

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE

DYDDIAD: 06/04/2005
DATE:

Number: 1

Rhif y Cais: C05A/0094/10/LL
Application Number:
Dyddiad Cofrestru: 11/02/2005
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: ABERGWYNGREGYN
Community:
Ward: ARLLECHWEDD

Bwriad: CODI ADEILADAU I BWRPAS FFERMIO PYSGOD, CREU BWND A
Proposal: THIRLUNIO, MYNEDFA A LLE PARCIO (AIL GYFLWYNIAD O GAIS CYNLLUNIO C03A/0765/10/LL) ERECTION OF BUILDINGS FOR THE PURPOSE OF FISH FARMING TOGETHER WITH THE PROVISION OF BUNDS AND LANDSCAPING, ACCESS AND PARKING (RE-SUBMISSION OF PLANNING APPLICATION CO3A/0765/10/LL).
Lleoliad: CAE RHIF9225/FIELD NO 9225, FFERM PYSGOD HENFAES/HENFAES FISH
Location: FARM, ABERGWYNGREGYN, CONWY

Manylion yr Ymgeisydd: SUSTAINABLE FISH FARMING LIMITED
Applicant's Details: BRYN RHEDYN NORTH
SYCHNANT PASS ROAD
CONWY
LL32 8LQ

Manylion yr Asiant: JEREMY LEE, SUSTAINABLE FISH FARMING LIMITED
Agent's Details: BRYN RHEDYN NORTH
SYCHNANT PASS ROAD
CONWY
LL32 8LQ

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Abergwyngregyn/ Abergwyngregyn Community Council	Gwrthwynebu/Object.
Uned Drafnidiaeth Transportation Unit	Dim gwrthwynebiad / No Objection
Dwr Cymru (BAPTIE) Welsh Water	Dim gwrthwynebiad/ No Objection.
Asiantaeth yr Amgylchedd Environmental Agency	Heb eu derbyn/Not received.
Uned Gwarchod y Cyhoedd Public Protection Unit	Heb eu derbyn/Not received
Cyngor Cefn Gwlad Cymru	Dim gwrthwynebiad parthed amodau / No Objection subject to conditions.
Parc Cenedlaethol / National Park	Dim gwrthwynebiad/No objection
Cyngor Bwrdeistref Sirol Conwy / Conwy County Borough Council	Dim sylwadau/ No Observations
Cyngor Ynys Mon / Ynys Mon Council	Heb eu derbyn/Not received

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

RSPB Cymru / *Royal Society for* Disgwyl Ymateb / *Awaiting Response*
Protection of Birds
Cambrian Ornithological Society Heb eu derbyn/Not received
North Wales Wildlife Trust / Gwarchodfa Disgwyl Ymateb / *Awaiting Response*
Natur Gogledd Cymru
Pwyllgor Rheoli Gwarchodfa Natur Leol Gwrthwynebu/ *Object*
Traeth Lafan / *Traeth Lafan Management*
Committee /

This application has been widely advertised and numerous letters of objection have been received.

<i>OBSERVATIONS:</i>

Preface

Members are advised that this application represents a re-submission of the proposal as described above. The planning application presents the same details as those subsequently revised during the former application.

As there are no fundamental differences between the former and present applications, the information below amounts to a repetition of that report as initially prepared for the previous planning committee.

Description:

This application seeks consent to provide a fish farm in the vicinity of Traeth Lafan to the south of the Morfa Aber Nature Reserve. The application has been advertised in the area; a number of both local and non-local objections have been received.

The application originally comprised seven buildings, three of which measures 95 metres by 16 metres, running parallel to each other, with three further buildings measuring 25 metres by 16 metres at the eastern end and a single building of similar dimensions positioned at the western end of the main structures; all of the buildings will measure 6 metres in height. This has now been amended to provide three detached buildings measuring 120 metres each in length and a single detached building to the west, as originally intended. The periphery of the site will be bunded and hedged, supplemented by a single row of evergreens on the inner edge and a substantial degree of indigenous tree species on the outer edge of the site. As part of the operations, both an in-flow and outflow pipes are proposed towards seaward.

The development will be located to the north of the present railway line and adjoin the existing sewerage works to the east. Access to the works is gained via a track to the south west of the application site which junctions off Station Road. This track is currently used to access the Morfa Aber Nature Reserve Car Park and a single dwelling (Cwrtia) to the south of the site are Station House, Aber Farm and recently converted flats (Aber Inn Hotel).

The application development proposes to operate as a fish farm capable of rearing up to three different species of fish at any time. Uniquely, and integral to the scheme, the proposal intends to use the effluent in the production of Polychaete worms (lugworm).

The application is being accompanied with an Environmental Assessment, further supplemented by an additional report which addresses further details of the proposals.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

ASSESSMENT OF APPLICATION:

As stipulated in the preliminary report submitted to the 6th July Planning Committee, the examination of this application may be categorized under four main headings; these are:

- (i) Environment issues
- (ii) Visual assessment
- (iii) Demonstrable impact to residential amenities
- (iv) Transport and highways.

This report seeks to analyse the proposal in accord with the above criteria referring, where appropriate, to policy and planning guidance together with all other material considerations salient to the scheme. Members are advised that copies of objector’s letters are attached to this agenda and, accordingly are not required to be expressed explicitly in this report. Notwithstanding this, the report will endeavour to acknowledge and analyse the concerns as raised in the objectors letters as part of the overall assessment. Many of those letters are extremely detailed and, whilst all of the issues have been observed and considered, they cannot, nevertheless, all be definitively responded to in this report.

Environmental Issued.

In considering this aspect of the proposal, reference is made to the following policies:-

Policy 6H and 6I of the Menai Strait Local Plan stipulates:-

NATIONAL AND LOCAL NATURE RESERVES, SITES OF SPECIAL SCIENTIFIC INTEREST AND NATURALIST TRUST RESERVES AND AREAS IN CLOSE PROXIMITY TO SUCH SITES WILL BE SAFEGUARDED IN THAT THERE WILL BE A PRESUMPTION AGAINST DEVELOPMENT IN SUCH AREAS AND NATURE CONSERVATION INTERESTS WILL TAKE PRECEDENCE OVER ALL OTHER CONSIDERATION.

THERE WILL BE A PRESUMPTION AGAINST PROPOSED DEVELOPMENT WHICH APPEAR LIKELY TO HAVE A SIGNIFICANT IMPACT ON WILD LIFE HABITAT OR WOULD OTHERWISE RUN COUNTER TO THE AIMS AND OBJECTIVES OF THIS SECTION.

Policy D10 of the Gwynedd Structure Plan states:-

TO ENSURE THAT THE COUNTY’S HERITAGE OF WILD FLORA AND FAUNA AND GEOLOGICAL AND PHYSIOGRAPHIC FEATURES ARE SAFEGUARDED, PARTICULARLY NNR’S SSI’S RSPB RESERVES, WETLANDS, RAMPAR SITES, SPECIAL PROTECTION AREAS (UNDER EC BIRD DIRECTIVE 74/409), LOCAL NATURE RESERVES AND OTHER AREAS OF HIGH NATURE CONSERVATION INTEREST.

In the context of considering this application, the significant part of this proposed development lies on the edge but nevertheless, outside the formal SSSI and RAMSAR site. In terms of formal observations, members are informed that many objectors consider that the scheme will have a direct and indirect impact on the local environment for reasons referred to in their letters as attached to this Agenda. In terms of consultees the Traeth Lafan Management Committee, Council for Protection of Rural Wales, and the Cambrian Ornithological Society support this ground for objection. Conversely however, member’s

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

attention is drawn to the facet that the Countryside Council for Wales, Environment Agency and Council's Environmental Health Unit do not oppose the scheme. Moreover, it is indicated that the RSPB do not fundamentally object to the scheme providing (as with all the other consultees) that appropriate planning conditions are imposed. It is particularly salient to note the Countryside Council for Wales' response, particularly given its responsibilities under the prevailing Wildlife Act. Examination has been given to the applicant's Environmental Impact Assessment by the aforesaid consultation groups and the Council's Bio-diversity officer. The Environmental Statement takes into account the effect of the construction and operation of the development on protected species such as bats, badgers, water voles, otters, nesting birds and waders. The likely effect of the international nature conservation interests for which the site was designated may be summarized as:-

- Disturbance and possible degradation of the Traeth Lafan intertidal habitat, the oystercatcher population and their feeding and roosting grounds
- Adverse affect on the rare *Zostera noltii* dwarf eelgrass
- Water quality issues due to effluence from the discharge pipe
- The buried pipelines becoming exposed due to shifts in the Traeth Lafan sands
- Potential effects to wintering birds through the loss of the field in which the building will be sited.

