

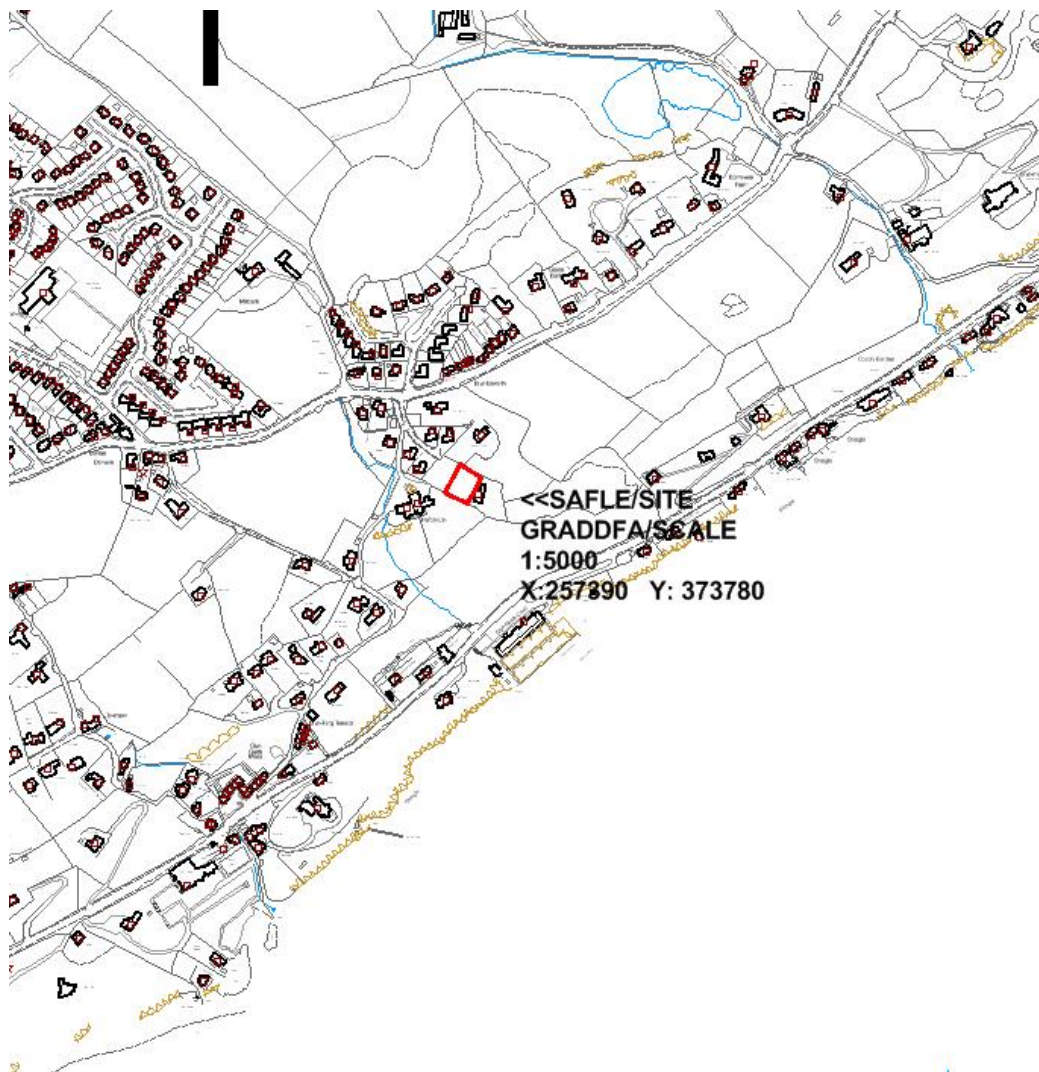
Rhif y Cais: **17C44M/MIN** Application Number

Ymgeisydd Applicant

Mr Dylan Jones

Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatád cynllunio 17C44J i amrwyo amod (10) er mwyn galluogi cyflwyno manylion o sgrin i'r balaconi cyn bod neb yn bwy yn yr annedd yn / Minor amendments to scheme previously approved under planning permission 17C44J to vary condition (10) so as to allow for the submission of the details of the balcony screening prior to occupation of the dwelling at

6 Gerddi Hafod Lon, Llandegfan



Planning Committee: 04/02/2015

Report of Head of Planning Service (JBR)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Lewis Davies.

1. Proposal and Site

The proposal is an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to scheme previously approved under planning permission reference 17C44J for the erection of a dwelling.

The application site comprises a plot with planning permission for the erection of a dwelling in the village of Llandegfan.

2. Key Issue(s)

Whether or not the proposed changes will have a material effect on the approved development.

3. Main Policies

Ynys Mon Local Plan

1 - General Policy

42 - Design

49 - Defined Settlement

Gwynedd Structure Plan

A2 – New housing development

D29 - Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Design

HP4 - Villages

4. Response to Consultation and Publicity

Councillor Lewis Davies – Request that the application be referred to the Planning and Orders Committee for determination.

Councillor Alwyn Rowlands – No response received at time of writing report.

Councillor Carwyn Jones – Objection received raising concerns regarding the balcony to which response was sent clarifying the precise nature of the application. A copy of the letter will be included in the letters pack.

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

Drainage – Comments received, however given the nature of the application, consultation with drainage was not considered necessary as drainage will not be effected by the proposed change.

Response to publicity.

One letter received, the content of which is summarised below. A full copy can be found in the letters pack:

- Objection to any kind of balcony on the basis that no other properties have balconies.
- The balcony is at second storey level (first floor) and is approximately 2m from the neighbours' boundary, directly overlooking the garden and kitchen.
- That any screen should be for privacy rather than to provide a view and should not therefore be constructed of any material which is, transparent, translucent, slatted or reflective.
- That any screen should be of a solid, non-transparent, non-translucent, non-reflective material and be constructed to a height of 1.8m.

5. Relevant Planning History

17C44J – Full application for the erection of a dwelling at Gerddi Hafod Lon, Llandegfan
Granted – 18.7.14

6. Main Planning Considerations

This is an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to scheme previously approved under planning permission reference 17C44J for the erection of a dwelling.

As an application made under Section 96A of the Town and Country Planning Act 1990 it is not an application for planning permission.

Planning permission was granted for the erection of a dwelling on the site and which included the provision of a balcony on the 18th July 2014 under planning permission reference 17C44J.

Condition (10) of the permission stated that *'No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of a screen for the balcony noted A-B on the attached plan. The said scheme shall include details of the timing of the work. The screen shall thereafter be erected in accordance with the details as agreed and any replacement shall be of the same design as that approved, and shall be retained in perpetuity. If the privacy screen requires to be changed for whatever reasons, the replacement shall be of the same height and design and in the same position unless otherwise agreed in writing by the Local Planning Authority.'*

The development has commenced on the construction of the dwelling, without first having submitted to and obtained the Local Planning Authority's approval with regard to the details of the balcony screen contrary to the requirements of the condition.

This application is therefore seeking an amendment to the requirements of the condition so as to allow for the submission of the relevant details prior to any occupation of the dwelling, and is not an assessment of the merits of the application for the erection of a dwelling or indeed the provision of a balcony.

In assessing and determining the application for the dwelling, there was no fundamental objection to the provision of the balcony as shown on the submitted plans, nor to the 1.1m height of the railing, in addition, no objections were received to the application from any neighbouring properties nor was the application called-in for determination by the Planning and Orders Committee by any of the three Local Members for the area. Nevertheless, a condition was imposed requiring that details of the materials to be used in the construction of the balcony screen be submitted for the Local Planning Authority's written approval in order that the materials used were acceptable and minimised the potential for overlooking and loss of privacy to neighbouring properties.

Such issues are not considered likely to arise until the dwelling is completed and occupied and it is in fact considered that the requirement that such details be submitted prior to the commencement of any works is unreasonable and unduly restrictive and does not meet all of the 6 tests for conditions set out in Circular 11/95: Use of Conditions in Planning Permission.

An amendment to the wording of the condition, so as to allow for the screen details to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwelling is therefore considered reasonable and acceptable and will not result in a material change to the scheme previously approved.

7. Conclusion

Having considered the above and all material considerations it is considered that the proposed amendment to the wording of the condition to allow the relevant details to be submitted prior to occupation of the dwelling is deemed to be non-material as the intended purpose of the condition remains in place. It is therefore recommended that the application should be approved under Section 96A of the Town and Country Planning Act 1990.

8. Recommendation

To **permit** the application and amend the wording of condition (10) on planning permission reference 17C44J under Section 96A of the Town and Country Planning Act 1990, in order that condition (10) now reads as follows:

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(10) Prior to the occupation of the dwelling a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of a screen for the balcony noted A-B on the attached plan. The screen shall thereafter be erected in accordance with the details agreed prior to the occupation of the dwelling and shall be retained in perpetuity. Should the privacy screen require to be replaced for any reasons, the replacement shall be of the same height and design and in the same position unless otherwise approved in writing by the Local Planning Authority.

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

This decision should be read in conjunction with the remaining conditions imposed on planning permission reference 17C44J.

