline approval which must be complied with.

12.10

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **46C38S/ECON** Application Number

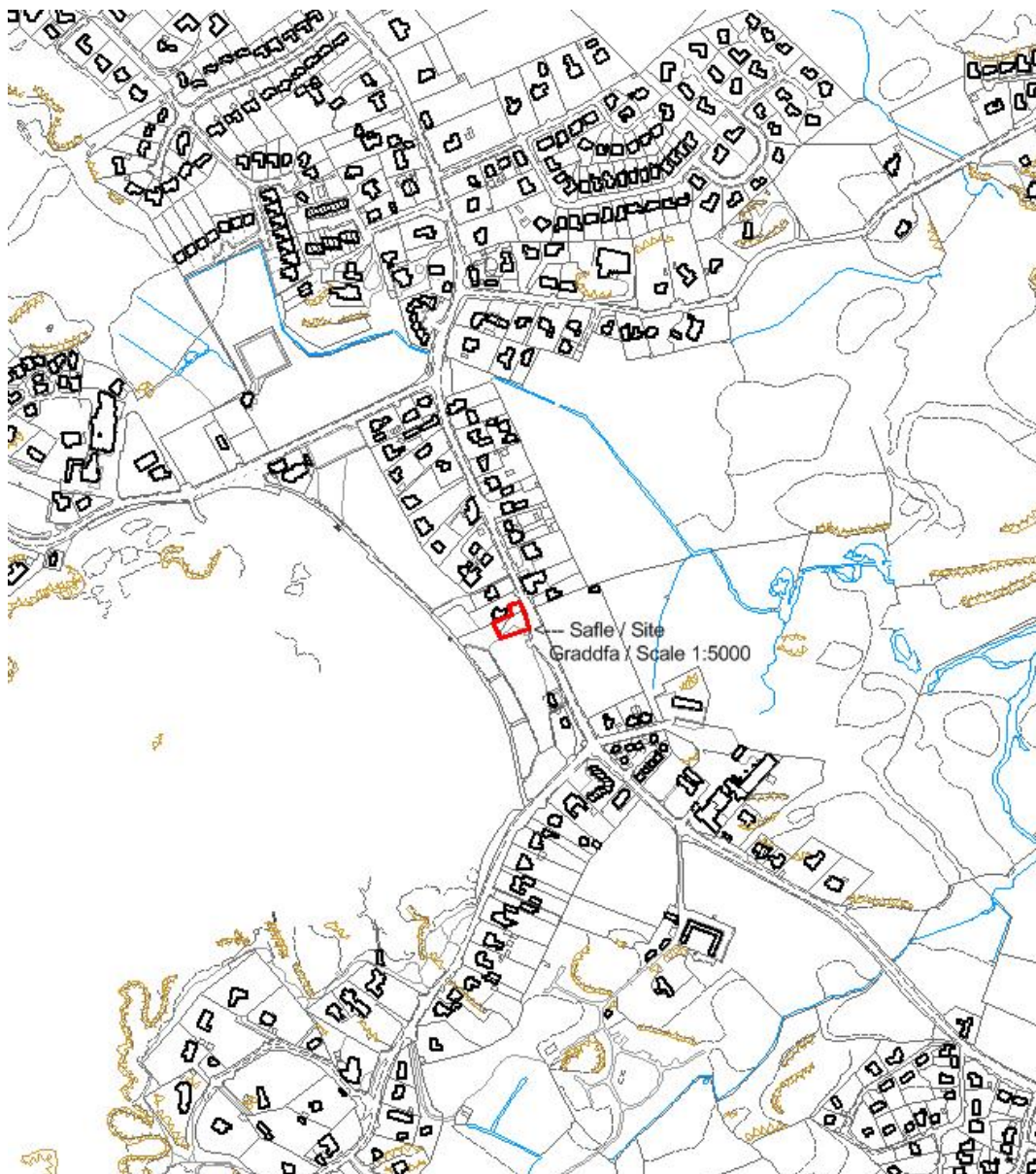
Ymgeisydd Applicant

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

Cais llawn ar gyfer codi bwyty ar dir ger

Full application for the erection of a restaurant on
land adjacent to

Sea Shanty House, Lôn St. Ffraid, Trearddur Bay



Planning Committee: 07/05/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the application site is located on land in the ownership of the Council. The application was also called in by the Local Member (Cllr Trefor Lloyd Hughes)

1. Proposal and Site

The site is located adjoining Lon St Ffraid in Trearddur Bay. The proposal entails the erection of a café / restaurant with an area of external decking facing the existing car park. The external surface is partially rendered and partially timber clad. Car parking facilities within the existing public car park are available for use and will not be affected by the proposal. The development is located on part of the boundary dune system.