The initial proposal was the cause of a variety of concerns regarding the potential adverse effect on the site's integrity. As a consequence of those concerns, revisions have been made to the proposal in respect to addressing those issues. Changes have been made to the original route of the intake and discharge pipes so that they now do not encroach the Traeth Lafan SPA, whilst more stringent methods of controlling the quality of the discharge have also been introduced. Further revisions have been made to the intake pipe, directing it away from the salt marsh and onto the development site field; as a consequence, no physical disruption would be created to the inertial habitat. Moreover, due to the significant amendments to the proposal, the CCW have concluded that the development will not have a significant effect on either the Oystercatcher or Curlew as their use of the site has become very inconsistent over the last 34 years. A recent independent Winter Survey (2002-3) found no records of Waders roosting in this field, it has therefore been concluded, through the appropriate assessment, that this proposal will not adversely affect the integrity of the site. The imposition of conditions and restrictions on the development of the proposal is considered appropriate and accepted by the applicant. Part of those conditions which, in many cases, amount to mitigation measures, can be described as follows:-

- Re-direct the intake pipe away from the salt marsh and onto the development field. A new footpath to and from the Morfa Aber LNR will then be constructed above or near this route.
- Ensure that the mitigation measures suggested for the otter (Henfaes Fish Farm ES, November 2003) are adhered to. Contrary to the negative survey result, it is well known that otters use the Arfon Aber and the Morfa Aber LNR.
- Timing of works. Wildfowl shelter close to the sewage pipe in winter and waders frequently roost near there, therefore avoid laying pipe at this time. Developer to consult in advance with CCW and Cyngor Gwynedd on the exact timing of pipe laying. Developer also to consult with CCW and CG on the construction of the buildings to avoid unnecessary disturbance to any birds using the development field.
- All trees, plants, hedges planted on the site must be local provenance species, and if possible locally sourced. Also, agree in advance on a tree/hedge planting plan with CCW, CG and RSPB for the field site, which would offer an attractive habitat for farmland birds.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

- To plant native alder and willow tree species, instead of evergreen trees, to provide a rapid screen for the development.
- To agree on a plan of compensation measures involving re-landscaping the Aber LNR with CCW, CG and RSOB.

It is accepted, as received practice, that any proposed developments have an impact on natural habitat to varying degrees. As a material planning consideration nevertheless, any such impact must be measured as a matter of fact and degree. Whilst there are opposing opinions regarding the degree of this development's impact on the surrounding wildlife nevertheless, the balance of probability weighs in favour of such an impact not being of sufficient significance to result in long term harm to that wildlife.

In light of this, together with the significant weight given to CCW Environment Agency, and Environmental Health officers observations, it is considered that grounds to refuse consent based on the environmental issues merit insufficient weight to be sustainable and material. Accordingly, members are advised to consider this element the application to be acceptable.

In making the above assessment consideration has been given to Technical Advice Note (Wales) 5 "Nature and Conservation". Consultations have been made in accordance with the requirements of the Technical Advice Note, and issues of examination and due process have been acknowledged. For the reasons referred to above, it is not considered that the development is contrary to the expectations and requirements of TAN (Wales) 5.

Visual impact.

In considering the visual impact of the development as proposed, members attention is drawn to the fact that the land lies within the Landscape Conservation Area, as identified in both the Menai Straits Local Plan and the Gwynedd Structure Plan.

In light of the above, the following Policies area considered applicable:- Policy 6(I) of the Menai Straits Local Plan states:-

OUTSIDE THE AREA OF OUTSTANDING NATURAL BEAUTY, THE UNIFORM DESIGNATION OF OTHER AREAS OF HIGH LANDSCAPE VALUE ADOPTED IN THIS PLAN IS THAT OF LANDSCAPE CONSERVATION AREA. WITHIN THESE LANDSCAPE CONSERVATION AREAS, AND AREA OF OUTSTANDING NATURAL BEAUTY THE MAINTENANCE AND, WHERE APPROPRIATE, REINFORCEMENT OF EXISTING LANDSCAPE CHARACTER WILL BE A PRIMARY CONSIDERATION FOR DEVELOPMENT CONTROL PURPOSES.

Policy D3 of the Gwynedd Structure Plan states:-

OUTSIDE OF THE SNOWDONIA NATIONAL PARK AND THE AREAS OF OUTSTANDING NATURAL BEAUTY, LOCAL PLANNING AUTHORITY WILL IDENTIFY LANDSCAPE CONSERVATION AREAS, INCLUDING THOSE SHOWN ON THE KEY DIAGRAM, IN ORDER TO CONSERVE THEIR ATTRIBUTES AND THEY WILL HAVE PARTICULAR REGARD TO THE SPECIAL CHARACTER OF EACH LOCALITY WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT, IN ORDER TO MINIMISE ITS IMPACT. DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS CAPABLE OF BEING SATISFACTORILY INTEGRATED INTO THE LANDSCAPE.

A significant representation of both local and non-local residents object to the scheme on the grounds that the proposed development will impact on the visual amenity of this area of open countryside. It is opined in letters of objection that the buildings, by virtue of their size, bulk, and presence in this location, will harm the rural character of the area to a demonstrable

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

degree. In the context of this element of planning consideration, the following observations are given; in terms of land use, members are advised that the development as proposed amounts to an agricultural operation on a designate agricultural land. Accordingly, the use as proposed is not incongruously located, as it is in keeping with the category of land upon which the development is to be sited. In accordance with Section 336 of the Town & Country Planning Act 1990 the use of land for “agricultural” purposes extends to include fish farming as well as other hybrid uses such as horticulture, market gardens and nursery grounds. The buildings, in planning law, are therefore considered as agricultural buildings as a matter of legal fact. Accordingly, their purposes cannot be considered contrary to the present land use and therefore is not in itself justifiable grounds to refuse consent. Having established this, consideration is given to the impact of the buildings by virtue of their size, height and bulk. The buildings themselves will be screened from the southern boundary by the presence of a railway embankment and a belt of mature trees. As an integral part of the scheme, the development proposes the provision of hedged bunds along the northern, eastern, and western boundaries supplemented by a belt of willows and further screened by a significant outer layer of proposed indigenous species of trees. It is advanced that these measures, together with the very dark green colour of the structures, will minimise the potential detriment to visual amenities of the locality to a degree that would not be demonstrably harmful within the setting of an agricultural field. Members are advised that the presence of buildings on agricultural land is not considered unusual providing that the use of such buildings are in accord with the lawful use of the land. Given this, together with the mitigation measures to obscure the development, it is not considered that this element of planning consideration may justifiably be refused on grounds of visual amenities. To remind members, Policy D3 does not presume against development in a Landscape Conservation Area, only that such proposals should not be incongruous in terms of its use, and can be integrated into the landscape as a measure of minimising its impact.

In examination of this element of the scheme consideration has been given to Technical Advice Note 6 “Development Involving Agricultural Land”, and Technical Advice Note 12 “Design”. Whilst elements of these advice notes may be interpreted subjectively nevertheless it is considered that no part within those documents could be demonstrably used to establish grounds for refusal.

Impact on residential amenities

As may be expected, the source of this objection emanates from those residents nearest to the application site. Of these, the nearest properties include Aber House (150 metres from the nearest proposed building), Station House (110 metres from the nearest proposed building), Aber Farm (80 metres from the nearest proposed building), several flats at the former Aber Inn (90 metres from the nearest proposed building) and Glanafon house (110 metres from the nearest building).

Members attention is drawn to the fact that these residents have objected on environmental and visual grounds also and, (as will be considered later) the issue of transport and highways. Under this particular category however, the two main issues regard smell omission and noise. In particular, it is of concern that smell omissions could emanate from several sources including the operation itself, the production of waste and as a result of mortalities. In terms of the operation itself, this will be conducted within the buildings as proposed. The applicant’s Environmental Impact Assessments stipulates that “the aim of recirculation aquaculture is to create a flexible controlled environment for fish, in which the conditions are set to precisely suit the species being grown.” Moreover, it continues “In isolating a farm from these effects, temperatures can be controlled, water can be kept clean and the fish can be protected from infectious diseases.” It concludes that “Hence fish grown in today’s advanced fish farms live in close to ideal, disease free conditions.” The report also indicates that “Water is moved around the recirculation fish farm as part of the water cleaning process. When fish

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

live in water they degrade the water's general quality. Therefore "Used" water is taken from the fish tanks and various processes are used to clean it. Whilst the issue of smell emission is of genuine concern to objectors, this report can only advise members that, in accordance with the Environment Impact Assessments, together with a visit to a similar operation in Penmon, Anglesey, no significant odours will emanate from the site. The processes involved will be contained within the buildings and therefore the operation of the farm will not produce any dust or odours.

In terms of noise, this may be categorised under three principle noise generating items; (i) water pumps, (ii) the emergency generator and (iii) chillers. In response to these concerns the applicant states:-

- The pumps are centrifugal which accordingly to the design of the farm will typically be operating at around 75% of maximum rpm. Modern, efficient pumps generally have a low noise output, when operating at low speeds, this output is further reduced.
- The buildings in the development will be coated internally with 100mm of polyurethane foam as a means of thermal insulation. This will have the secondary effect of sound insulation. Therefore the external noise generated by the pumps is considered to be of no significance.
- The chillers will be operating outside the building. They will be of screw compressor design and therefore have a much lower noise output than, for example, a reciprocating chiller. The chillers will be sited at the rear of the building, adjacent to the pumping station.
- The emergency generator is intended to be used in the event of a failure of the national grid supply to the farm. Such power failures are uncommon and are rarely longer than an hour. In addition, the generator will be run for 20 minutes each week in order to check its proper function.
- All of the above would be further mitigated by the presence of peripheral bunds and a tree and hedge screen.