9. Other Relevant Policies

Planning Guidance: Approving non-material amendments to an Existing Planning Permission.

Circular 11/95: Use of Conditions in Planning Permission.

Planning Policy Wales (Edition 7)

Technical Advice Note 12 – Design

Technical Advice Note 9 – Enforcement of Planning Control

SPG – Design Guide for the Urban and Rural Environment.

10. Other Non-Material Issues Raised

Both the letters received from the objector and Councillor Carwyn Jones raise objections to the provision of a balcony. It is therefore reiterated that the balcony has been granted approval under planning permission reference 17C44J. This application is merely seeking an amendment to the wording of condition (10) of that permission so as to allow further time for the submission of the screen details and is not an assessment of the merits of the provision of a balcony.

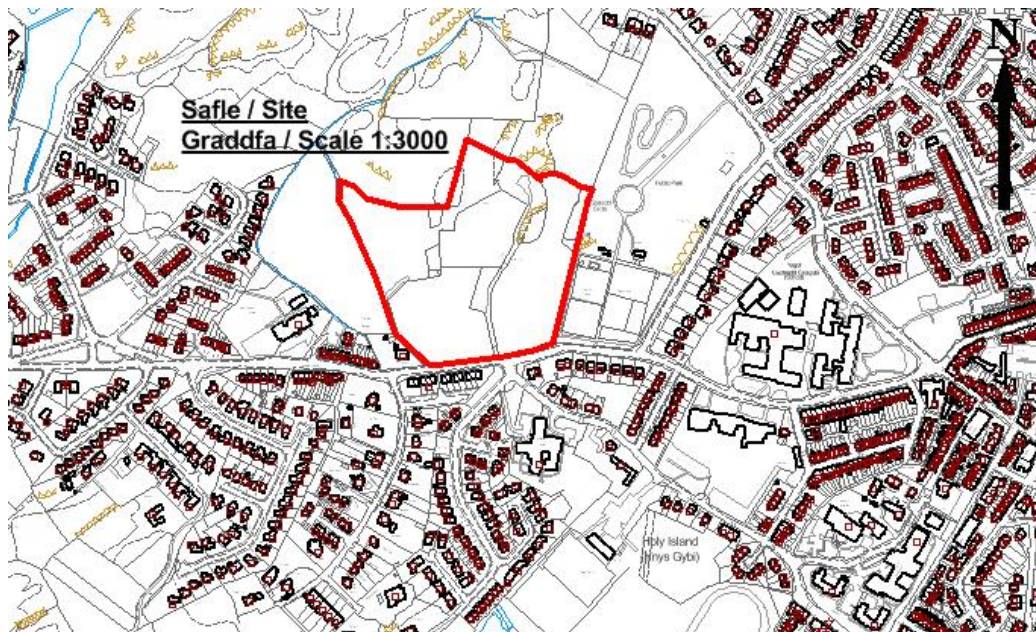
Rhif y Cais: **19C608P** Application Number

Ymgeisydd Applicant

Anwyl Construction Co. Ltd

Cais i roi o'r neilltu rwyriad cynllunio (darpariaeth tai fforddiadwy) dan Adran 106A Deddf Cynllunio Gwlad a Thref 1990 sydd ynglwm â chaniatâdau cynllunio 19C608F a 19C608G ar dir yn / Application for the discharge of a planning obligation (affordable housing provision) under Section 106A of the Town and Country Planning Act 1990 which is attached to planning permissions 19C608F and 19C608G on land at

Tyddyn Bach, South Stack Road, Holyhead



Planning Committee: 04/02/2015

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called-in by the Local Member for the Committee's determination

1. Proposal and Site

The site is located off South Stack Road in Holyhead, between the Holyhead Park and the Llaingoch Primary School. Planning permission exists for 123 housing units on the site with a requirement to construct a roundabout to create the access. In accordance with planning policies, 30% of the dwellings (37 individual units) are expected to be provided as affordable housing to meet local needs.

The application as made is to discharge both relevant section 106 agreements which, if agreed, would result in the planning permission being available for the development of 123 units with no affordable dwellings as part of the scheme.

2. Key Issue(s)

Whether the S106 agreements continue to serve a useful planning purpose.

3. Main Policies

Ynys Môn Local Plan

Policy 51 Large Sites

Gwynedd Structure Plan

Policy A9 – Affordable Housing

Stopped Unitary Development Plan

Policy HP7 – Affordable Housing

Planning Policy Wales (Edition 7)

Technical Advice Note 2: Planning and Affordable Housing

Housing Delivery Statement

4. Response to Consultation and Publicity

Town Council: Objection

Cllr J A Roberts: Requests Committee determination - when a large established developer purchases land it would be reasonable to expect that they are fully aware of the planning conditions etc. Whilst any developer has a right to a fair hearing we should be consistent and abide by the planning conditions set, especially due to affordable housing.

Housing Department – objects to the discharge of the obligations based on the scheme's viability and the need for affordable housing.

JPPU : advice in relation to status of development plan

Response to Publicity

One letter was received objecting to the discharge of the obligations due to the need for affordable housing locally

5. Relevant Planning History

19C608F Outline application for residential development together with the construction of a new vehicular and pedestrian access on land at Tyddyn Bach, South Stack Road, Holyhead – approved 5/9/2007 S106 affordable housing

19C608G Outline application for residential development together with the construction of a new vehicular and pedestrian access on land at Tyddyn Bach, South Stack Road, Holyhead – refused and approved 5/9/2007 S106 affordable housing

19C608H Construction of three ponds and a nature conservation area on land at Tyddyn Bach, South Stack Road, Holyhead – approved 28/4/2008

19C608J Variation of condition 18 attached to permissions 19C608F and 19C608G so as to permit 13 two and a half storey dwellings at Tyddyn Bach, South Stack Road, Holyhead – 10/4/2008

19C608K/DA Detailed application for the erection of 123 houses together with the construction of a new vehicular and pedestrian access on land Tyddyn Bach, South Stack Road, Holyhead – approved 1/7/2008

19C608M Variation of condition 01 of planning permission 19C608K/DA to allow for a new phasing plan on land at Tyddyn Bach, Holyhead – approved 3/2/2011

19C608N Application for a certificate of lawfulness to show that a material start has been made on planning permission 19C608K/DA on land at Tyddyn Bach, South Stack Road, Holyhead – Lawful Use Approved 7/8/2012

6. Main Planning Considerations

Background: Planning permission (as two separate outline applications) was granted for residential development of land at Tyddyn Bach, South Stack Road, Holyhead in 2007. Both permissions were issued subject to a standard section 106 agreement requiring 30 of the units to be provided as affordable housing units for local needs. The current applicants purchased the site in 2008 and obtained detailed planning consent for the erection of 123 houses in the same year. Phasing conditions which previously restricted the number of units which could be built in any year were varied in 2011 in order to allow greater flexibility to the development. A material start safeguarding the planning permission was confirmed in 2012. As 30% of the 123 units approved, 37 units are expected to be provided as affordable housing units.

The developers assert that development of the site with affordable housing is not viable. Guidance on the provision of affordable housing indicates that viability issues are material to any discussion. The

developers have previously requested amendments to the S106 agreements which in their view would assist in facilitating the development of the site. Those negotiations were not concluded as a revised provision which was considered acceptable to the Council's Affordable Housing Advisor subject to the approval of Council Officers, although initially agreed with the developer's representative, was later rejected by the developer.

The Section 106 Agreements in brief require the developer to negotiate with Registered Social Landlords for the transfer of the affordable dwellings but where no agreement can be reached the dwellings can be sold to qualifying occupiers at a price no higher than the 'accepted cost guidance' of the relevant property (rather than a percentage below open market value which is more recently used in obligations of this nature). An offer has been made to update the terms of the section 106 agreements to those now used, as the earlier versions are not acceptable to mortgage providers, but this has not been accepted by the developer. Since the purchase of the site in 2008 the housing market has suffered a downturn reflected in the open market value (and hence 30% under market value) price of property. The developer paid a high price for the site even though the recession had struck and assumed that the affordable dwellings would be transferred to a social landlord under a social housing grant which was not in place at the time of sale and which, despite Council assistance with a later bid, was not secured. The negotiations reached a stalemate and the application to discharge the obligations in their entirety is now made.

The application: The application as currently made is to delete the section 106 agreements attached to both outline planning permissions which between them require 37 units (30% of the development) to be provided as affordable units for local needs in accordance with planning policies.

Section 106a of the Town and Country Planning Act 1990 allows applications to be made for the modification or discharge of section 106 agreements and states as follows in relation to the determination of such applications:

Where an application is made to an authority under subsection (3), the authority may determine—

(a) that the planning obligation shall continue to have effect without modification;

(b) if the obligation no longer serves a useful purpose, that it shall be discharged; or

(c) if the obligation continues to serve a useful purpose, but would serve that purpose equally well if it had effect subject to the modifications specified in the application, that it shall have effect subject to those modifications.