The application is supported by an ecology report.

2. Key Issue(s)

Effects on visual and residential amenity and highway, ecology, archaeology and flood risk issues.

3. Main Policies

Gwynedd Structure Plan

Policy B1: Employment Generating Developments

Policy CH1: Recreation and Tourist Development

Policy D4: Location, Siting and Design

Policy D9: Environmentally Sensitive Areas

Policy D29: Standard of Design

Policy D31: Open Spaces

Policy D32: Landscaping

Policy FF12: Car Parking Standards

Ynys Mon Local Plan

Policy 1: General Policy

Policy 5: Design

Policy 16: Recreation and Community Facilities

Policy 26: Car Parking

Policy 28: Tidal Inundation and River Flooding

Policy 34: Nature Conservation

Policy 41: **Conservation of Buildings**

Policy 42: Design

Stopped Unitary Development Plan

Policy GP1: General Policy

Policy GP2: Design

Policy TR10; Parking Standards

Policy TO1: New Attractions and Extensions to Existing Attractions

Policy EN1: Landscape Character

Policy EN4: Biodiversity

Policy SG2: Development and Flooding

Supplementary Planning Guidance

Design Guide

Relevant National or Local Policy

Planning Policy Wales (Edition 6)
TAN 5: Nature Conservation
TAN 12: Design
TAN 13: Tourism
TAN 15: Flood Risk

4. Response to Consultation and Publicity

Local Member – Cllr Trefor Lloyd Hughes : Requests Committee determination due to flood risk and problems of the landowner

Local Member – Cllr Dafydd Rhys Thomas: No reply to date

Local Member – Cllr J M Evans: no reply to date

Community Council: objection as the scale of the development is considered too dominant for the centre of the village, it will overburden the infrastructure and is disproportionate to the existing built environment; the area is subject to regular flooding. In addition, the Community Council raises non-planning matters in relation to covenants, correspondence with the Head of Service (Property) and consultation.

Highways Section: Comments in relation to legal / ownership matters. Scheme agreed in principle but advised that development should be higher than the flood bund/ entry ramp into the car park. Those details have since been submitted.

Drainage Section: Details are acceptable in principle.

Dwr Cymru-Welsh Water –Standard conditions

Natural Resources Wales– As the Environment Agency, confirmed that it was satisfied that the finished floor level is set above the design flood event with a suitable allowance for climate change with regard to flood risk. The natural dune system to the west of the proposed building affords protection to the area as a whole from tidal inundation and as such there should be no excavations in the dunes beyond 3m from the edge of the proposed building without the prior agreement of the local planning authority.

As the Countryside Council for Wales confirmed that development is located 170m from the designated AONB and considered not to cause significant effects. Local biodiversity interests should be considered.

Natural Resources Wales has been consulted on the revised drawings and a reply was awaited at the time of writing.

Gwynedd Archaeological Planning Service- Additional details requested regarding construction method.

Ecological and Environmental Advisor – lizards are likely to be present and reasonable avoidance measures should be proposed. The application has been modified to include an area of dunes to the west as translocation habitat.

Public Response to Consultation: 12 letters of objection and 27 letters of support had been received at the time of writing. Objections are based on:

Competition;

Covenant to secure the land as public open space and the Council cannot therefore sell the land to a private individual for a commercial venture;

Size and scale out of keeping with the locality;

Loss of car parking space;

creation of and adding to parking congestion;

site is part of a sacred and historic site;

several such facilities exist already;

no need for another training academy;

flood risk raised after recent storms.

Matters of market competition and legal covenants are not matters which carry significant weight in the planning decision making process.

Letters of support indicate:

Inward investment to be welcomed;
Employment opportunities will be created;
Although other local establishments exist, they do not necessarily cater for all requirements;
The proposal will increase local amenities.