In light of the above information, members are advised that whilst concerns raised due to noise and odours emanating from the farm are genuine nevertheless, as no technical information support or corroborate these issues, such alleged detriment are not demonstrable. Indeed, the technical evidence to dispute these concerns have been mostly provided in the Environmental Impact Assessments and, on the evidence of the facts provided, it is not considered that such a ground of refusal could be sustained under scrutiny. It is therefore adjudged that demonstrable detriment to the amenities of residents could not be considered as a material ground to refuse planning consent.

Traffic

Objectors to the scheme are concerned that the level of vehicular movements required for the operation of the fish farm, will be excessive and greater than that as assessed by the applicant. The present road is considered narrow and sub-standard and therefore incapable of adequately accommodating the perceived traffic movements. Moreover, it is considered that such increase in traffic movement would have a demonstrable harm to the amenities of local residents, as well as those members of the public who visit the nature reserve. In terms of information submitted, traffic movements are generally anticipated as follows:-

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Car Movements

Recent detailed studies on likely shift patterns show that there will be a maximum of 5 staff working on the site during any one 24 hour period. The staff are expected to arrive in their own private transport. Therefore staff movements will account for 5 car movements on and off site each day. Five other daily car movements are expected to result from *ad hoc* journeys either from visitors or staff leaving and returning during the work period. This reduces the expected daily journeys using cars to 10.

Van Movements

The farm will produce 300 tonnes of fish each year and this will be moved off site by van. Each trip could move up to 3 tonnes of fish, however in order to take a conservative view of the market's demands, which may be for more regular deliveries, it is assumed each trip will move 1.5 tonnes of fish giving an annual requirement for 208 journeys of 4 journeys per week.

Fish Food Deliveries

Food consumption on site is expected to be the order of 300 tonnes per year. Each delivery is expected to be of around 20 tonnes giving 15 to 16 journeys each year.

Certain aspects of the objectors response, suggest that these figures are considerably misleading, particularly based on fish food deliveries. In response to this, the applicant has stated the following:-

“The conversion of fish meal to fish flesh when used as a food in a fish farm environment is approximately 5 to 1. This figure is used in paragraph 3.3.1 of the ES to illustrate the inherent inefficiency and unsustainability of using fish meal as a long term fish food. However in paragraph 3.3.3 the ES goes on to say;

“Various approaches are being taken to solve this problem, they include replacing fish protein and oils with vegetable equivalents. But this approach has only achieved limited success with some amount of fish meal always being needed. The use of recycled water fish farming, as intended in this project, increases the efficiency of the conversion of fish meal to fish because the fish are grown in good environmental conditions. But both these approaches still result in area conversion ratio of fish in the sea to fish in the farm of significantly more than one”.

None of this was written in the context of the tonnage of food delivered to the farm. Of course when you are making the kind of comparisons above you will only compare like with like and particularly in this case such comparisons would typically be done on a dry weight basis. However when you are looking at the conversion rate of proprietary fish food to live fish, you are actually looking at a comparison of *dry weight or wet weight* Thus it is quite feasible in this example to have conversions of dry food to wet fish of less than 1 to 1 where 1 Kg of fish food produces more than 1 Kg of wet live fish. As fish are somewhere between 60 to 80% water, a conversions ratio of 1:1 dry to wet actually is in full agreement with the last sentence of paragraph 3.3.3.

Therefore 300 tonnes of dry fish food will produce 300 tonnes of live fish without any additional farm produced worms.”

In light of the above information, the amount of traffic generated would be comparatively low, certainly not any greater than expected on a working farm. As a consequence of this, together with the fact that the Council's Highways Office have not raised any objections to

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

the scheme, together with a lack of any traffic movement data to the contrary, it is considered that grounds to refuse consent on highway issues could not be sustained under scrutiny. Accordingly it is advised that this element of examination is not sufficient to fail the planning application.

Conclusion

Members are advised that the above amounts to a summarised version of the application's assessment, as it considers that a more worded report addressing every single information would be counter productive and laborious. It is, nevertheless, confirmed that the months preceding the submission of this application to Committee have been exercised in measuring, weighing and analysing all aspect of the scheme. Any omission to a specific detailed aspect is neither deliberate, or evidence that such a detail has not been considered. This report is considered as a measured and balanced response to the proposal which has taken account of all grounds of objection, together with the views and expertise of statutory consultees. In making this assessment, it is considered that grounds of objection to the scheme has been examined as insufficient to amount to sustainable grounds to refuse planning consent.

As a consequence of the above, it is recommended that the application be approved subject to restrictive conditions.

In making this recommendation the National Assembly for Wales, in considering the "Call in" of the application, concludes as follows:-

The Assembly Government considered that development proposals are generally best determined locally by planning authorities that know their area, its needs and sensitivities. The Assembly Government does not interfere with Local Planning Authorities' jurisdiction unless it is necessary to do so. Call in is generally only considered where an application raises planning issues of more than local importance.

The consideration of the request to call in the above development has been delegated to officials, It has been concluded that the proposed development does not involve planning issues which would warrant taking responsibility for determining the application for your Council. Accordingly, the Council may determine the application. This letter neither implies nor infers any view on the merits of the propped development.

Postscript

The present application refers to the same facts, policies and objections as previously. As those circumstances as expressed in this report remain unaltered, the Local Planning Authority's recommendation remains to approve planning consent.

<i>Recommendation</i>

To approve subject to a Legal Agreement under Section 106 and suitable conditions.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 2

Rhif y Cais: C05A/0136/11/LL
Application Number:
Dyddiad Cofrestru: 01/03/2005
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: BANGOR
Community:
Ward: DEINIOL

Bwriad: NEWID DEFNYDD O SIOP (DOSBARTH A1) I DOSBARTH A3 BWYD I
Proposal: FWYTA ALLAN/CHANGE OF USE FROM SHOP (CLASS A1) TO A3 TAKE-
AWAY
Lleoliad: 362, STRYD FAWR/HIGH STREET, BANGOR, GWYNEDD
Location:

Manylion yr Ymgeisydd: MR.K.S.KONG
Applicant's Details: JADE VILLAGE RESTAURANT
MONA ROAD
MENAI BRIDGE
LL57 5EA

Manylion yr Asiant:
Agent's Details:

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned <i>Community Council</i>	Gwrthod/ <i>Refuse.</i>
Uned Drafnidiaeth <i>Transportation Unit</i>	Dim gwrthwynebiad/ <i>No objection</i>
Dwr Cymru <i>Welsh Water</i>	Dim gwrthwynebiad/ <i>No objection</i>
Asiantaeth yr Amgylchedd <i>Environmental Agency</i>	Dim gwrthwynebiad/ <i>No objection</i>
Uned Gwarchod y Cyhoedd <i>Public Protection Unit</i>	Dim gwrthwynebiad/ <i>No objection</i>

OBSERVATIONS:

Description:

This application seeks consent to change the use of present premises from a Class A1 shop, to a Class A3 (food and drink) in particular, in this instance, to a takeaway business. The premises occupy the southern side of the High Street, opposite Glynn House. Commercial properties flank both east and west of the application site, with similar primary uses on the opposite side of the High Street.

Amenities:

The scheme will not harm the visual amenities of the area.

History:

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

The site has no previous planning history.

ASSESSMENT OF APPLICATION:

The proposal is not contrary to the Council's approved planning policies as contained in the Menai Strait Local Plan and Gwynedd Structure Plan. Moreover, the use nestles amongst similar uses in the vicinity, and therefore will no be singular in causing detriment to residential amenities.

In the light of the above, it is recommended that the application be approved.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. 5 mlynedd/5 years
2. Cydymffurfio a'r dogfennau/Conform with documents

Reason(s) for Condition(s)

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: D29 o Gynllun Fframwaith Gwynedd

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: D29 of the Gwynedd Structure Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 3

Rhif y Cais: C05A/0076/11/LL
Application Number:
Dyddiad Cofrestru: 04/02/2005
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: BANGOR
Community:
Ward: HIRAEI

Bwriad: ESTYNIAD I GWRTIL UNED PRESWYLFA WRTH GREU PATIO UWCHBEN
Proposal: ESTYNIAD UNLLAWR (CAIS OL-WEITHREDOL) / EXTENSION TO THE
CURTILAGE OF A RESIDENTIAL UNIT TO FORM A PATIO OVER A SINGLE
STOREY EXTENSION (RETROSPECTIVE APPLICATION).
Lleoliad: 375, HIGH STREET, BANGOR, GWYNEDD
Location:

Manylion yr Ymgeisydd: MRS P PENSON
Applicant's Details: 375, HIGH STREET
BANGOR
GWYNEDD

Manylion yr Asiant: MARCUS LIPTROT
Agent's Details: PANT HYFRYD
GROESLON
CAENARFON
GWYNEDD
LL547TA

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Heb eu derbyn/Not received.
Community Council

OBSERVATIONS:

This application has been advertised in the area; letters of objection and support have been received.