Guidance on the modification or discharge of obligations indicates that in assessing such applications, the assessment of whether an obligation continues to serve a useful purpose should consider the planning purpose of the agreement.

National and local planning policies require the provision of affordable housing to meet local needs. There is a demonstrable need for affordable housing in Ynys Mon and specifically in Holyhead. Such need is sought to be met in part by requiring developers of appropriate sites to set aside a negotiated percentage of their development for local needs housing, the future provision and control of which is secured through planning obligations.

The developer asserts that the scheme is not viable if affordable housing has to be provided and contests that the obligations therefore do not serve a useful planning purpose. Furthermore, it is asserted that the concern regarding the viability of the scheme is preventing the development of the

site which in turn is preventing the deliver of much needed open market housing.

The Council however has commissioned a viability assessment from the District Valuer and considers the scheme viable with 30% affordable housing units provided as part of the development.

It is clear that the developer takes the view that the site will not be developed with 30% affordable housing and presumably will take the loss in relation to the purchase of the site if that is the case.

Deliverability of a scheme may be an issue and the Council has actively engaged in negotiations with the developer in order to try to achieve the development of the site with a reduced level of affordable housing provision (22 units or 17.9% which has been the subject of negotiation to be sold at 20% below market value) whilst taking viability issues into account. As indicated however, the negotiations have not yielded an agreed position and the application is now made to discharge the obligations in their entirety.

The Council considers the scheme viable with 30% affordable housing but is advised that such a scheme may not be deliverable. It is also advised that a reduced percentage of affordable units (17.9% or 22 units is viable and more deliverable). The developer however has elected not to offer a modification to the obligations but rather to discharge them in their entirety which would result in no affordable housing units being delivered.

The Council disagrees with the developer's assessment that the scheme is not viable with 30% affordable housing being provided but accepts that this represents a significant reduction in land value and would potentially lead to non-delivery of the site. It should be made clear however that the developer made a commercial decision at the time of purchase and based the decision on a number of assumptions. This is a private matter for the developer in many respects. The recession has impacted upon land value and upon the value of housing in the interim but the need for affordable housing remains high.

The Council does not accept however that the planning obligations serve no useful purpose. The scheme is also very clearly viable with a reduced percentage of affordable units. The obligations serve a useful purpose in seeking to ensure the delivery of those units to meet local housing needs.

In accordance with Section 106a of the Act, the obligations continue to serve a useful planning purpose and the application as a consequence cannot be supported.

7. Conclusion

There is a demonstrable need for affordable housing in Holyhead and the development of the Tyddyn Bach site would help to meet some of that need. The developer argues that the scheme is not viable if affordable housing is required and has sought to have the obligations discharged.

The District Valuer's own viability assessment indicates that the scheme is viable with 30% affordable housing units but has potential issues of deliverability. The scheme is clearly viable with a reduced percentage of affordable housing units.

The obligations continue to serve a useful planning purpose in securing the delivery of affordable housing units as part of a viable development. The discharge of the obligations cannot therefore be supported.

8. Recommendation

Refuse for the following reason:

(01) The planning obligations continue to serve a useful purpose in securing the delivery of affordable housing to meet a demonstrable need for such housing in accordance with national and local planning policies and advice.

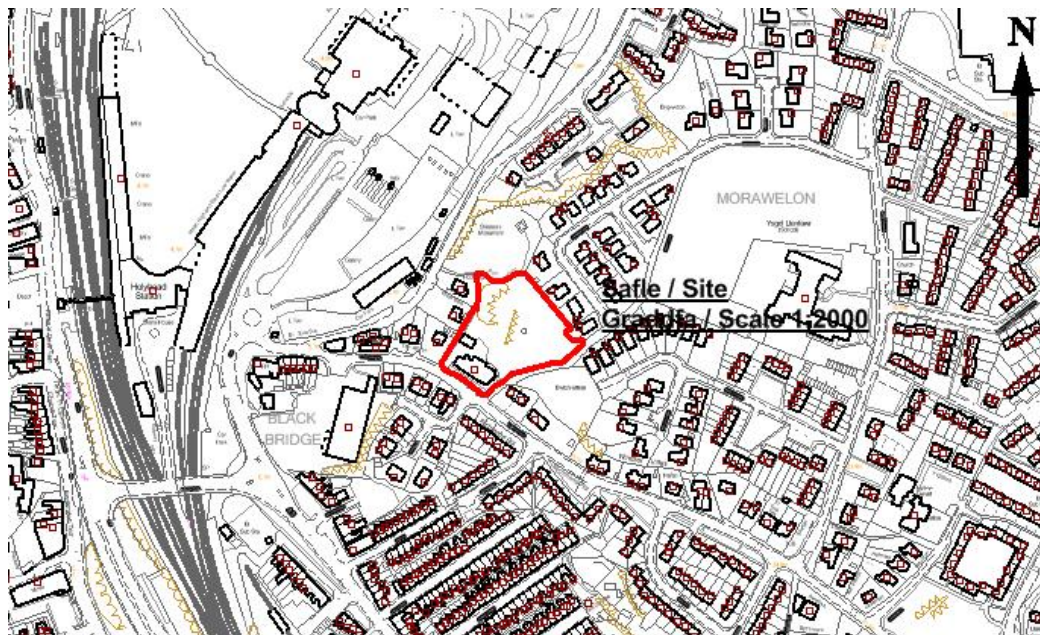
Rhif y Cais: 19C1147 Application Number

Ymgeisydd Applicant

Mr Vaughn Curzon

Cais ar gyfer newid defnydd yr hen briordy i annedd yn / Full application for the change of use of the former priory into a dwelling at

The St David's Priory, Llanfawr Road, Holyhead



Planning Committee: 04/02/2015

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is on Council owned land

1. Proposal and Site

The site lies within the development boundary of Holyhead. The property is flanked by residential properties. To the rear of the property and within its grounds lies a grade II listed Pillbox.

The proposal involves the change of use of the former Council Offices into a private dwelling. No external alterations are proposed as part of the scheme.

2. Key Issue(s)

The applications key issues are whether the proposal complies with current policies and whether the proposal will harm the amenities of surrounding properties and surrounding area and whether the proposal will harm the setting of the grade II, World War II, listed Pillbox.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 41 – Conservation of Buildings

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlements

Policy 55 - Conversions

Gwynedd Structure Plan

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D22 – Listed Building

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Policy HP8 – Rural Conversions

Policy EN13 – Conservation of Buildings

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

4. Response to Consultation and Publicity

Town Council – No objection

Cllr R Jones – No response to date

Cllr R LI Jones – No response to date

Cllr. A Roberts – No response to date

Highways – No recommendation

Natural Resource Wales – Standard comments

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 17th December, 2014 and at the time of writing this report 3 letters of representation had been received at the department. The mains issues raised can be summarised as follows:

i) Concerns were raised that the mains water pipes for the adjoining property runs through the application site and that access should be made available if any maintenance work is required.

In response to these comments I would state that the proposal does not involve any external alterations to the building. Access to the site to maintain the apparatus is a private matter between individuals and Welsh Water whom have rights to access their apparatus. A permitted development restriction will be imposed on the permission which will ensure that planning permission is required before any extension to the building is carried out. Welsh Water will be able to comment on such application if the proposed extensions were to interfere with their apparatus.

5. Relevant Planning History

No site history

6. Main Planning Considerations

Policy – The proposal is for the change of use of the existing building, which was formerly used as Council Offices into a private residential dwelling. As the site lies within the development boundary of Holyhead its change of use into a residential dwelling complies with current policies.

Effect on surrounding properties and surrounding area – There is ample space within the site to provide a private amenity for the occupants of the dwelling without affecting the amenities of the occupants of surrounding properties. There is adequate space within the plot to provide car parking and turning facilities within the site. The property is situated within a large plot, and to the rear of the property lies a grade II, World War II listed Pillbox. In order to protect the amenities of the neighbouring properties, the surrounding area and to protect the setting of the listed Pillbox a condition will be imposed on the permission to remove the permitted development rights of the dwelling. The re-use of the vacant building will ensure that the property does not fall into a state of disrepair. The scheme does not propose any external alterations to the building and therefore the proposal will not harm the surrounding area.

7. Conclusion

The site lies within a residential area and the re-use of the building as a private dwelling will ensure that the building is maintained. The proposal complies with current local and national policies. The proposal will not harm the amenities of the occupants of the neighboring properties, the surrounding area or affect the setting of the grade II listed World War II listed Pillbox.

8. Recommendation

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

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 provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: In the interests of residential and visual amenity and safeguard the setting of the grade II listed Pillbox.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 04/12/14 under planning application reference 19C1147.

Reason: For the avoidance of doubt.