5. Relevant Planning History

46C38 - Demolition of existing café and the erection of a new public house and restaurant together with provision for owners separate living accommodation at Sea Shanty, Trearddur Bay. REFUSED 15/05/1985

46C38A - Demolition of existing café and the erection of a new restaurant and café together with owners bungalow on land at Sea Shanty, Trearddur Bay. APPROVED
14/10/1985

46C38B - Demolition of existing building and erection of a restaurant/cafe with owners accommodation on the site of Sea Shanty, Trearddur Bay. WITHDRAWN
18/02/1988

46C38C - Detailed plans for the demolition of existing cafe and erection of a restaurant/cafe with owner's accommodation at The Sea Shanty, Trearddur Bay. APPROVED 01/08/1988

46C38D - Retention of car park as constructed which is not in accordance with the plans approved under reference number 46/C/38C at Sea Shanty Café, Trearddur Bay. APPROVED 21/04/1998

46C38E - Erection of an extension to re-locate the kitchen at Sea Shanty Café, Trearddur Bay. APPROVED
13/01/1999

46C38H - Change of use of existing cafe on the ground floor into a dwelling at Sea Shanty, Trearddur Bay. APPROVED
26/02/2002

46C38J - Outline application for the demolition of the existing cafe together with the erection of two dwellings and the construction of a new access at Sea Shanty, Trearddur Bay. APPROVED
30/01/2003

46C38Q - Erection of a single storey cafe with an attached two storey dwellinghouse at Sea Shanty, Trearddur Bay APPROVED 19/08/2010

6. Main Planning Considerations

Principle of the Development: The site is located centrally in Trearddur and on the edge of the development boundary under the Local Plan (part of the proposal is within the curtilage of the adjoining dwelling and within the boundary). Policy 14 of the Local Plan supports the development of recreation and community facilities on allocated sites and on other sites where they:

Increase the quality and range of facilities for local residents and visitors;
Relieve pressure on more environmentally sensitive areas;
Increase public access to open areas which have recreational value.

Under the Local Plan the car park area and beachfront is designated as an open space or amenity area to be safeguarded under Policy 16 which states:

Development proposals which would lead to the loss of public or private open space will be refused where the open space has significant recreational, amenity or wildlife value.

The open space / amenity area designation was not transferred to the stopped Unitary Development Plan and the car park site is included therein within the development boundary.

The application is for a commercial restaurant / café facility together with a kitchen academy offering courses in basic catering and associated hospitality skills and management.

The application accords with the recreation and community facilities policy in that it provides an additional amenity within the village which will increase the facilities available for both local residents and the tourist population being centrally placed and accessible and well-located to the promenade and other local amenities.

Users of the site arriving by car are able to use the adjoining public pay and display car park or other parking areas within the village. The site occupies a corner of the car park area

Highway Impacts: Concerns are expressed that Trearddur is highly congested, in particular during the height of the tourist season. Objections are raised in relation to developing on the public car park as the proposal will increase visitors but decrease the space available for them to park. The development is proposed in the dune area to the corner of the car park and part of the curtilage of the adjoining dwelling and it is not considered that any loss of parking space will occur. Users of the site arriving by car are able to use the adjoining public pay and display car park or other parking areas within the village. The Highway Authority raises no objection.

Landscape & Amenity Impact: Concerns are expressed by some that the proposal is out of scale and character with the village. Others writing in support welcome the facility. The site is located some 170m from the edge of the designated Area of Outstanding Natural Beauty and it is considered, when read in context with existing buildings and consented development, that the proposal will have a neutral effect. The proposal includes timber cladding and white render which are appropriate for this coastal edge. The roof material is blue painted corrugated steel which has a coastal theme inappropriate in terms of the local vernacular for anything other than this type of wholly commercial development.

Ecological Impacts: Concern was raised that part of the site is a dune feature and that lizards may be present on the site and would be affected by the proposed development. The proposal is located on a corner of the car park on previously disturbed ground. Dunes lie to the rear of the promenade and are unaffected by the development. The application has been modified to include dunes to the west and a strategy has been presented in order that should any lizards be encountered during construction works, they can be captured and translocated in accordance with an agreed standard methodology to the adjoining appropriate dune habitat.

Archaeology: The area has been the focus of religious and funerary activity for several centuries. This long association led to the selection of an area of the dunes adjoining the site and fronting the promenade as the location for the village Millennium Cross. The Gwynedd Archaeological Trust carried out extensive excavation of the Towyn Capel site and it is understood that little remains of the site although the adjoining area could at depth reveal associated information. The Gwynedd Archaeological Planning Service has requested details of foundations for the building in order to complete its assessment of whether any watching brief may be required. The dunes themselves have been disturbed over time and are not considered a significant resource.