Description:

This application seeks retrospective consent to use the flat roof of a single storey extension, as a garden amenity area. The present two storey building consists of a shop on the ground floor, and a flat above. The property is attached on both sides by "Kwiksave" to the west, and 377 High Street to the east. Of the two adjoining properties, members' attention is drawn in particular to the eastern premises. This property also has a similar configuration as the application site, inasmuch that a shop occupies the ground floor and a flat above.

Planning consent was granted to the present application site in June 2003, to extend the floor area of the shop in order to provide greater storage area.

The enlargement amounted to a single storey extension with a flat roof. Its design did not appear

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

harmful, as it was mostly shielded by other extensions and a high boundary wall. As a reaction to the development, the application was subsequently amended to provide a fire door at the rear elevation of the flat as a means of escape onto the newly built extension roof. The applicant has modified the roof by installing a garden bench, together with several potted plants and flowers, with the purpose of using it as a amenity garden area.

Amenities:

The scheme does not harm the visual amenities of the area.

History:

Planning approval was granted in June 2003, under code reference C03A/0216/11/LL, for the provision of the single storey extension.

ASSESSMENT OF APPLICATION:

The resultant use of the flat roof extension as a residential amenity area, constitutes a change in use inasmuch that the present extension falls within retail purposes. The applicant effectively has, as a consequence of action, extended the residential curtilage of the flat above. The adjoining property to the east of the application site has two windows positioned on its rear elevation. The consequence of the applicant's action, and the main focus of consideration in determining this application, revolves around the impact of such use on the residential amenities of the adjoining occupiers by loss of privacy and general disturbance. The presence of the single storey extension means that its height and perpendicular projection from the rear elevation of the property allows the opportunity of greater overlooking to the residential windows of next door. Moreover, the height of the extension's roof would result in bringing activities generally associated with a garden within greater proximity to those windows; such activities would be more pronounced during less inclement weather where outdoor activity is greater and adjoining windows are open. Members are reminded that the basis of any determination should not be based on the personality and character of the application but on the consequence of granting permanent consent transferred from present owner to future occupiers.

Whilst many have written expressing support of the application, commenting on its attraction and the applicant's good character nevertheless, this does not outweigh the harm such an activity would have on the residential amenities of adjoining occupiers, particularly as the use would exist long after the personal needs of the individual. For this reason, it is recommended that the application be refused.

Recommendation

I Wrthod Caniatad / To Refuse Permission

Reason(s) for Condition(s)

1. Byddai defnyddio'r to, fel estyniad i'r cwrtil preswyl yn niweidio preifatrwydd yr eiddo preswyl cyfagos drwy oredrychiad a niwsans cyffredinol.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

The use of the roof, as an extension to a residential curtilage would harm the privacy of the adjoining residential property by means of overlooking and general disturbance.

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: D29 o Gyllun Fframwaith Gwynedd.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: D29 of the Gwynedd Structure Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 4

Rhif y Cais: C05A/0148/11/R3
Application Number:
Dyddiad Cofrestru: 03/03/2005
Date Registered:
Math y Cais: RHEOL 3/REGULATION 3
Application Type:
Cymuned: BANGOR
Community:
Ward: HIRAEI

Bwriad: LLEOLI DOSBARTH SYMUDOL AR GYFER DEFNYDD
Proposal: ADDYSGOL/PROVISION OF MOBILE CLASSROOM
Lleoliad: YSGOL HIRAEI, HIRAEI, BANGOR, GWYNEDD
Location:

Manylion yr Ymgeisydd: CYFARWYDDWR DATBLYGU
Applicant's Details: CYFADRAN DATBLYGU ADDYSG
SWYDDFA'R SIR
STRYD Y JEL
CAERNARFON
GWYNEDD

Manylion yr Asiant: PENNAETH CEFNOGAETH GOFAL CWSMER
Agent's Details: CYFADRAN ADNODDAU
SWYDDFA'R SIR
CAERNARFON
GWYNEDD
LL55 1SH

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Heb eu derbyn/Not received.
Community Council
Uned Drafnidiaeth Heb eu derbyn/Not received.
Transportation Unit
Dwr Cymru Heb eu derbyn/Not received.
Welsh Water
Asiantaeth yr Amgylchedd Heb eu derbyn/Not received.
Environmental Agency
Uned Gwarchod y Cyhoedd Heb eu derbyn/Not received.
Public Protection Unit

OBSERVATIONS:

Description:

This application seeks consent to erect an additional prefabricated/portable building located to the south side of the present school. The building will measure 8 metres by 8.5 metres in dimensions and located some 1.5 metres within its school perimeter.

Amenities:

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Set within the curtilage of the school and away from the highway, the proposal will not harm the visual amenities of the area.

History:

The site has no planning history salient in the determination of this application.

ASSESSMENT OF APPLICATION:

The proposal is in accord with the Council's approved objectives as stipulated in the Menai Strait Local Plan. In particular, emphasis is pronounced on expansions which involve transient type buildings particularly in light of uncertainties regarding fluctuating localised birth rates which, in terms of school provision, has a direct effect on education provision. Accordingly, heavy capital expenditure on permanent school extensions would not be economically justified. Moreover, as the location of the proposed development would be discreet, the proposal would not harm the visual amenities of the area.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. 5 mlynedd/5 years
2. Cydymffurfio a'r dogfennau/Conform with documents

Reason(s) for Condition(s)

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.
To comply with the Town and Country Planning Acts.
2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: D29 o Gynllun Fframwaith Gwynedd.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: D29 of the Gwynedd Structure Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 5

Rhif y Cais: C05A/0027/11/LL
Application Number:
Dyddiad Cofrestru: 20/01/2005
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: BANGOR
Community:
Ward: DEWI

Bwriad: CAIS O DAN RHAN 73 O'R DEDDF GWLAD A THREF 1990 I AMRYWIO
Proposal: AMOD 13 O GANIATAD CYNLLUNIO C99A/0501/11/AM I YMESTYN ORIAU
AGOR O 7:30AM - 11:00PM I 6:00AM TAN HANNER NOS/ APPLICATION
UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING 1990 TO
VARY CONDITION 13 OF PLANNING CONSENT C99A/0501/11/AM TO
EXTEND THE OPENING PERIOD FROM 7:30AM - 11:00PM TO 6AM -
MIDNIGHT

Lleoliad: CANOLFAN SIOPA BRITANNIA/BRITANNIA SHOPPING CENTRE, Ffordd
Location: CAERNARFON/CAERNARFON ROAD, BANGOR, GWYNEDD

Manylion yr Ymgeisydd: MC DONALDS RESTAURANTS LTD
Applicant's Details: C/O AGENT

Manylion yr Asiant: HEPHER DIXON, PLANNING AND REGENERATION
Agent's Details: 62, HIGH STREET
STONY STRATFORD
MILTON KEYNES
MK11 1AQ

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Community Council	Gwrthod/Refuse
Uned Drafnidiaeth Transportation Unit	Dim gwrthwynebiad/No objection
Asiantaeth yr Amgylchedd Environmental Agency	Heb eu derbyn/Not received.

OBSERVATIONS:

This application has been advertised in the area; a letter of objection has been received.

Description:

This application seeks consent to revise the present planning condition which restricts the present business's hours of operation. Planning consent was granted in March 2003 which, as part of a comprehensive development, included the provision of the present building (Mc Donald's). This consent was granted under code reference C99A/0501/11/AM subject to a number of planning conditions which included, *inter alia*, restrictions regarding the hours of operation, limited to between 07.30 – 23.00. The purpose of the extant condition was in order to protect the residential amenities of adjoining properties.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Amenities:

As a consequence of a revision to this application. It is considered that the scheme will not have a demonstrable effect on the residential amenities of the area.

History:

As referred to earlier in this report.

ASSESSMENT OF APPLICATION:

Members are informed that this application has been amended from its original submission. As part of this amendment, the applicants have segmented the two components of the business (namely, (i) restaurant and (ii) drive through) and applied disparate times to each element. In arriving at this assessment, the applicants recognize two significant facts, these being:-

- (i) The restaurant use attracts less external activity than the drive through
- (ii) The relevant residential properties are located to the north east of the application site i.e., adjoining the drive through, and on the blind-side of the corresponding car park.

As part of the above analysis, it is concluded that the drive through is more likely to effect the residential amenities of adjoining occupiers more so than the restaurant.

As a consequence of the above, the applicants now request that the Local Planning Authority consider the following amended revision as follows:-

	Current	Originally Proposed	As revised	
Drive-through	07.30 – 23.00	06.00 – 24.00	07.00 – 23.00	
Restaurant	07.30 – 23.00	06.00 – 24.00	06.30 – 24.00	

Members are advised that the response of the Bangor City Council, as stipulated in this agenda, refers to the original proposal. It has been advised of the subsequent revision, and it is anticipated that a response will be received by the date of the area planning committee's convenience.