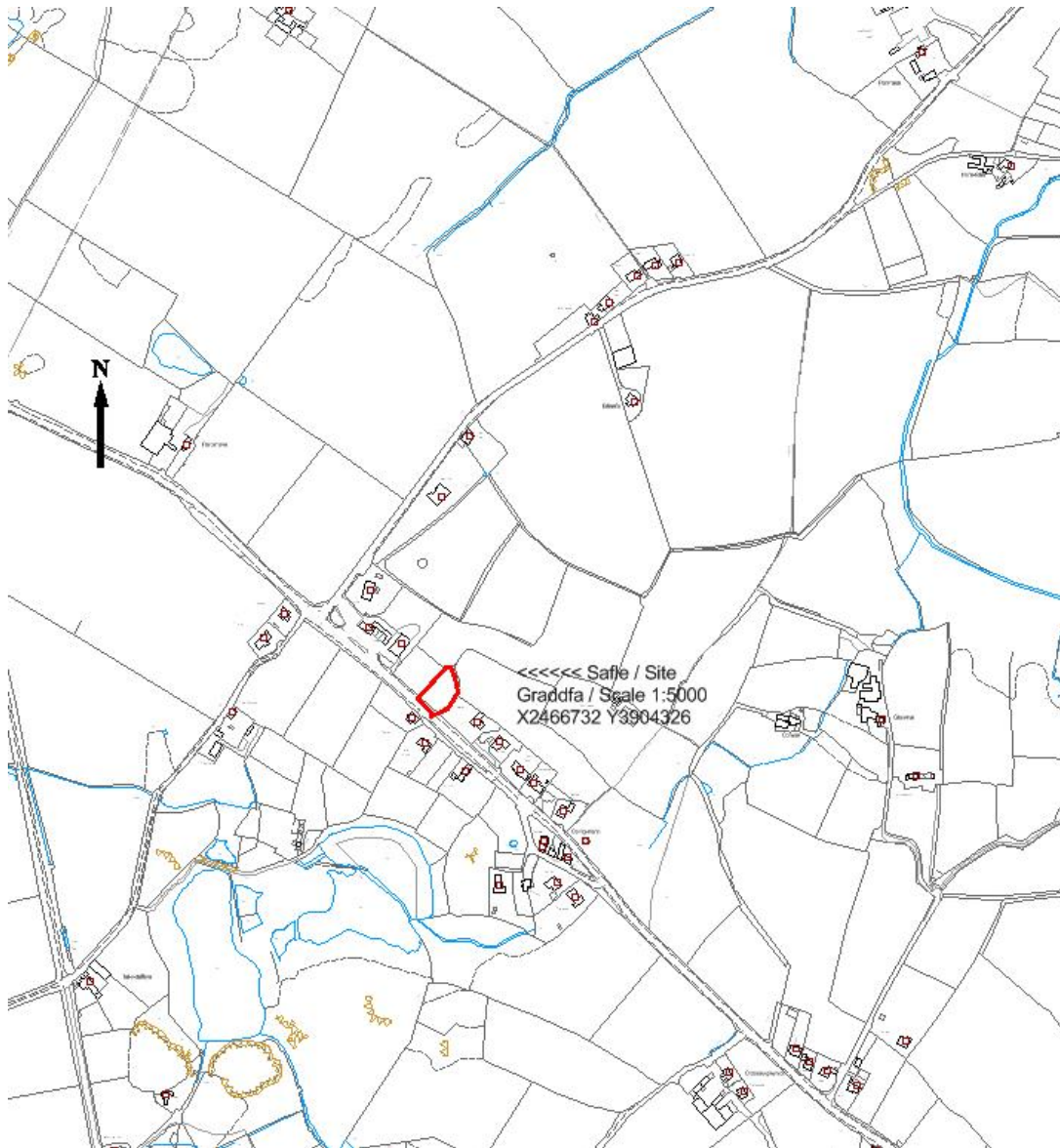
Rhif y Cais: **24C268F/VAR** Application Number

Ymgeisydd Applicant

Mr & Mrs G Jones

**Cais o dan Adran 73 i ddiwygio amod (02) o caniatâd cynllunio rhif 24C268C (cais amlinellol ar gyfer codi annedd) er mwyn galluogi 3 mlynedd pellach i ddarparu cais manylion llawn yn /
Application under Section 73 for the variation of condition (02) from planning permission reference 24C268C (outline application for the erection of a dwelling) so as to allow a further 3 years to submit a detailed application at**

Plot 1, Glanllyn, Cerrigman, Penysarn



Planning Committee: 04/02/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is a departure from the development plan which the local planning authority are minded to approve.

1. Proposal and Site

The application site is located centrally in Cerrigman, adjacent to the A5025.

This is an outline planning permission with the means of access included for consideration.

It is proposed to renew the permission previously granted

2. Key Issue(s)

Having regard to the provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004 it is necessary for determination to be in accord with the development plan unless material considerations indicate otherwise.

3. Main Policies

Gwynedd Structure Plan

A6 - New Dwellings in the Countryside

Ynys Mon Local Plan

53 - Housing in the Countryside

Stopped Ynys Mon Unitary Development Plan

HP5 - Countryside Hamlets & Clusters

4. Response to Consultation and Publicity

Local Member - No response at the time of writing report

Community Council - No response at the time of writing report

Highways - Conditional permission.

Drainage - Comments

Welsh Water – No public sewers in the area.

Environment Agency - Comments

Response to Publicity

None received at time of writing report.

5. Relevant Planning History

24C268: Outline application for the erection of a dwelling together with the construction of a new vehicular access on land at Gwelfor, Cerrigman. Conditionally approved 03/09/08.

24C268A: Outline application for the erection of a dwelling, construction of a new vehicular access and installation of a private treatment plant on land adjacent to Gwelfor, Cerrigman. Conditionally approved 05.02.09

24C268B: Outline application for the erection of a dwelling together with the construction of a new access and installation of a new sewage treatment plant on land adjoining Gwelfor, Cerrigman. Conditionally approved 04.09.09.

24C268C: Renewal of outline planning permission ref 24C268 for the erection of a dwelling together with the construction of a new access on land adj Gwelfor Cerrigman – Granted – 14.11.11

24C268D Renewal of outline planning permission 24C268A for the erection of a dwelling together with the construction of a new access and installation of a private treatment plant Conditionally Approved 16.03.12.

24C268E as above approved 07/12/12

6. Main Planning Considerations

Planning History

The planning application comprises a renewal of planning application 24C268c.

Planning History and Principle of Residential

Having regard to the provisions of section 38(6) of the 2004 and act, if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Môn Local Plan (adopted December 1996).

The application site is located in the countryside under the provisions of the adopted Ynys Môn Local Plan (December 1996), and has thus been advertised as a departure from the development plan. This is due to Cerrigman not being listed under the provisions of policy 50 (Listed settlements) of this plan, which permits single dwellings within or on the edge of the listed villages and hamlets subject to the listed criteria being satisfied.

Cerrigman is included as a settlement under the provisions of policy HP5 of the Stopped Ynys Môn Unitary Development Plan. This policy permits single dwellings on infill and other acceptable sites subject to the listed criteria. The application site is also located within the indicative frame. In view of the advanced stage reached in the preparation of the Stopped Ynys Môn Unitary Development weight can be attributed to its provisions such as to outweigh the provisions of the development plan in this instance. The principle of the development is thus acceptable subject to detailed planning considerations.

Highways, Parking and Pedestrian Safety

The Highways Section are satisfied with the proposal subject to the conditions recommended.

7. Conclusion

The advanced stage reached in the preparation of the Stopped Ynys Môn Unitary Development Plan means that in this instance weight can be attributed such as to outweigh the provisions of the development plan and the proposal is recommended for approval.

8. Recommendation

Permit

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(01) The development hereby permitted shall be begun not later than whichever is the later of the following dates:

i) The expiration of five years from the date of this permission.

ii) The expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(02) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(03) Approval of the details of the appearance to include floor plans, layout, scale and the landscaping of the site (hereafter called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before the development is commenced.

Reason: The application is for outline planning permission.

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

Reason: To ensure a satisfactory appearance to the development.

(05) The development hereby permitted shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative natural mineral slates of

equivalent colour, texture and weathering characteristics are approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance of the development.

(06) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

(07) Details to be submitted in accordance with Condition (02) above shall include means of disposal of foul and surface water from the development.

Reason: In order to ensure that the development is adequately drained.

(08) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (03) above shall include a scheme of landscaping and tree planting for the site. The approved scheme shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.

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

(09) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

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

(10) 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 minimise danger and inconvenience to highway users.

(11) 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 minimise danger and inconvenience to highway users.

(12) The access shall be completed with a concrete/asphaltic surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

Reason: To minimise danger and inconvenience to highway users.

(13) 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 provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(14) 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.

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

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

(16) 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.

(17) 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.

(18) The details to be submitted for the approval in writing of the Local Planning Authority in accordance with Condition (03) above shall include a scheme for parking, garaging and manoeuvring and the loading and unloading of vehicles in accordance with the Local Planning Authority's "Car Parking Standards" 2008 (or any subsequent amendments). The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall not thereafter be used for any other purpose.

Reason To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

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

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

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

(Version 3).