Flood Risk: The site is within zone C2 as defined by Technical Advice Note 15. TAN advice is not to locate highly vulnerable development such as residential or holiday units within such areas. TAN 15 states that:

All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement¹; **or**,
 - ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
- and,**
- iii It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
 - iv The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

The development is justified as being part of the Authority's development strategy (the land has been brought into the development boundary under the stopped UDP) and it will contribute to employment generation; it is part of the car park complex and curtilage of the adjoining dwelling and is previously

developed land; the Environment Agency as it existed at the time was satisfied with the flood risk associated with the development.

7. Conclusion

The proposal will add to the variety of amenities in the locality. There is no objection from the Highway Authority and it is considered that ecological and any archaeological impacts can be mitigated through conditions. The flood risk associated with the development is acceptable.

8. Recommendation

To **permit** the development subject to the conditions set out below and any condition proposed by the Gwynedd Archaeological Planning Service and Natural Resources Wales in completing their consultation responses:

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

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

(02) No external lighting shall be installed until a scheme of illumination has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the agreed details unless the local planning authority gives its prior written consent to any variation.

Reason In the interests of residential amenity.

(03) The development of the site shall take place in accordance with Clwydian Ecology Reptile Reasonable Avoidance Scheme dated 21st March 2014 and submitted under planning reference number 46C38S/ECON unless the local planning authority gives its prior written consent to any variation.

Reason; in order to safeguard any protected species which may be present on the site.

(04) No development shall commence until samples of the external finishing material have been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation.

Reason in the interests of amenity.

12.11

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **46C397D** Application Number

Ymgeisydd Applicant

**Mr D Greensmith
c/o Mr Paul O'Loughlin
Owen Ellis Architects Ltd
Stanley Hall
Edmund Street
Liverpool
Merseyside
L3 9NG**

Cais llawn ar gyfer codi annedd ar dir yn

Full application for the erection of a dwelling on land at

Bryniau, Lon Penrhyn Garw, Trearddur Bay



Planning Committee: 07/05/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The site is situated to the front of the former dwelling known as Bryniau in Lon Penrhyn Garw in Trearddur Bay. The site benefits permission for the erection of a dwelling.

The application is for the approval of an amended design for the erection of a dwelling on land at Bryniau, Lon Penrhyn Garw, Trearddur Bay.

2. Key Issue(s)

The applications main issues are whether the development complies with current policies, design, highways and technical issues, whether the development will affect the amenities of surrounding properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 26 – Car Parking

Policy 31 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing

Policy A3 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Traditional Roofing Material

Policy D29 – Standard of Design

Policy FF12 – Parking Standards

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy TR10 – Parking Standards

Policy HP3 – Main and Secondary Centres

Policy SG4 – Foul Sewage Disposal

Policy SG6 – Surface Water Run Off

Planning Policy Wales, Edition 6, February 2014

Technical Advice Note 12: Design

Technical Advice Note 22: Sustainable Buildings

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

4. Response to Consultation and Publicity

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

Councillor Trefor Lloyd Hughes – Requested that the application be referred to the Planning Committee for determination. His reasons being the size of the proposed dwelling.

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

Community Council – No comment

Welsh Water – Recommended conditional approval

Highways – Recommended conditional approval

Drainage – Comments

Natural Resources Wales – Assessed the application as having a low environmental risk. Their standard advice is relevant.

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 13th February 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

46C397 - Outline application for the demolition of the existing dwelling and the erection of 4 new dwellings together with the construction of a new vehicular access at Bryniau, Lôn Penrhyn Garw, Trearddur Bay – Refused 11/04/2006

46C397A - Full application for the erection of a dwelling on land at Bryniau, Lôn Penrhyn Garw, Trearddur Bay – Approved 13/06/2008

46C397B - Demolition of the existing dwelling and garage\boatstore together with the erection of a new dwelling and the construction of a new vehicular and pedestrian access at Bryniau, Lôn Penrhyn Garw, Trearddur Bay – Approved 19/08/2010

46C397C - Application for a Certificate of Lawfulness for the proposed building operations carried out under planning permission reference number 46C397A for the erection of a dwelling on land at Bryniau, Lôn Penrhyn Garw, Trearddur Bay – Approved 27/08/2013

6. Main Planning Considerations

Policy Context: Ravenspoint Road is identified as a Listed Settlement under Policy 50 of the adopted Ynys Môn Local Plan. This is a criteria based policy and settlements identified within the policy do not have a development boundary. Policy 50 of the Ynys Môn Local Plan supports applications within or ones that form a reasonable minor extension to the existing developed part of the settlement and would not constitute an undesirable intrusion into the landscape or harm the character and amenities of the locality.