The letter of objection refers primarily to the lack of control over the present car park (which is shared with a Class A1 shop) which attracts litter, late night activities, noise and general disturbance. Whilst the objector is of the opinion that an extension of opening hours would exacerbate this concern, it is difficult to reconcile with this opinion, particularly as much of the activity relates as much, if not more so to the attraction of the car park, as to the presence of the applicant's business. Indeed, it is not difficult to imagine such activities becoming more nefarious and of concern after closing hours. The extension of the restaurant's hours of operation to midnight would, by its very presence, create a greater perception of security without direct degradation of residential amenities. As the location of the car park is away from the dwellings, and the customer entrance to the restaurant fronts Caernarfon Road, its extension in time between 6.30 to midnight would not create demonstrable harm to residential amenities. The closing time of the drive through will remain at 11.00 pm but is requested to open at 6.30 a.m. (as apposed to 7.00 am at present). It is considered that the volume of traffic during that half hour period would be negligible (the greater percentage of customers

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

preferring to consume food within the premises); accordingly, it is not anticipated that such a change would result in demonstrable harm.

For the above reasons, and subject to the amended revisions, it is recommended that the application be approved.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. Oriau agor/Opening hours
2. oriau agor/opening hours

Reason(s) for Condition(s)

1. Diogelu mwynderau preswylwyr eiddo cyfagos.

To safeguard the amenities of the occupants of the nearby properties.

2. Diogelu mwynderau preswylwyr eiddo cyfagos.

To safeguard the amenities of the occupants of the nearby properties.

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: D29 o Gynllun Fframwaith Gwynedd

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: D29 of the Gwynedd Structure Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 6

Rhif y Cais: C05A/0008/11/LL
Application Number:
Dyddiad Cofrestru: 05/01/2005
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: BANGOR
Community:
Ward: DEWI

Bwriad: CODI UNED ADWERTHU YNGLYN A THIRLUNIO A SAFLEOEDD PARCIO
Proposal: (CAIS DIWYGIEDIG I'R HYN A WRTHODWYD O DAN GAIS RHIF C03A/0481/11/LL / ERECTION OF RETAIL UNIT WITH LANDSCAPING AND PARKING AREAS (AMENDED SCHEME TO THAT REFUSED UNDER CODE REFERENCE C03A/0481/11/LL).

Lleoliad: TIR / LAND, PARC MANWERTHU DEWI SANT / ST DAVID'S RETAIL PARK,
Location: FFORDD CAERNARFON/CAERNARFON ROAD, BANGOR, GWYNEDD

Manylion yr Ymgeisydd: MORBAINE PROPERTIES LTD
Applicant's Details: THE FINLAN CENTRE
HALE ROAD
WIDNES
CHESHIRE
WA8 8PU

Manylion yr Asiant:
Agent's Details:

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned <i>Community Council</i>	Gwrthod/Refuse.
Uned Drafnidiaeth <i>Transportation Unit</i>	Heb eu derbyn/ <i>Not received.</i>
Dwr Cymru <i>Welsh Water</i>	Dim gwrthwynebiad/ <i>No objection</i>
Asiantaeth yr Amgylchedd <i>Environmental Agency</i>	Gwrthwynebu/ <i>Object.</i>
Uned Gwarchod y Cyhoedd <i>Public Protection Unit</i>	Dim gwrthwynebiad/ <i>No objection</i>

This application has been advertised in the area. Letters of objection have been received.

OBSERVATIONS:

Description:

This application is submitted as a revised scheme to that which was previously refused. The proposal amounts to the erection of a detached building measuring 232 square metres in gross floor area. It is intended to use the premises for non-food purposes.

The site is located to the east of the entrance which serves PC World, Matalan and JJB Sports. The

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

site's southern boundary adjoins the rear of a block of flats for the elderly (Llys Dewi Sant) whilst its eastern curtilage adjoins further dwellings within a small cul-de-sac (also part of Llys Dewi Sant) together with other residential properties along Allt Dewi.

As part of this application, it is proposed to retain the present 25 car parking spaces, whilst providing a further 10 spaces to the east of the site. Planting and fencing proposals are arranged to the North and West of the site, presented as measures of mitigation.

Amenities:

It is considered that the scheme will not demonstrably harm the visual amenities of the area.

History:

Planning permission was refused in January 2004 to "Erect a retail unit together with landscaping and parking areas", under code reference C03A/0481/11/LL. This application was subsequently dismissed on appeal.

ASSESSMENT OF APPLICATION:

The former application as submitted, proposed a building of some 325 square metres in overall floor area; this is comparable with the present scheme, which proposes an equivalent gross floor area of 232 square metres. Other matters of disparity between the former and latter applications, include the building's distance and orientation from its respective boundary, and its overall height to ridge level. Furthermore, additional planting will be proposed along the northern and western-most side of the site, in order to enhance the building's setting and immediate environment.

Policies E1 and E2 of the approved Gwynedd Structure Plan states:

POLICY E1 NEW RETAIL DEVELOPMENTS AND REDEVELOPMENTS IN EXISTING TOWN CENTRES WILL BE PERMITTED PROVIDING THAT SUCH DEVELOPMENT ENHANCES THEIR RETAIL STRENGTH AND DOES NOT OVERWHELM THE TRADITIONAL SHOPPING CENTRES.

POLICY E2 LLANDUDNO AND BANGOR'S ROLE AS MAJOR SHOPPING CENTRES WILL BE SUPPORTED AND MAJOR RETAIL DEVELOPMENTS AND REDEVELOPMENTS IN LOCATIONS ACCEPTABLE TO THE LOCAL PLANNING AUTHORITY WILL BE PERMITTED IN THESE CENTRES.

It is opined that the decrease in the building's size, corresponding height, and other mitigating measures in comparison to that as dismissed on appeal, would overcome the Inspector's concerns regarding light and suitable planting, to a degree judged to be demonstrable and material; accordingly, it is recommended that the application be approved.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Conditons

1. 5 mlynedd/5 years
2. Cydymffurfio a'r dogfennau/Conform with documents
3. Llechi Cymreig naturiol/Nat. Welsh slate
4. Gorffeniad allanol/external finish
5. Iefel y llawr/floor level
6. gwarchod y goeden/protect the tree
7. Difrod i'r gwreiddia/Damage to the root
8. Cynllun tirlunio/Landscaping scheme
9. coed
10. ffens/fence
11. AMSER AGOR/OPENING TIMES
Amser agor/Opening times
12. dwr wyneb/surface water

Reason(s) for Condition(s)

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.
2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.
3. Er lles mwynder gweledol.

In the interests of visual amenity.
4. Er lles mwynder gweledol.

In the interests of visual amenity.
5. Diogelu mwynderau preswylwyr eiddo cyfagos.

To safeguard the amenities of the occupants of the nearby properties.
6. Er lles mwynder gweledol.

In the interests of visual amenity.
7. Er lles mwynder gweledol.

In the interests of visual amenity.
8. Er lles mwynder gweledol.

In the interests of visual amenity.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

9. Er lles mwynder gweledol.

In the interests of visual amenity.

10. Er lles mwynder gweledol.

In the interests of visual amenity.

11. Diogelu mwynderau preswylwyr eiddo cyfagos.

To safeguard the amenities of the occupants of the nearby properties.

12. Osgoi llygredd o amgylchedd dwr.

To prevent pollution of the water environment.

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: D29, E1, E2 o Gynllun Fframwaith Gwynedd.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: D29, E1, E2 of the Gwynedd Structure Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 7

Rhif y Cais: C05A/0134/11/LL
Application Number:
Dyddiad Cofrestru: 28/02/2005
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: BANGOR
Community:
Ward: HENDRE

Bwriad: CODI ESTYNIAD DAU LAWR/ERECTION OF TWO STOREY EXTENSION
Proposal:
Lleoliad: 5, STRYD YR EGLWYS/CHURCH STREET, GLAN ADDA, BANGOR,
Location: GWYNEDD, LL57 4SE

Manylion yr Ymgeisydd: MR.M.JONES & MISS E.OWEN
Applicant's Details: 7, MAES ISALAW
BEACH ROAD
BANGOR
GWYNEDD
LL57 1DW

Manylion yr Asiant: RICHARD BROUGHTON
Agent's Details: 5, WOODEND DRIVE
OLD COLWYN
CONWY
LL29 9AA

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Heb eu derbyn/Not received.
Community Council

OBSERVATIONS:

Description:

Members may recall that this application was refused at the February 2005 Planning Committee, contrary to officer's recommendation.

This application is presented as a re-submission of the previous proposal in order to allow members of the planning committee to reconsider the scheme. As part of this submission, a letter of support on behalf of the applicant is attached as an appendix to this agenda.

Amenities:

The scheme will not harm the visual amenities of the area.

History:

The site has no planning history.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

ASSESSMENT OF APPLICATION:

The most part of the dwelling's rear courtyard is occupied by the present single storey kitchen and bathroom extensions. In essence therefore, the scheme primarily amounts to the provision of a first floor addition atop the present extensions.