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

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

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

9. Other Relevant Policies

Gwynedd Structure Plan

A2 - Housing Land
D3 - Landscape Conservation Area
D28 - Natural Mineral Slate
D29 - Design
FF11 - Traffic
FF12 - Parking Standards

Ynys Mon Local Plan

1 - General Policy
26 - Parking
31 - Landscape
42 - Design
48 - Housing Development Criteria

Stopped Ynys Môn Unitary Development Plan

GP1 - Development Control Guidance
GP2 - Design
TR10 - Parking Standards
EN1 - Landscape Character

Planning Policy Wales (Edition 7)

SGP: Parking Standards (2008)

SPG: Design Guide (2008)

Rhif y Cais: **31C419A** Application Number

Ymgeisydd Applicant

Rev Owen Evans

Cais amlinellol gyda holl faterion wedi eu cadw yn ôl ar gyfer codi 2 annedd ar dir yn / Outline application with all matters reserved for the erection of 2 dwellings on land at

Hafod y Bryn, Llanfairpwll



Planning Committee: 04/02/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been call-in by Cllr Mummery for a Committee decision

1. Proposal and Site

The application site forms part of the dwelling at Hafod y Bryn, Llanfairpwll. The proposal is an outline application with all matters reserved for the erection of two two-storey dwellings and the creation of a vehicular access onto the turning head at Trem Eryri. Engineering works in raising the level of the garden will be undertaken to provide a level access to the site.

2. Key Issue(s)

Highway safety and residential amenity.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Planning Policy Wales (Edition 7)

Technical Advice Note 12 Design

SPG – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Response to Consultation

Town Council- No reply at the time of writing

Cllr Mummery – requests that the application be determined by the Planning and Orders Committee due to local concerns and will request a site visit

Cllr Meirion Jones – no reply at the time of writing

Cllr Jim Evans – no reply at the time of writing

Highways Authority – suggested conditions

Dwr Cymru-Welsh Water – No reply at the time of writing

Drainage Section- additional details requested

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 23rd January 2015. At the time of writing, 8 letters of objection had been received. Objections are based on:

The cul de sac at Trem Eryri is narrow and cannot accommodate additional traffic;

The dwelling at Hafod y Bryn is already served by an access and the development should utilise this access rather than Trem Eryri;

The proposal will impact upon the privacy and amenity of adjoining residents;

The proposal is an overdevelopment and an example of 'garden-grabbing';

The development would be higher than and out of scale with existing development.

5. Relevant Planning History

31C419 Outline application for the erection of 2 dwellings with all matters reserved on land adjacent to Hafod y Bryn, Llanfairpwll – refused 29/10/14

6. Main Planning Considerations

Principle of the Development: The application is an outline application for the erection of 2 dwellings within part of the garden area of Hafod y Bryn. The site is centrally located within Llanfairpwll which is a defined settlement under Policy 49 of the Local Plan. In accordance with national planning policy, the use of vacant sites in urban areas can contribute to the availability of housing. The principle of the development in housing policy terms is acceptable.

Highways Impacts: A previous application on the site was refused due to concerns regarding visibility at the junction of the Trem Eryri estate. This matter has been resolved to the satisfaction of the Highway Authority but is now raised in relation to the use of the junction. Strong local objection has been raised that the proposed access to the plots will be taken off the cul de sac at Trem Eryri. Concerns are expressed that the road is narrow and congested; a disabled parking space is allocated on the estate road and refuse collection vehicles and other vehicles have to mount the pavement to gain access. The additional traffic generated by two dwelling is considered by objectors to create unacceptable highway safety concerns and the site should be served by the existing access at Hafod y Bryn. The scheme has however been fully assessed by the Highway Authority which raises no objection subject to conditions. The authority must consider the application as presented to it - the access serving the dwelling at Hafod y Bryn is not proposed in the application as an access for the plots. Additional information has been sought in relation to the ownership land at the end of the cul de

sac. The layout has been clarified by the agent to show that both the proposed pedestrian and vehicular access points will exit onto the public highway. The use of car parking spaces at the end of the cul de sac will not be compromised. The Highway Authority has suggested that a 1.5m wide footway be provided along the frontage of the application site to join with existing footways on the estate. However, as the road is a cul de sac with allocated parking spaces at its termination and given the high level of concern regarding the narrow width of the estate road, it is considered that the provision of a short length of footway would impinge on the space available to manoeuvre and park. Omission of a footway in this location is not considered to compromise pedestrian safety to such an extent as to warrant refusal of planning permission. Given the additional details sought for clarification of the access details, conditions are proposed in relation to the details received rather than leaving access as a reserved matter.

Residential and General Amenity: Concerns are raised that the proposals represent an overdevelopment of the site and that the scheme will result in overlooking and loss of privacy to existing dwellings. The site falls away from the estate road and it is proposed to raise garden levels at Hafod y Bryn in order to bring the proposed access closer to existing levels at Trem Eryri. It is proposed that the dwellings will have a finished floor level of 98.02 compared to 96.48 at Hafod y Bryn (a difference of 1.54m) and compared to 99.62 at 79 Trem Eryri (a difference of 1.6m). Rather than dominate the estate, the proposal will represent a gradual step up from Hafod y Bryn to the development site and up again to existing dwellings at Trem Eryri. The section drawing submitted is based on a dwelling with a ridge height of 7m (a ridge height of between 7 and 8m is proposed in the DAS). The ridge height at 7m would, if projected, be equivalent to the eaves level of 79 Trem Eryri. At 8m to ridge, the proposed dwellings would remain almost 2m lower than the ridge of 79 Trem Eryri. There is an approximate distance of 20m between the proposed dwellings and the existing dwellings directly opposite then at Trem Eryri and it is not considered that privacy and amenity will be compromised to such an extent as to lead to refusal of planning permission, in particular given relative levels. The proposed dwellings are sited closer to the rear garden area of Hafod y Bryn itself but additional information supplied by the agent demonstrates that additional planting within that property's garden area as well as a boundary fence would overcome concerns. Subject to detailed design in the placing of windows, no excessive overlooking should occur to the flats at Trem Eryri or to the dwellings at Pen y Berllan (10.5m at closest to the side elevation of plot 1) and Tan y Coed (11.5m at closest to the corner of plot 1) to the north of the site which are separated from the site by existing trees and hedges which are to be retained.

Drainage: The drainage section has requested additional details in relation to surface water disposal. These details were awaited at the time of writing but it is anticipated that suitable conditions can be imposed.

7. Conclusion

The site is located within a densely developed part of the defined settlement of Llanfairpwll. It is considered that the site can accommodate the proposed development. The application has been fully considered by the Highway Authority in the light of objections received but a conditional approval is recommended. Drainage details are awaited and any permission will not be issued until this matter is resolved.

8. Recommendation

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

To **permit** the application subject to the following conditions, and any additional conditions required to deal with drainage:

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

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

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

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

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

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

(04) The access shall be completed in accordance with drawing number 2225:14:3c submitted on 20th January 2015 under application reference number 31C419A.

Reason: In the interest of highway safety.

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

Reason: To ensure the satisfactory appearance of the development

(06) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.

Reason: To ensure the satisfactory appearance of the development and in the interests of amenity

(07) The provisions of Classes A, B, C, D, E and F of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any Order revoking or re-enacting that Order) are hereby excluded.

Reason: In the interests of amenity

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

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

(09) 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.

(10) 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.

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

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

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

Reason: In the interests of amenity

(13) The boundary wall / hedge/ fence or any new boundary erected fronting the highway shall at no time be higher than 1m 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 boundary.

Reason: to safeguard visibility at the access.

(14) The finished floor level of the proposed dwellings shall be no higher than the levels indicated on drawing 2225:14:4B submitted on 20th January 2015 under planning reference 31C419A.

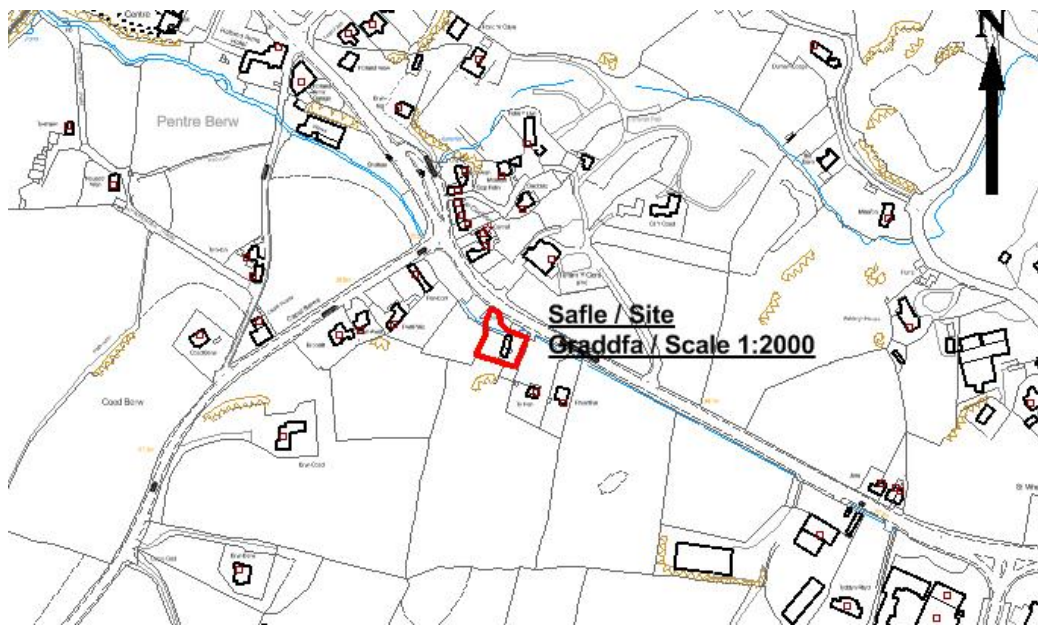
Reason: To define the scope of this permission and in the interests of amenity

Rhif y Cais: **33LPA995/CC** Application Number

Ymgeisydd Applicant

Cais llawn i newid defnydd adeilad allanol i annedd ynghyd a chreu mynedfa newydd i gerbydau yn / Full application for the conversion of outbuilding into a dwelling together with the creation of a new vehicular access at

Tyddyn Rhydd, Pentre Berw



Planning Committee: 04/02/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land

1. Proposal and Site

The site is located between Pentre Berw and Gaerwen and is accessed off the A5. The proposal is to convert the existing buildings into a dwelling and to create a new vehicular and pedestrian access to the site.