In the Stopped Unitary Development Plan Trearddur is categorised as a Secondary Centre under policy HP3, for centres within this policy a development boundary was introduced. Policy HP3 of the Stopped Unitary Development Plan supports applications for new housing development on suitable sites within the development boundary.

The site is considered to be within the developed part of the Ravenspoint Road settlement and lies within the development boundary introduced under policy HP3. Therefore the principle of the development is considered to be acceptable. The site benefits permission for the erection of a dwelling.

Design: The proposal entails the erection of a dormer type dwelling. It is acknowledged that the footprint of the proposed dwelling has altered to that previously approved under permission reference 46C397A. The dimensions of the previously approved dwelling measured approximately 24m (length), 9.5m (width) and 6.4m (height to ridge) comprising of a floorarea of approximately 185.4m². The dimensions of the proposed

dwelling measures approximately 17.4m (length), 13.4m (width) and 6.9m (height to ridge) comprising of a floorarea of approximately 153m². There is sufficient space within the site to accommodate the proposal without appearing cramped or overdeveloped. The design of the proposed dwelling is considered to be acceptable and is similar to other residential dwellings along Ravenspoint Road.

Highways and technical issues: The Highway Authority have recommended conditions in relation to highway safety, these conditions are considered acceptable in relation to the proposed development. It is proposed to dispose of foul sewage and surface water to the main sewer. The applicant is seeking consent from Welsh Water to dispose of the surface water to the main sewer.

Affect on the amenities of surrounding properties: Due to the topography of the site and the neighbouring properties together with the existing lack of privacy with the relatively low level boundaries along Lon Penrhyn Garw, it is not considered that the proposal will have an additional adverse affect on the amenities of the neighbouring properties to that of the dwelling previously approved under reference 46C397A to such a degree it should warrant refusing the application. It is acknowledged that the remainder of the site benefits planning permission for the erection of a dwelling under reference 46C397B. However, it is not considered that the proposal would detrimentally affect the amenities of the proposed dwelling on the adjoining plot to such a degree it should warrant refusing the application as the dwelling previously approved on the site under reference 46C397A had windows on all elevations and entailed the construction of a balcony or roof terrace.

7. Conclusion

The site is considered to be within the developed part of the Ravenspoint Road settlement and lies within the development boundary introduced under policy HP3. The design of the proposed dwelling is considered to be acceptable and is similar to other residential dwellings along Ravenspoint Road. It is not considered that the proposal would detrimentally affect the amenities of the neighbouring properties or the proposed dwelling on the adjoining plot to such a degree it should warrant refusing the application.

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

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

(04) 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.

(05) 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.

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

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

(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 proposed development site is crossed by a public sewer with the approximate position being marked on the attached record plan. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line.

Reason: To protect the integrity of the public sewer and avoid damage thereto

(09) The development hereby permitted shall be carried out in conformity with the details shown on the submitted plans and contained in the form of application submitted on 14.02.2014 under reference 46C397D, Protected Species Survey (Green Man Ecology, 26th March 2014) and in any other documents accompanying such application, unless conditions of this permission stipulate otherwise.

Reason: For the avoidance of doubt.