As most of the present rear curtilage is occupied by the existing extensions, this proposal will not result in the further reduction of un-built amenity area. The rear curtilage of the dwelling is flanked by the side elevations of adjoining domestic properties, whilst the rear boundary consists of the side wall of a residential extension. As none of these dwellings have windows on their respective elevations, this proposal will not result in loss of privacy due to overlooking; accordingly, the scheme will not amount to demonstrable detriment to the residential amenities of adjoining dwellings. Members are advised that other areas of concern expressed by adjoining residents may be addressed by the requirements of the Party Wall Act 1990. For the above reasons, it is recommended that the application be approved.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. 5 mlynedd/5 years
2. Cydymffurfio a'r dogfennau/Conform with documents
3. Llechi Cymreig naturiol/Nat. Welsh slate
4. ffenestr/window

Reason(s) for Condition(s)

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3. Er lles mwynder gweledol.

In the interests of visual amenity.

4. Diogelu mwynderau preswylwyr eiddo cyfagos.

To safeguard the amenities of the occupants of the nearby properties.

1. NODYN: Tynnir sylw'r ymgeisydd at ofynion Deddf Waliau Cydrannol a.y.y.b. 1996 (gellir

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

cael manylion o'r ddogfen yma yn yr Adran Cynllunio, Swyddfa Arfon, Penrallt, Caernarfon).

NOTE: The applicant's attention is drawn to the requirements of the Party Wall etc., Act, 1996 (details of which can be obtained from the Planning Department, Swyddfa Arfon, Penrallt, Caernarfon).

2. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: D29 o Gyllun Fframwaith Gwynedd.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: D29 of the Gwynedd Structure Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 8

Rhif y Cais: C05A/0082/11/LL
 Application Number:
 Dyddiad Cofrestru: 08/02/2005
 Date Registered:
 Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
 Application Type:
 Cymuned: BANGOR
 Community:
 Ward: MENAI (BANGOR)

Bwriad: NEWIDIADAU MEWNOL AC ALLANOL I GAIS CYNLLUNIO A
 Proposal: GANIATAWYD O DAN RHIF C04A/0376/11/LL I ADDASU AC ESTYNU'R
 EIDDO O BYWGYSELLOEDD I CHWCH FFLAT / INTERNAL AND
 EXTERNAL ALTERATIONS TO PREVIOUS PLANNING APPROVAL
 GRANTED UNDER CODE REFERENCE C04A/0376/11/LL TO CONVERT AND
 EXTEND THE PREMISES FROM BED-SITS TO 6 FLATS (PART
 RETROSPECTIVE)

Lleoliad: 45-47, FFORDD CAERGYBI/HOLYHEAD ROAD, BANGOR, GWYNEDD
 Location:

Manylion yr Ymgeisydd: GWYNEDD ACCOMMODATION
 Applicant's Details: 33-35, BRIDGE STREET
 CAERNARFON
 GWYNEDD
 LL55 1AF

Manylion yr Asiant: JOHN PRITCHARD
 Agent's Details: STIWDIO BRYNIAU
 FFORDD CAMBRIA
 PORTHAETHWY
 GWYNEDD
 LL59 5HG

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned <i>Community Council</i>	Heb eu derbyn/ <i>Not received.</i>
Uned Drafnidiaeth <i>Transportation Unit</i>	Dim gwrthwynebiad/ <i>No objection</i>
Dwr Cymru <i>Welsh Water</i>	Dim gwrthwynebiad/ <i>No objection</i>
Asiantaeth yr Amgylchedd <i>Environmental Agency</i>	Dim gwrthwynebiad/ <i>No objection</i>
Uned Gwarchod y Cyhoedd <i>Public Protection Unit</i>	Heb eu derbyn/ <i>Not received.</i>

This application has been advertised in the area; letters of objection have been received.

OBSERVATIONS:

Description:

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

The application seeks partly retrospective consent to amend a scheme approved in July 2004, for the “Conversion of two dwellings to provide six flats, including the alteration and extensions to the rear elevation, and provision of four parking spaces”. Primarily, the amendments amount to the following:-

- i) South-eastern side elevation – revision to the design of windows; removal of dormer window and replacement with two velux windows.
- ii) Rear elevation- provision of a two storey porch as a vestibule to accommodate the internal fire escape and entrance to the second floor; the provision of a two storey storage area on the north-western flank of the gable.

Amenities:

It is not considered that the scheme would demonstrably harm the visual amenities of the area.

History:

Planning approval was granted in July 2004, under code reference C04A/0376/11/LL, for the provision of six flats and car parking (as referred to earlier in this report).

ASSESSMENT OF APPLICATION:

Below, amounts to the report which was initially submitted to the planning committee in their determination of the parent consent.

“Whilst the lawful use of both properties is assessed as large single dwelling houses, nevertheless, and on the balance of probability, the established used of the properties are as bed-sits. Certainly, the present use has both properties totalling eighteen bed-sits, eleven of which are provided within number 47 Holyhead Road. Moreover, it is fairly likely that the present sub-division has been in existence for a considerable period of time. In light of this information, it is considered that the application as proposed amounts to an enhancement of the current residential use.

In terms of parking, neither property currently provides such a facility. Whether as six bedroomed dwellinghouse, or 18 bed-sit accommodation, the present off-road parking facility is deficient by a minimum of six parking spaced (i.e. 3 spaces perm property). Whilst this application can only realistically provide four spaces nevertheless, the deficiency of proposed spaces is greatly reduced comparable to the present circumstances”.

In the light of above, the members resolved to grant planning consent. The revision to the scheme as presented under this application, is not considered to result in demonstrable harm to the visual and residential amenities of the area; the loss of light issue is not tangible or demonstrable, whilst the positioning of windows do not create direct overlooking within the prescribed definition of detriment to residential amenity.

Recommendation

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. Cydymffurfio a'r dogfennau/Conform with documents
2. Llechi Cymreig naturiol/Nat. Welsh slate
3. Parcio/Parking

Reason(s) for Condition(s)

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sierhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3. Er budd diogelwch ar y ffyrdd.

In the interests of highway safety.

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol:D29 o Gynllun Fframwaith Gwynedd.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: D29 of the Gwynedd Structure Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 9

Rhif y Cais: C05A/0104/11/LL
 Application Number:
 Dyddiad Cofrestru: 15/02/2005
 Date Registered:
 Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
 Application Type:
 Cymuned: BANGOR
 Community:
 Ward: DEINIOL

Bwriad: RHAN DDYMCHWEL ADEILAD, NEWIDIADAU I'R RHAN CEFN O DIR ER
 Proposal: MWYN ESTYNNU A GWELLAU'R FFORDD I'R FYNEDFA I'R LABORDY
 NEWYDD, A NEWIDIADAU CYSYLLTIEDIG ALLANOL / PARTIAL
 DEMOLITION OF PRESENT BUILDING, EXTERNAL ALTERATIONS TO THE
 RETAINED SECTION; EXCAVATION TO PART OF LAND TO THE REAR TO
 EXTEND AND IMPROVE THE ACCESS ROAD TO THE NEW LABORATORY
 AND ASSOCIATED EXTERNAL WORKS

Lleoliad: SAFLE GWYDDONIAETH/SCIENCE SITE, FFORDD DEINIOL/DEINIOL
 Location: ROAD, BANGOR, GWYNEDD

Manylion yr Ymgeisydd: UNIVERSITY OF WALES BANGOR
 Applicant's Details: UCNW
 FFRIDDOEDD BUILDING
 VICTORIA DRIVE
 BANGOR
 GWYNEDD
 LL57 2EN

Manylion yr Asiant: MR SKIP BELTON, BOWEN DANN KNOX ARCHITECTS
 Agent's Details: 20, WYNNSTAY ROAD
 COLWYN BAY
 LL29 8NF

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned <i>Community Council</i>	Heb eu derbyn/ <i>Not received.</i>
Uned Drafnidiaeth <i>Transportation Unit</i>	Dim gwrthwynebiad/ <i>No objection</i>
Dwr Cymru <i>Welsh Water</i>	Dim gwrthwynebiad/ <i>No objection</i>
Asiantaeth yr Amgylchedd <i>Environmental Agency</i>	Heb eu derbyn/ <i>Not received.</i>
Uned Gwarchod y Cyhoedd <i>Public Protection Unit</i>	Heb eu derbyn/ <i>Not received.</i>

The application has been advertised in the immediate vicinity; letters of concern have been received.

OBSERVATIONS:

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Description:

This application seeks consent to implement building and engineering works as described above, as an integral and complementary component of a larger comprehensive re-development scheme.

As part of its submission, the applicant's agents confirm the following.

“The excavation to the rear of the Brambell Building is required to improve an existing access, which is currently too small to allow adequate servicing of the existing buildings and the proposed Environment Centre for Wales’, and to provide access for the construction of the Environment Centre for Wales.

The existing layout will only allow cars and vans to gain access, due to the proximity of the corner of the Brambell Building to existing grassed banks. This is inadequate; waste disposal, recycling and large deliveries all need access to allow for the Environment Centre for Wales to function.