2. Key Issue(s)

Compliance with policies in relation to conversion, highway and drainage issues, ecology and residential amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy

Policy 31 Landscape

Policy 33 Nature Conservation

Policy 35 Nature Conservation

Policy 55 Conversions

Gwynedd Structure Plan

Policy D10 Flora and Fauna

Policy D29 New Developments

Stopped Unitary Development Plan

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EN4 Biodiversity

Policy HP8 Conversions

Planning Policy Wales (Edition 7)

Technical Advice Note 5 Nature Conservation and Planning

Technical Advice Note 12 Design

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Community Council – No response

Local Members – No response

Ecological and Environmental Advisor – comments

Drainage Section – satisfactory in principle, comments in relation to watercourse

Highway Authority – suggested conditions

Dŵr Cymru-Welsh Water – suggested conditions

Built Environment and Landscape Section – comments in relation to finishing materials

No representations were received from interested parties as a result of the publicity undertaken.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Policy 55 allows the conversion of existing buildings to residential use subject to the criteria listed in the policy. The application as submitted retains the character and form of the existing buildings and is supported by a report as to the adequacy of the structure to be converted. Comments were made by the Council's Built Environment Section in relation to proposed material finishes which can be controlled through condition.

Highway impacts: The site is served by an existing access onto the A5. The proposal is to close this access and create a new vehicular and pedestrian access to the west of the existing access in order to achieve sufficient visibility. The Highway Authority raises no objections subject to conditions. Some trees on the site will be removed to facilitate this arrangement.

Ecology: the application is supported by an ecological report the findings of which are considered acceptable subject to receipt of mitigation measures in relation to bats. The delivery of these can be controlled through condition.

Drainage: The proposed drainage arrangements for the site are considered acceptable in principle. A small stream crosses the site and a crossing point will be required to facilitate access, the details of which can be controlled through condition. It is likely that a separate consent under the Land Drainage Act will be required for the crossing.

Amenity: The site is well screened in a dip and has good tree cover. The site will become visually more exposed due to the proposed new access arrangements and the removal of some trees to facilitate it. However, the proposals are fairly compact in terms of the proposed development and will not lead to an incongruous landscape or visual impact. The site is well screened from and set lower in level than adjoining residential property and no impacts are expected in terms of overlooking or loss of privacy.

7. Conclusion

The site can accommodate the proposals in accordance with current policies subject to receipt of ecological mitigation measures.

8. Recommendation

To **permit** the application subject to the following conditions, and subject to receipt of ecological mitigation measures in relation to bats:

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded

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

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

Reason: To ensure the satisfactory appearance of the development

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

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

(05) 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.

(06) 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.

(07) No development shall commence until details of the watercourse access crossing are submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the details as approved.

Reason: to ensure a satisfactory appearance of the development and to reduce flood risk

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

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

(09) 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: In the interests of highway safety

(10) 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: In the interests of amenity

(11) The highway boundary wall or any new boundary erected fronting the highway shall at no time be higher than 1m 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 shall be erected within 2m of the said wall.

Reason: To safeguard visibility at the access.

(12) The access shall be completed with an asphaltic surface for the first 5 metres back from the nearside edge of the county highway with the surface water system complete and operational before the use hereby permitted is commenced.

Reason: In the interests of amenity

(13) The development shall proceed in accordance with the recommendations contained within North Wales Bat Services report dated 27th November 2013 and submitted under planning application reference 33LPA995/CC

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

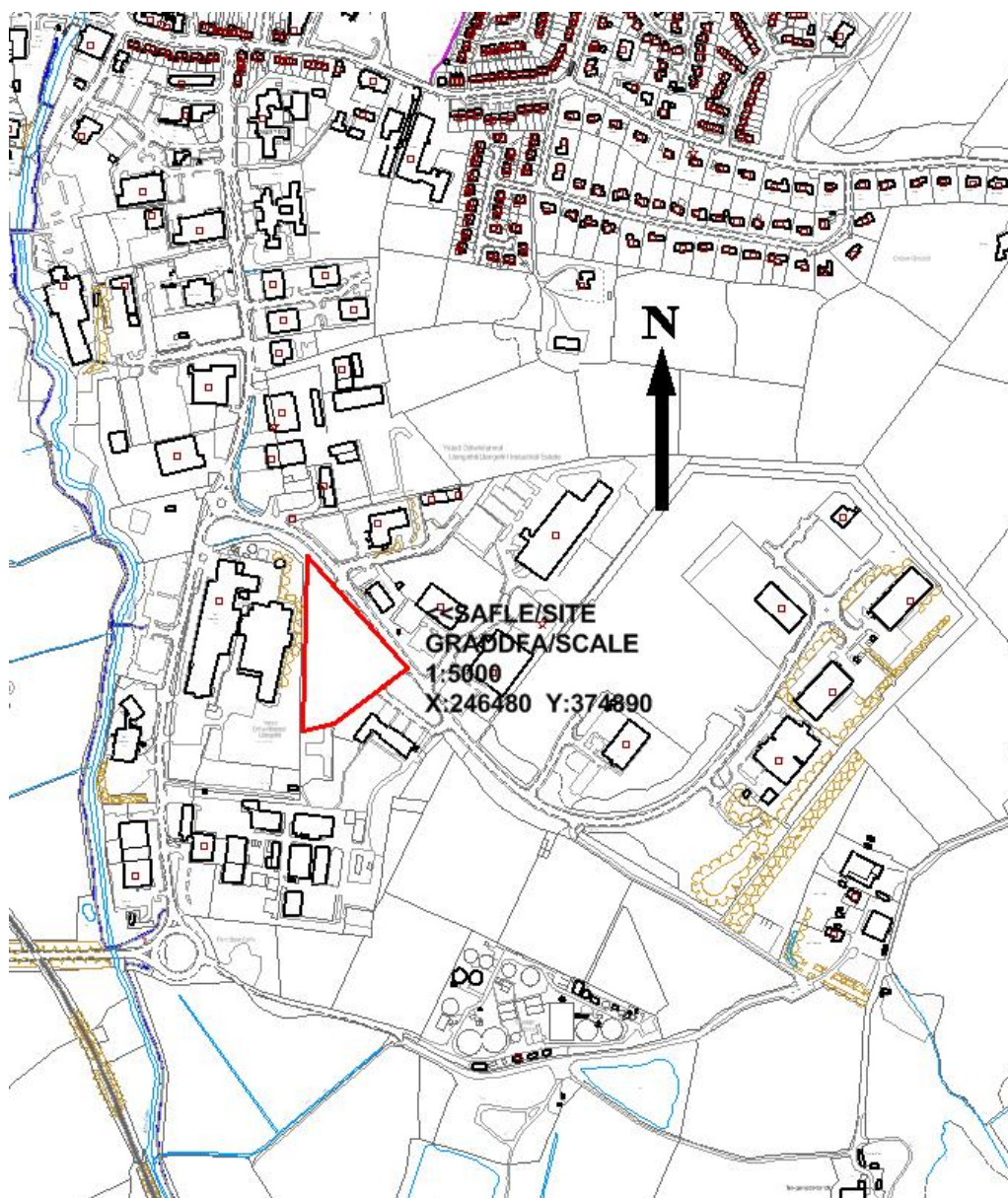
Rhif y Cais: 34LPA791C/CC/ECON Application Number

Ymgeisydd Applicant

Head of Service Economic Development

Cais llawn ar gyfer addasu ac ehangu ar gyfer defnydd swyddfeydd (Dosbarth B1) ynghyd a man storio beiciau , creu man parcio newydd a man gwefru cerbydau trydan yn/Full application for alterations and extensions for office space (Use Class B1) together with the construction of a bike storage area, car park and electric vehicle charging point at

Anglesey Business Centre, Llangefni



Planning Committee: 04/02/2015

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been made by the Council and on Council owned land.