Rhif y Cais: **46C66J/FR** Application Number

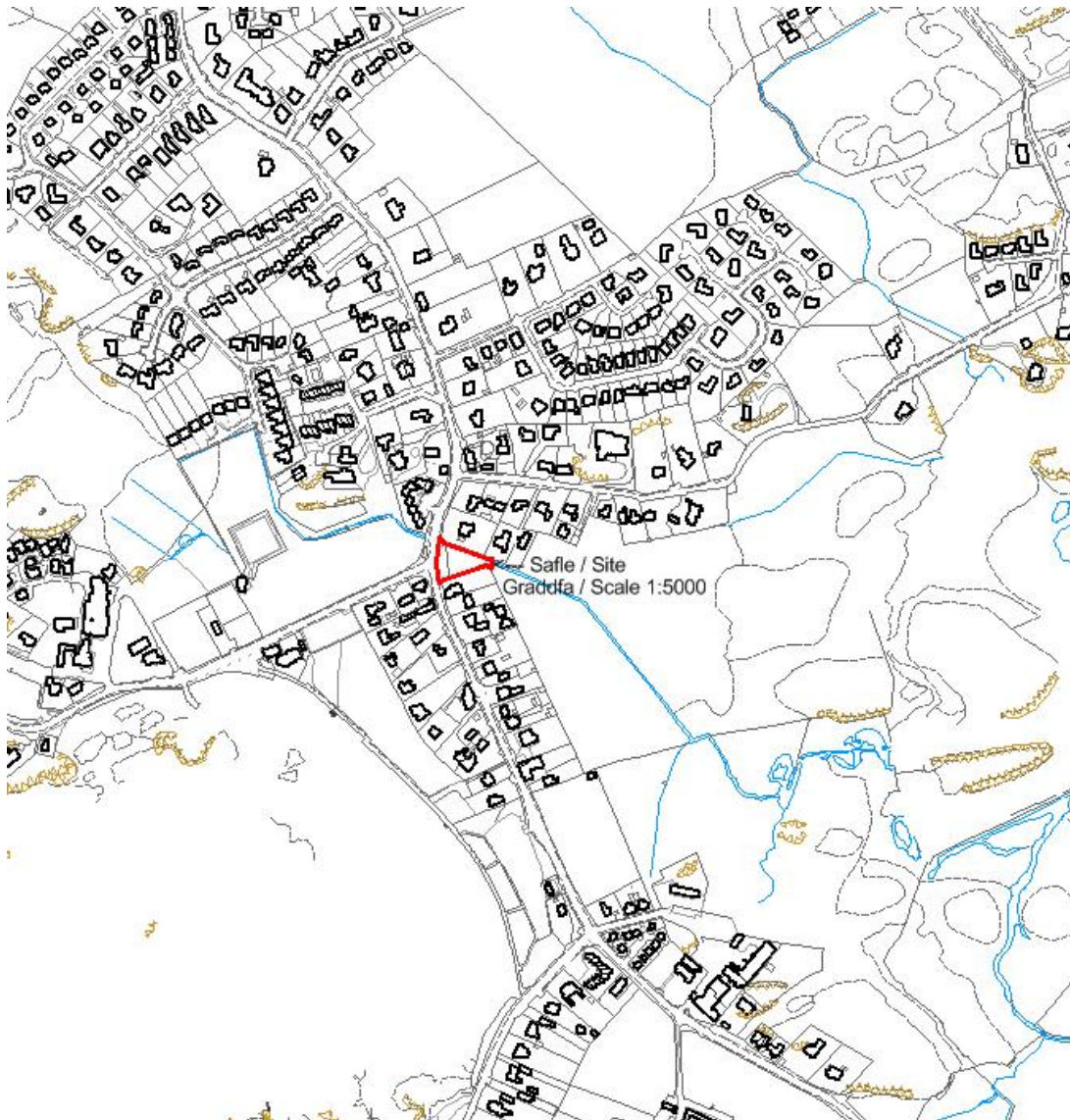
Ymgeisydd Applicant

**Messers Williams-Homes Bala Ltd
c/o ERW Consulting
Llys Elwen,
Engedi,
Bryngwran,
Anglesey,
LL65 3RR**

Cais llawn ar gyfer codi bloc o chwech o fflatiau a chwech o fodurdai gyda panelau solar PV ar eu tô ynghyd a gwellianau i'r fynedfa a pharcio yn safle'r hen

Full application for the erection of a block of six apartments and six garages with solar PV panels on their roof together with improved access and parking on the site of the former

Progress Garage, Lôn St Ffraid, Trearddur Bay



Planning Committee: 07/05/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The site is situated within the development boundary of the village of Trearddur Bay at the junction of Lon St Ffraid and Lon Isallt. It is a brownfield site formerly occupied by a commercial garage and filling station.

The proposal is an application for full planning permission for the erection of a block of 6 apartments, garages, access improvements and parking areas.