With the demolition of the former Animal House and Welcome Building on the upper tier (behind the existing service yard), additional site has become available. By excavating some of this area additional space will be gained at the lower level making it possible for larger vehicles to gain access and manoeuvre. The consolidation of the two areas has the added benefit of reducing the vehicle demand on the existing public right of way that runs adjacent to the Brambell Building, and reduces the need for the University to use this shared access.

In order for the University to continue its teaching and research activities during the construction period of the new building, and in order to maintain health and safety, it has been necessary to separate students and employees of the University from construction activities. This division has been established by creating a construction compound to the rear of the Brambell Building, using the existing road as access. The enlarged area will allow for a compound and turning access for the construction vehicles.

The future service area has been designed to allow for vehicles up to the size of a small articulated lorry to gain access. This is considered to be the maximum requirement for the types of vehicles serving the Brambell Building and the Environment Centre for Wales. Through the design process, the design team have been able to identify a reduced need from that originally envisaged and have reduced the extent of excavation to that illustrated in the current proposals.

The increased area also provides parking for both the new building and to replace existing spaces lost by the increased access requirements.”

Amenities:

It is not considered that the scheme will demonstrably harm the visual amenities of the area.

History:

A planning application was withdrawn in May 2004 for the erection of a “bio composite facility building”, under code reference C04A/0187/11/LL.

Planning permission was approved in February 2005, for the erection of a “new environment centre”, under code reference C04A/0610/11/LL

ASSESSMENT OF APPLICATION:

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

The scheme as submitted is not contrary to any prevailing planning policies as contained in the Menai Strait Local Plan and Gwynedd Structure Plan. The concerns of adjoining occupiers were recognised initially, particularly with regard to a certain shortfall of technical information and lack of justification statement. Members are advised that such information has been received; the justification statement in particular, is mostly repeated earlier in this report. Members are also advised that the application has been, and the development continued to be (if consent is granted) scrutinized and monitored by the Councils "Trees Officer". Furthermore, letters expressing concern regarding safety aspects during construction, have been forwarded directly to the university for attention, although such works would be checked and controlled by building regulations and health and safety agencies.

The applicants' planning agents consider that "The proposal will have a positive benefit and greatly improve an existing, comprised access, consolidating two existing university vehicle access points into a single one to the benefit of pedestrians, neighbouring residents and local road users". Whilst the scheme cannot claim to be unflawed, nevertheless, given the existing boundary and physical constraints, it is, nevertheless, considered that the proposal would enhance rather than diminish the present circumstances.

For the above reasons, it is recommended that the application be approved.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. 5 mlynedd/5 years
2. Cydymffurfio a'r dogfennau/Conform with documents
3. Datganiad Dull Trin Coed/Arboricultural Method Statement
4. Dwr wyneb/Surface water

Reason(s) for Condition(s)

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.
To comply with the Town and Country Planning Acts.
2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.
To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.
3. Er lles mwynder gweledol.
In the interests of visual amenity.
4. Osgoi llygredd o amgylchedd dwr.
To prevent pollution of the water environment.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: D29 o Gynllun Fframwaith Gwynedd.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: D29 of the Gwynedd Structure Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 10

Rhif y Cais: C05A/0026/11/LL
Application Number:
Dyddiad Cofrestru: 19/01/2005
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: CAERNARFON
Community:
Ward: DEWI

Bwriad: RHAN DYLLU TIR A THORRI COED I ESTYNU CWRTEL Y BUSNES
Proposal: PRESENNOL / PARTIAL EXCAVATION AND FELLING OF TREES TO
EXTEND THE PRESENT CURTILAGE OF THE EXISTING BUSINESS
Lleoliad: TIR YN CEFN / LAND TO THE REAR, BANGOR TYRES, Ffordd
Location: CAERNARFON/CAERNARFON ROAD, BANGOR, GWYNEDD

Manylion yr Ymgeisydd: BANGOR TYRES LTD
Applicant's Details: CAERNARFON ROAD
BANGOR
GWYNEDD

Manylion yr Asiant: GARETH JOHN WHITE MRTPI
Agent's Details: HIGHPOINT
17, COED Y CASTELL
BANGOR
GWYNEDD
LL57 1PH

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Dim gwrthwynebiad/*No objection*
Community Council
CPRW Gwrthod/*Refuse*

This application has been advertised in the area; members are informed that a letter of objection has been received.

OBSERVATIONS:

Description:

This application proposes work to excavate and regrade the present rock face located on the southern fringe of an existing tyre business. The application is presented as the first phase of a subsequent proposal to demolish, rebuild and consolidate the present site, in order to provide a more contemporary building and improved parking facilities for staff, customers, and other vehicles associated with the business. The purpose of this scheme is primarily two-fold; firstly to create additional ground area at base level of between 1 to 4 metres (depending on the point of measurement, given that the base of the rock face is uneven) and, by grading the excavation in an angular fashion, remove certain trees which are close to the precipice of the present plateau.

Amenities:

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

As a first phase component of a comprehensive scheme of redevelopment, it is considered that the sum proposal will enhance the visual amenities of the street scene.

History:

Other than the consent for the present business, the site has no other planning history considered salient in the determination of this application.

ASSESSMENT OF APPLICATION:

The scheme will include the removal of approximately 15 trees of varying degrees of health and growth, and mostly consisting of oak and sycamore. These trees amount to a straggled group set apart from the main woodland further to the south. From far vistas, where the skyline is of a greater significance, the removal of the trees would not degrade the quality of the landscape given the density of the main woodland and its higher, more pronounced position along the horizon.

Of considerable significance to the above conclusion is the fact that this consent will allow an opportunity for a second application to redevelop the present site and improve the visual amenities of the street scene.

In light of the above, and subject to the provision of restrictive conditions, it is recommended that the application be approved.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. 5 mlynedd/5 years
2. Cydymffurfio a'r dogfennau/Conform with documents
3. GWAITH/WORKS
4. Tir/Land

Reason(s) for Condition(s)

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3. Er lles mwynder gweledol.

In the interests of visual amenity.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

4. Er lles mwynder gweledol.

In the interests of visual amenity.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 11

Rhif y Cais: C05A/0147/13/R4
Application Number:
Dyddiad Cofrestru: 03/03/2005
Date Registered:
Math y Cais: RHEOL 4/REGULATION 4
Application Type:
Cymuned: BETHESDA
Community:
Ward: GERLAN

Bwriad: ESTYNIAD I'R CWRTIL/EXTENSION OF CURTILAGE
Proposal:
Lleoliad: CAPEL SALEM, LLANLLECHID, BANGOR, GWYNEDD, LL573EE
Location:

Manylion yr Ymgeisydd: MR CARL CARDNER
Applicant's Details: GARDEN PROPERTIES
GAERWEN FARM
BULL BAY
AMLWCH
YNYS MON
LL689SY

Manylion yr Asiant:
Agent's Details:

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned <i>Community Council</i>	Heb eu derbyn/ <i>Not received.</i>
Uned Drafnidiaeth <i>Transportation Unit</i>	Dim gwrthwynebiad/ <i>No objection</i>
Dwr Cymru <i>Welsh Water</i>	Dim gwrthwynebiad/ <i>No objection</i>
Asiantaeth yr Amgylchedd <i>Environmental Agency</i>	Dim gwrthwynebiad/ <i>No objection</i>
Uned Gwarchod y Cyhoedd <i>Public Protection Unit</i>	Heb eu derbyn/ <i>Not received.</i>

OBSERVATIONS:

Description:

This application seeks consent to extend the northern curtilage of the former chapel, in order to increase the amenity area of the approved permission to convert the said building into two dwellings. The application proposes the inclusion of a 4 metre strip of land currently owned by the Council and which forms part of a public playground. It is also proposed that any new boundary be constructed of natural stone.

Amenities:

Given the proportion of land included, together with an appropriate stone wall boundary, it is

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

considered that the scheme will not diminish the character of the area.

History:

Planning consent was granted in July 2004, under code reference C04A/0293/13/LL, for the conversion of the chapel into two dwellings.

ASSESSMENT OF APPLICATION:

Policy 9TH of the Rural Arfon Local Plan states “The Local Planning Authority will encourage proposals for the environmental improvement of the area’s settlements. There will be a presumption in favour of proposals which secure the upgrading and rationalisation of the areas identified on the proposals map insets.”

Policy 4LL of the same document states “There will be a presumption against proposals to extend the curtilage of a residential property where such a proposal is incompatible with the size and type of the property. If proposals are of an acceptable scale and are in accordance with all other relevant policies of this plan, the Local Planning Authority will consider the imposition of the appropriate conditions on any planning permission in order to maintain the visual amenities of the area.”