1. Proposal and Site

The application is a full application for alterations and extensions for office space (Use Class B1) together with the construction of a bike storage area, construction of additional car parking spaces and an electricity charging point at Anglesey Business Centre, Llangefni

2. Key Issue(s)

The applications key issues are whether the proposal complies with all relevant plan policies and whether the extension fits in with the surrounding area without causing any impact on any adjoining units.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5: Design

Policy 26 – Car Parking

Policy 31: Landscape

Policy 42: Design

Gwynedd Structure Plan

Policy B1 – Jobs

Policy D3 – Environment

Policy D4 – Environment

Policy D29 – Design

Policy D32 - Landscaping

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy TR10 – Parking Standards

Policy SG1 – Contaminated Land

Policy SG6 – Surface Water Run Off

4. Response to Consultation and Publicity

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

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

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

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

Highways – Conditional Approval

Drainage – Comments – The applicants must provide design details for the proposed surface water drainage system.

Welsh Water – Comments – The applicants should contact Welsh Water as some public sewers and lateral drains may not be recorded on their maps.

Natural Resources Wales – Natural Resources Wales have made comments about potential for land contamination from the previous use which they note the submission

Environmental Health – Standard comments in relation to environmental protection.

Natural Resources Wales – Have commented that there is potential for land contamination from previous use and that they note the desk study which was carried out and they will therefore not provide a detailed site-specific advice with regards to land contamination issues for the site.

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 23/1/15. At the time of writing the report no letters were received.

5. Relevant Planning History

34LPA791/CC – Erection of a business centre – No objection 23/12/99

34LPA791A/CC – Alterations and extensions together with the construction of a new access – Granted 26/5/04

34LPA791B/CC – Installation of Solar Panels – Granted 21/8/12

6. Main Planning Considerations

Site

The Anglesey Business Centre lies within the Bryn Cefni Industrial Estate and is situated South East of the Industrial Estate road. The site is enclosed by industrial and office uses, including a poultry processing factory immediately to the West.

The Bryn Cefni Industrial Estate comprises a mixture of single and two storey buildings of various styles, age and materials.

Proposal

The proposal will extend the Anglesey Business Centre on the Bryn Cefni Industrial Estate in Llangefni. A two storey pitched roof extension is proposed to the West elevation to the rear towards

the neighbouring Vion poultry processing factory with an external floor area of 842 metres square. There will be roof mounted solar photovoltaic panels to the South elevation. Additional car parking spaces, bike storage, electricity charging point and landscaping.

The extension is required to provide additional units/office space for new private sector businesses, which are currently on the Island or those who wish to relocate. The development aims to provide modern premises to enable businesses to grow whilst remaining competitive and flexible. The Anglesey Business Centre is currently home to the Isle of Anglesey Economic Development Unit and the Energy Island Programme with the proposed extension aiming to support the Isle of Anglesey County Council's vision for the Island as part of the 'Anglesey Enterprise Zone' and developing the Energy Island Programme, which potentially could bring a number of opportunities for new private sector businesses. A strong emphasis will also be placed on enabling young people with creative and new ideas to develop. Strong links would be established between the unit and the areas schools and colleges. The extension could provide space for an estimated 51 employees from the private sector. The proposed development will share the facilities and administrative services provided in the existing Anglesey Business Centre. Access to the proposed extension will be limited as it will be private space, but the public and employees will have access through the existing access which is located in the centre of the proposed development.

The scale of the extension relates to the existing building whilst taking advantage of the existing levels changes on site to create a lower ground floor. The extension will add a fourth wing to deliver a symmetrical cruciform layout. The proposal also involves the construction of 27 new car parking spaces and 1 disabled parking space, bike storage area and an electrical charging point.

Design

The proposed development is located within an existing business park, surrounded by industrial and office buildings. The proposed extension will be in keeping with the existing Anglesey Business Centre and the character of the area will not be affected. The material and appearance aims to match the existing building and delivers a high quality office space comprising a steel framed building with metal and glass cladding.

Landscaping

Landscaping already exists around the site however further hard and soft landscaping around the development will be introduced to ensure the character of the area is maintained. Gabions will be introduced to the scheme as the retaining wall structure which will add visual interest internally and externally whilst providing a safe maintenance zone around the extension and ensuring that access down the steep embankment is avoided. Gabion seating areas block paving and soft landscape is also proposed.

Car Parking/Access

The proposal involves the construction of 27 new car parking spaces and 1 disabled parking space. Vehicular access is to remain from the existing access to the Anglesey Business Centre, which is located to the north east of the site. New car parking, which will be in addition to that already in existence at the site, will be mainly an extension to the existing western car park.

Foul and Surface Drainage

Foul drainage will be disposed of via a mains sewer and surface water details for the surface water drainage system will be conditioned so that details are received prior to the commencement of work.

Special Landscape Area

The proposal is located within an Area designated as a Special Landscape Area under the provisions of Policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Ynys Mon Unitary Development Plan. It is not considered that the proposal would have an unacceptable effect on the character or appearance of this landscape designation.

Highway Considerations

The Highways Department have confirmed that they are satisfied with the proposal.

Effect on Neighbouring units.

It is not considered that the proposed extension will have a negative impact on any adjoining unit nearby. Neighbouring units have been notified and no adverse representations have been received.

7. Conclusion

The scheme complies with all policies listed above as it provides high quality office space to support the growth of the energy sector and other private sector 'start-up businesses'. The scheme provides car parking and bicycle storage facilities and will fit in with the existing Anglesey Business Centre building without causing any impact on any adjoining units or the wider area.

8. Recommendation

Permit

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(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 in the interests of road safety.

(03) No development approved by this permission shall be commenced until the following drainage details have been submitted to and approved in writing by the local planning authority:

Surface water regulation/Sustainable drainage system.

The details approved under the provision of this condition, shall be implemented and completed prior to the occupation of the development.

Reason: - To ensure that the development is adequately drained and prevent the increased risk of flooding on and off the site.

(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/12/2014, under planning application reference 34LPA791C/CC/ECON.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Technical Advice Note 12 – Design

Planning Policy Wales 7th Edition – 13.5, 13.6, 13.7 – Contaminated Land

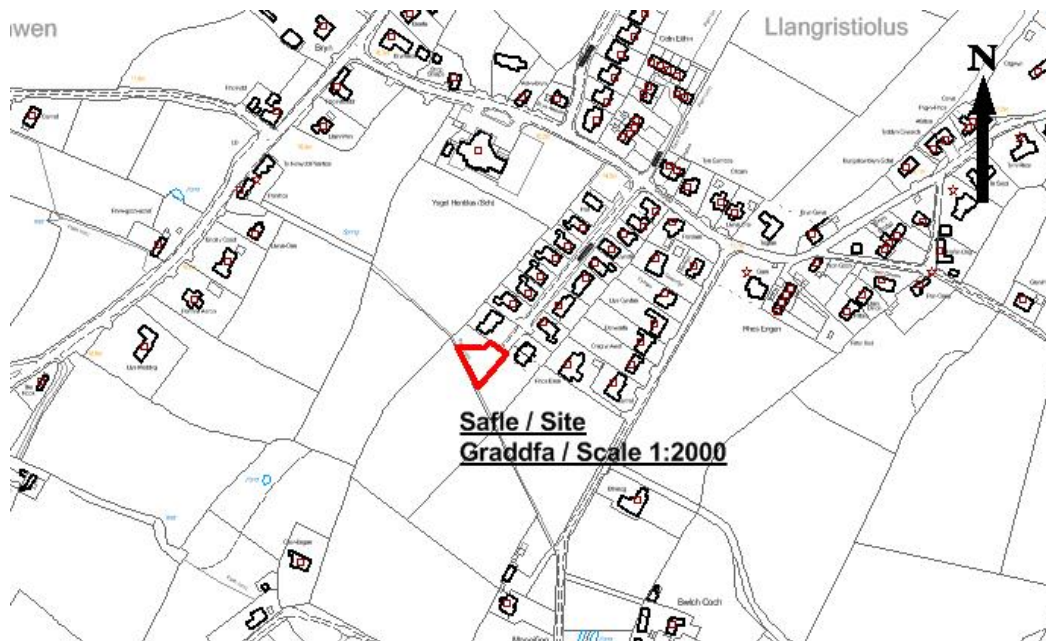
Rhif y Cais: **36C32Q** Application Number

Ymgeisydd Applicant

Mr J Hughes

Cais llawn i godi 2 annedd ar dir ger / Full application for the erection of 2 dwellings on land adjacent to

Llys Tegeirian, Llangristiolus



Planning Committee: 04/02/2015

Report of Head of Planning Service (DFJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the local member.

1. Proposal and Site

The application is a full application for the erection of a pair of semi-detached dwellings. The proposal entails developing a parcel of land which is currently vacant and lies at the end of an existing residential estate; which currently comprises of a mixture of 20 single storey properties together with pairs of semi-detached dwellings and a dormer bungalow.