2. Key Issue(s)

Design, flood risk and fall-back position

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 26 - Tidal Inundation

Policy 42 - Design

Policy 48 - Housing Development Criteria

Policy 49 - Defined Settlements

Gwynedd Structure Plan

Policy A3 – Housing land

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP2 - Density

Policy HP3 – Main and Secondary Centres

Policy SG2 – Development and Flooding

Policy SG6 – Surface Water Run-off

Planning Policy Wales (Edition 6)

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

Supplementary Planning Guidance – Parking Standards

Technical Advice Note 12 – Design

Technical Advice Note 15 – Development and Flood Risk

Letter to Chief Planning Officers 9th January 2014: Planning Policy on Flood Risk and Insurance Industry Changes

4. Response to Consultation and Publicity

Local Member - Cllr Trefor Lloyd Hughes – requested that the application be referred to the Planning and

Orders Committee for determination; that he has written regarding developments in Trearddur; this application is objected to, a meeting should be held with agencies.

Cllrs J M Evans & D R Thomas – no response at the time of writing

Community Council – No comment

Welsh Water – standard conditions

Highways – Suggested conditions

Drainage – Drainage details are satisfactory

Natural Resources Wales – Suggested Finished Floor Level

Response to Publicity

The application was publicised by site notice and personal notifications to neighbouring occupiers. The latest date for the receipt of representation was 3rd March 2014. At the time of writing, one letter of objection had been received. Objections are based on:

The proposal is grossly out of keeping in size and design with various surrounding properties;
Overdevelopment of the site setting a precedent for future buildings;
Design has been changed significantly since the original application, now creating a building much less in keeping with surrounding properties – window details, balconies, parking spaces and lock-up garages are all changed and represent an overdevelopment;
Proposal will result in a cluttered plot in contrast to very open surrounding landscape;
Overwhelming to adjoining dwellings;
Flooding is a risk on the site.

5. Relevant Planning History

46C66E Outline application for the erection of a block of 6 apartments together with improved access and parking at the former Progress Garage and Marine Auto Services, Trearddur Bay approved 7/2/2011
46C66F/DIS Application to discharge condition 2, 10, 11 and 15 of permission 46C66E – conditions discharged 16/1/2014

46C66G/VAR Application for the variation of condition on planning permission 46C66E at Former Progress Garage, Lon St Ffraid, Trearddur Bay: Returned to Applicant 5/2/14

46C66H/DIS Application to discharge condition 3 of permission 46C66E at the Former Progress Garage, Lon St Ffraid, Trearddur Bay – condition discharged 26/3/14

6. Main Planning Considerations

Design – A block of 6 apartments has previously been approved on the site. The proposal as now submitted represents a redesign of the block including the creation of balconies to the front elevation and the erection of a block of 6 garages. The design presents a double fronted gabled elevation redolent of traditional design cues within the village and will provide a landmark building at this road junction. Given flood protection measures detailed below, the finished height of the building in the streetscape will be increased consequent to an increased finished floor level. Given its location at a junction and bend in the road, it is considered the site can accommodate the mass of the building without detriment to wider amenitie

Flooding Issues- The site is located within a zone C2 flood risk area. Paragraph 6.2 of Technical Advice Note 15 states that:

6.2 New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted. All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement¹; **or**,

ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region; **and**,

iii It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
iv The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

Paragraph 7.4 of TAN 15 states that before deciding whether a development can take place an assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development on those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

The objectives of the flood consequence assessment are to consider:

- the consequences of flooding on the development
- the consequences (ie. The overall impacts) of the development on flood risk elsewhere within the catchment range of potential flooding scenarios up to that flood having a probability of 0.1%
- the assessment can be used to establish whether appropriate mitigation measures can be incorporated within the design of the development to ensure that development minimises risk to life, damage to property and disruption to people living and working on the site or elsewhere in the floodplain.

In relation to paragraph 6.2 tests in general, the current application site is situated within the development boundary of the village of Trearddur and the site is considered as a brownfield site.

The applicant has submitted a Flood Consequence Assessment as part of the application. In dealing with the previous application, this FCA was considered acceptable. The scheme as now submitted proposes some design changes but it is on a similar footprint to the previous proposal. Further to recent severe weather countywide and flooding in Trearddur, Natural Resources Wales has requested a finished floor level of 4.25m AOD in order to improve flood protection as opposed to the no lower than 3.77m AOD specified on the previous permission. Amended drawings have been received and are considered acceptable.

Albeit that the scheme is on a brownfield site and is part of the local authority strategy and is anticipated to adequately deal with the consequences of flooding under the submitted FCA (in accordance with paragraph 6.2 tests), TAN 15 advises that highly vulnerable development (which includes residential development) should not be permitted within zone C2. Other developments (other than highly vulnerable developments) should be assessed under the justification tests.

In her letter to Chief Planning Officers in January this year, the Welsh Government Chief Planner Rosemary Thomas asked authorities to consider changes being made to the insurance industry in relation to flooding (capped premiums for schemes built before 2009) and drew specific attention to the justification tests in paragraph 6.2 and that "allocations should not be made for highly vulnerable development in Zone C2".

Fall-Back Position: The scheme of development on the site is supported by the existence of a separate consent for the same number of apartments representing a fall-back position – a scheme which could be implemented regardless of any decision made on the current application as now being considered. Permission was granted in 2011 under reference 46C66E. Albeit presented as an outline application, no matters were reserved for subsequent approval and consent was issued as a full consent.

Case law on the existence of a fall-back position indicates that not only is the decision maker required to take into account the existence of a planning permission, he must also consider whether the prospects of the fall-back actually occurring are real and not simply theoretical. If there is a real prospect of the extant planning permission being implemented, the decision maker must consider the possibility of harm actually being caused by the development taking place. However, if it is considered unlikely that the permission would be implemented case law establishes that it would be unreasonable to take any potential harm into account if there is no realistic possibility of it being caused.

Reference to the planning history section of this report indicates that the developer has actively been seeking the discharge of planning conditions in order to be in a position to commence works on site in accordance with the previous grant of permission. The application as now made is submitted to accommodate design changes to the building itself but does not alter the principle of the approved scheme. It is likely that the scheme will be built out on the basis of the approved scheme if the design changes proposed herein are considered unacceptable. Should permission be refused for this scheme due to flood risk concern, it is unlikely that the development of apartments would be abandoned.

Highways and Drainage: The technical consultees raise no objection to the application.

7. Conclusion

The redesign of the previous scheme is considered acceptable. The site is located in a C2 flood risk area but adequately deals with flooding to the satisfaction of the statutory consultee. Although Technical Advice Note 15 advises against residential development in flood risk areas, there is a fallback position to be weighted.

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) 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 unless otherwise approved in writing by the local planning authority.

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

(05) Finished floor levels shall be set no lower than 4.25m AOD.

Reason: To reduce the risk of flooding.

(06) An unobstructed flood route should be provided at all times at the turning head of the access road (as shown on drawing submitted with ERW Consulting letter dated 12/03/2014 (Ref:ERW/s)).

Reason: To ensure that the flood route is not compromised so as not to increase flood risk elsewhere.

(07) The access shall be laid out and constructed strictly in accordance with the submitted plan (SH1344 Drawing number A.01.3 submitted on 30/1/2014 under reference 46C66J/FR) 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: In the interests of highway safety.

(08) The highway boundary wall or any new boundary erected fronting the highway shall at no time be higher than 0.6 metres above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2 metres of the said wall.

Reason: In the interests of highway safety and visibility at the access.

(09) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and operational prior to the first occupation of the development.

Reason: In the interests of highway safety.

(10) 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.

Rheswm: I alluogi cerbydau i dynnu oddi ar y ffordd, parcio a throi o'r briffordd i leihau peryglon, rhwstr ac anhwylystod i ddefnyddwyr y briffordd gyfagos.

(11) No part of the development shall begin until a scheme for the provision of a 1.8m wide footway provided along the whole length of the site boundary adjacent to the County Highway, including a timetable for the works, has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation.

Reason: In the interests of highway safety.

(12) No development shall commence until a management and maintenance plan for the drainage scheme for the lifetime of the development including arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation of the scheme 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 that the site is adequately drained and protected from flooding

(13) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 6 credits under category Ene 1 - 'Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010. (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority). 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 predicted future climate changes.

(14) 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 6 credits under 'Ene 1 - Dwelling emission rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010 (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

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

(15) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to an approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 6 credits under 'Ene 1 - Dwelling emission rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010 (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

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