2.Key Issue(s)

It is considered that the key issues to consider are;

- whether or not the proposal can be supported by planning policy,
- whether or not the proposal would be harmful to the amenity of neighbouring dwellings, and;
- are there are technical constraints that prevent the development of the site.

3. Main Policies

Gwynedd Structure Plan

A2 Location of Housing
A3 Scale and phasing of development
D4 Siting and Design
D28 Roofing material
D29 Design

Ynys Mon Local Plan

1 General
42 Design
48 Housing Development Criteria
50 Listed Settlements

Stopped Ynys Mon Local Plan

GP1 General Policy
GP2 Design
EN1 Landscape character
HP4 Villages
SG4 Foul sewage disposal
SG6 Surface water run-off

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Supplementary Planning Guidance - Design Guide for the urban and rural environment

Supplementary Planning Guidance - Parking Standards.

4. Response to Consultation and Publicity

Councillor Victor Hughes – Requests that the application be referred to the committee to ensure that matters relating to surface water disposal and the diversion of the public footpath are satisfactorily resolved.

Councillor Hywel Eifion Jones – No response received at time of writing the report.

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

Council's Public Rights of Way officer – Confirms that Public Footpath No.7 is situated near to the development and advises that the granting of planning permission does not entitle the developer to interfere with the right of way.

Council's drainage section – Confirm that the proposed surface water and land drainage systems appear to be satisfactory and recommend that the systems be installed prior to commencement of works on the dwellings.

Council's highways section – Recommend planning conditions relating to estate road construction and completion, car parking accommodation and grading of vehicle driveways.

Dŵr Cymru/Welsh Water – Recommend the inclusion of a series of conditions relating to foul and surface water disposal should planning permission be granted.

Public Consultation – One letter of objection has been received from a local resident who's concerns can be summarized as being;

- Concern regarding the impact on the public right of way.
- Adverse impact of construction phase on amenity by reason of traffic, noise and dirt.
- Inappropriate design of dwellings.
- Increase of vehicular traffic when dwellings are occupied.

In response to these matters it is considered that with regard to the impact on the public footpath it is clear that this proposal will not interfere with the newly diverted right of way.

With regard to the construction phase it is noted that the proposal is a relatively minor development and any adverse impacts caused will be short term and other legislation exists to safeguard public amenity should problems arise by reason of traffic, noise and dirt.

With regard to design, the proposals closely reflect existing development on the estate and will not look out of place.

With regard to increased traffic on the estate by future occupiers of the dwellings it is noted that the Highway Authority have raised no concerns.

One letter of support has been submitted by the developers agent that can be summarized as follows;

- The current proposal is for semi-detached housing which is affordable by design
- The development forms part of an established housing scheme.
- There is no extension of the village envelope into surrounding countryside as a consequence of the proposal.

- The potential for further development is limited by virtue of land available.
- The current scheme represents a sensible and logical step towards the completion of development at Llys Tegeirian.

5. Relevant Planning History

36C32B – Erection of 10 bungalows and garages on land to the rear of Dolydd, Llangristiolus – Approved 24/04/91

36C32C – Erection of two dwelling houses on land adjacent to Dolydd, Llangristiolus -

36C32D – Extension to existing estate at Llys Tegeirian, Llangristiolus – Refused 11/06/96

36C32H – Outline application for residential land at Llys Tegeirian, Llangristiolus – Refused 03/12/09

36C32J - Outline application for the erection of a dwelling on land adjacent to Llys Tegeirian, Llangristiolus – Approved 10/08/10

36C32K/DA - Detailed application for the erection of a two-storey dwelling with attached garage on land adjacent to 12 Llys Tegeirian, Llangristiolus - Approved 15/12/10

36C32L – Full application for the erection of a dwelling on land adjacent to 11 Llys Tegeirian, Llangristiolus – Approved 14/06/11

36C32M – Full application for the erection of a pair of semi-detached two storey dwellings together with construction of vehicular and pedestrian access on land adjacent to 11 Llys Tegeirian, Llangristiolus – Approved 20/03/12

36C32N – Full application for the erection of a pair of semi-detached dwellings together with the construction of an estate road on land at Llys Tegeirian, Llangristiolus – Approved 12/11/12

36C32P- Full application for the erection of a pair of semi-detached dwellings together with the construction of an estate road together with the re-alignment of the public footpath on land at Llys Tegeirian, Llangristiolus – Approved 13/11/13

6. Main Planning Considerations

Policy context; Llangristious is defined as a Listed Settlement under policy 50 of the adopted Ynys Mon Local Plan and as a Village under Policy HP4 of the un-adopted and Stopped Unitary Development Plan. Whilst the site lies outside the development boundary as defined by the stopped Unitary Development Plan the aforementioned policy 50 does allow for the approval of planning permission within or on the edge of a listed settlement; normally but not exclusively for single dwellings.

Two dwellings are proposed and it is considered their semi-detached design does result in a built form that is comparable in size and visual impact with other larger single dwellings in the village and also more directly with other pre-existing and adjoining semi-detached dwellings on the estate. As such it is not considered that the built form would look out of place or out of character with existing buildings in the locality.

It is also considered that given the location of the application site; on a residential estate located centrally within the settlement that the development would in visual and physical terms be read as

lying within, or at worst forming a reasonable minor extension to the existing developed part of the settlement rather than constituting an undesirable intrusion into the countryside.

It is considered therefore that in terms of its physical characteristics such as the location, design, scale and massing of the proposal that it is compliant with this aspect of policy.

However a second 'limb' of the policy also requires that the proposal does not exceed the requirements of the settlement for new dwellings and the committee will recall that on recent planning applications some Members have expressed concerns in relation to the growth level seen within certain settlements identified as Listed Settlements in policy 50 of the Local Plan, specifically in Llangristiolus and a recent review has clearly indicated that historically growth here has exceeded that anticipated by the Local Plan and the Stopped Unitary Development Plan;

During the Local Plan period (1991-2001) it was anticipated that 9 units would be delivered whereas 19 were actually built, with a further 14 units built during the Stopped Unitary Development Plan period (2001-2011) which had anticipated only 7 units.

Over the period of the emerging Joint Local Development Plan (2011-2026) 15 units are expected to be delivered, however 12 units have already been completed since 2011 and with a land bank of 12 further units it is likely to exceed the anticipated growth level. It is reasonable to suggest therefore that further development would exceed the anticipated needs of the community for housing.

Nevertheless, bearing in mind that the current application is only for two dwellings it is more difficult to measure and identify the harm that further development would cause, for instance; an increase in car travel (to work, schools, shops and services), excessive demands on local schools or provision of services.

In balancing the above considerations it is considered that in this particular case the granting of planning permission is reasonable as the site forms an integral part of an established residential estate that has intermittently been under construction since the early 1990's. Officers therefore agree with the applicant's proposition that the proposal constitutes a sensible and logical step towards the completion of development on the estate.

It is further considered that these considerations carry sufficient weight to lead one to the conclusion that the proposal is substantially compliant with policy and can be supported without prejudicing the implementation of the development plan.

Impact on neighbouring dwellings- The proposed dwellings are located on an irregular plot of vacant land on the estate and it is considered that sufficient space exists to accommodate the dwellings without causing undue harm, loss of aspect or privacy to nearby and adjacent dwellings.

The dwellings are sited in such a way as to ensure that their main aspect will be over the estate roadway at the front and onto open fields to the rear rather than towards existing dwellings.

It is considered therefore that the plot can accommodate the dwellings without causing harm to the amenity of existing dwellings.

Technical constraints – Statutory consultees have confirmed that the technical proposals for the disposal of foul and surface water are satisfactory, as are proposals for land drainage and car parking and access arrangements.

The public footpath that runs along the rear boundary of the site has been diverted and surfaced as

required by the Council's Public Rights of Way officer.

There are therefore no known technical constraints that would prevent the development of the site as proposed.

7. Conclusion

It is considered that the proposal is substantially compliant with policy and can be supported without prejudicing the implementation of the development plan. That the plot can accommodate the dwellings without causing harm to the amenity of existing dwellings and that there are no known technical constraints that would prevent the development of the site as proposed.

8. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(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 & Country Planning Act 1990.

(02) Land drainage run-off shall not be permitted 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.

(03) No surface water shall be allowed to connect either directly or indirectly into the public sewerage system.

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

(04) The car parking accommodation shall be completed in full accordance with the details as submitted before any of the dwellings are occupied and thereafter retained solely for those purposes.

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

(05) The vehicle driveways shall be constructed with their gradients not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.

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

(06) The estate road shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' and shall be completed to a base course finish with the surface water drainage system complete and in working order before any construction work on the erection of the dwellings is commenced unless otherwise agreed in

writing with the local planning authority.

Reason: To comply with the requirements of the Highway Authority

(07) No other part of the development shall take place until The surface water land drainage systems shown on drawings SYL 585/04/14 revision B and SYL 585/21/14/PR revision C shall be completed and in working order before any construction work on the erection of the dwellings is commenced unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that the site is adequately drained.

(08) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted on the 13th November 2014 under planning application reference number 36C32Q.

Reason: For the avoidance of doubt.