The amount of land proposed to be extended is such, that it does not materially affect the visual amenities of the area. This is particularly the case as the salient land will (i) not affect the playground amenities (ii) be bounded in a traditional stone wall and (iii) not allow the erection of any buildings within the extended domestic curtilage. For the above reasons, it is recommended that the application be approved.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. 5 mlynedd/5 years
2. Cydymffurfio a'r dogfennau/Conform with documents
3. Boundary
4. Hawliau datblygu ganiateir wedi ei dynnu yn ol/ PD right taken away
5. Carafanau/Caravans
6. Curtilage
7. Curtilage

Reason(s) for Condition(s)

1. Osgoi llygredd o amgylchedd dwr.
To prevent pollution of the water environment.
2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

bodddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3. Er lles mwynder gweledol.

In the interests of visual amenity.

4. Er lles mwynder gweledol.

In the interests of visual amenity.

5. Er lles mwynder gweledol.

In the interests of visual amenity.

6. Er budd diogelwch ar y ffyrdd.

In the interests of highway safety.

7. Diogelu mwynderau yr ardal.

To safeguard the amenities of the area.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 12

Rhif y Cais: C05A/0086/16/LL
Application Number:
Dyddiad Cofrestru: 09/02/2005
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: LLANDYGAI
Community:
Ward: TREGARTH A MYNYDD LLANDYGAI

Bwriad: CODI UN ANNEDD / ERECTION OF A DWELLING
Proposal:
Lleoliad: RHAN O DIR / PART OF LAND O.S.NO. 6400, FFERM PEN Y GROES FARM,
Location: TREGARTH, BANGOR, GWYNEDD, LL57 4PG

Manylion yr Ymgeisydd: JENNIFER LEMM
Applicant's Details: PEN Y GROES FARM
TREGARTH
BANGOR
GWYNEDD
LL57 4PG

Manylion yr Asiant:
Agent's Details:

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned <i>Community Council</i>	Heb eu derbyn/ <i>Not received.</i>
Uned Drafnidiaeth <i>Transportation Unit</i>	Dim gwrthwynebiad/ <i>No objection</i>
Dwr Cymru <i>Welsh Water</i>	Dim gwrthwynebiad/ <i>No objection</i>
Asiantaeth yr Amgylchedd <i>Environmental Agency</i>	Dim gwrthwynebiad/ <i>No objection</i>
Uned Gwarchod y Cyhoedd <i>Public Protection Unit</i>	Heb eu derbyn/ <i>Not received.</i>

OBSERVATIONS:

Description:

This application seeks outline planning consent to erect a single detached dwelling on land located to the north of the Tregarth Primary School. The land effectively adjoining the rear boundary of the school, and is approached via a single road track which currently serves a detached cottage (Pen y Groes). The present track junctions with the main Tregarth road located to the east of the school boundary, running in a northerly direction for a length of 30 metres or so, before meeting with the easterly edge of the application site. The irregular shaped land is unused and unmanaged, with its own defined physical boundary.

Amenities:

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

The development will not affect the visual amenities of the area.

History:

The site has no planning history.

ASSESSMENT OF APPLICATION:

The application site lies within the settlement boundary of Tregarth, as defined in the Rural Arfon Local Plan's proposals map. Policies 4C and 4CH of the prevailing local plan confirms the following:

POLICY 4C OUTSIDE THESE MAIN CENTRES MOST OF THE REMAINING HOUSING DEVELOPMENT WILL BE LOCATED IN SETTLEMENTS WHERE A NUCLEUS OF COMMUNITY FACILITIES EXIST.

POLICY 4CH WITHIN THE SETTLEMENTS RECOGNISED ABOVE IN POLICIES 4B AND 4C NEW RESIDENTIAL DEVELOPMENT WILL BE RESTRICTED TO (i) LAND SPECIFICALLY ALLOCATED FOR HOUSING ON THE PROPOSALS MAP OR, (ii) OTHER LAND WITHIN THE SETTLEMENT BOUNDARIES INDICATED ON THE PROPOSALS MAP INSETS PROVIDED THAT SUCH DEVELOPMENT DOES NOT USUALLY EXCEED TWO UNITS.

The above is supplemented by Policy A2 of the Gwynedd Structure Plan, which promotes residential development within "... existing settlements at a scale which reflects the settlement's listing population...".

In the light of the proposal's accordance with the Council's prevailing residential planning policies, together with its adequate size and dimensions, it is recommended that the outline planning consent be approved.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. Dechrau gwaith/Begin work
2. Tair blynedd o ddyddiad penderfyniad/Three years from date of permission
3. Materion a gadwyd yn ol/Reserved matters
4. Llechi Cymreig naturiol/Nat. Welsh slate
5. Wal terfyn/Boundary wall
6. cychwyn y gwaith/commencement of work
7. dwr wyneb/surface water
8. dwr llifo/run off water

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

9. Hawliau datblygu ganiateir wedi ei dynnu yn ol/ PD right taken away
10. giatiau waliau/gates walls

Reason(s) for Condition(s)

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3. Er lles mwynder gweledol.

In the interests of visual amenity.

4. Er lles mwynder gweledol.

In the interests of visual amenity.

5. Er budd diogelwch ar y ffyrdd.

In the interests of highway safety.

6. Er budd diogelwch ar y ffyrdd.

In the interests of highway safety.

7. Osgoi llygredd o amgylchedd dwr.

To prevent pollution of the water environment.

8. Osgoi llygredd o amgylchedd dwr.

To prevent pollution of the water environment.

9. Er lles mwynder gweledol.

In the interests of visual amenity.

10. Er lles mwynder gweledol.

In the interests of visual amenity.

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: A2 o Gynllun Fframwaith Gwynedd, 4C, 4CH o Gynllun Lleol Arfon Wledig

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: A2 of the Gwynedd Structure Plan, 4C, 4CH of the Rural Arfon Local Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 13

Rhif y Cais: C04A/0781/16/MG
Application Number:
Dyddiad Cofrestru: 17/11/2004
Date Registered:
Math y Cais: MATERION A GADWYD YN OL/RESERVED MATTERS
Application Type:
Cymuned: LLANDYGAI
Community:
Ward: ARLLECHWEDD

Bwriad: CODI SWYDDFA A MAES PARCIO (CYMERADWYAETH O FATERION A
Proposal: GADWYD YN OL O DAN RHIF C00A/0361/16/AM FEL A DDIWYGIO O DAN
RHIF C004A/0374/16/AM / ERECTION OF OFFICE AND CAR PARKING
(APPROVAL OF MATTERS RESERVED UNDER OUTLINE CONSENT AS
APPROVED UNDER C00A/0361/16/AM, AS SUBSEQUENTLY AMENDED BY
PLANNING CONSENT C004A/0374/167/AM).

Lleoliad: TIR / LAND, PARC BRYN CEGIN, LLANDYGAI, BANGOR, GWYNEDD
Location:

Manylion yr Ymgeisydd: UK LAND AND PROPERTY
Applicant's Details: CUSTOM HOUSE
7, UNION STREET
LIVERPOOL
L3 90X

Manylion yr Asiant: MR ANDY SMITH, AUSTIN-SMITH : LORD
Agent's Details: 6, BOWOOD COURT
CALVER ROAD
WARRINGTON
WA2 8QZ

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned <i>Community Council</i>	Dim yn sicir/Not certain.
Uned Drafnidiaeth <i>Transportation Unit</i>	Dim gwrthwynebiad/No objection
Dwr Cymru <i>Welsh Water</i>	Heb eu derbyn/Not received.
Asiantaeth yr Amgylchedd <i>Environmental Agency</i>	Dim gwrthwynebiad/No objection
Uned Gwarchod y Cyhoedd <i>Public Protection Unit</i>	Heb eu derbyn/Not received.
CADW	Dim gwrthwynebiad/No objection
Cyngor Cefn Gwlad Cymru/Countryside Council for Wales	Dim gwrthwynebiad/No objection
Ymgyrch Ddiogelu Cymru Wledig/Campaign for the Protection of Rural Wales	Gwrthod/Refuse
Cymdeithad Archeolegol Gogledd Cymru/North Wales Archeological Trust	Heb eu derbyn/Not received.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

OBSERVATIONS:

Members will recall that this application was submitted to a recent planning committee whereupon it was resolved to defer consideration of the proposal subject to further discussions with the applicants. Below amounts to the report that was initially presented to the committee.

“This application has been widely advertised; letters of objection have been received.

Description:

This application seeks consent as a “reserved matters” proposal for the erection of an office building, on land identified as plot one of the extant outline planning consent as granted, for the development of Parc Bryn Cregin for Class B1 (business) and B2 (industrial) purposes. Members will be aware that the outline planning consent was, effectively, a response to expand the present Llandygai Industrial Estate, in reaction to the land availability constraints within the present estate. The application site is located to the north of the approved junction of the new estate, and will comprise a building which will accommodate 5275 square metres of gross floor space, with the provision of 138 associated car parking spaces.

The building will be three storeys in height, located some 60 metres to the west of the adjoining county highway. The car parking area will be accessed via the estate road and located to the west of the proposed building, blind-side to the county highway. As part of the scheme, it is proposed to implement a planting and landscaping scheme as an integral part of the development. The building is designed in an elongated oval shape which will comprise a variety of traditional materials, such as a natural slate roof and Welsh slate plinth, with sustainable timber cladded walls and verticals.

Amenities:

The building will have an impact on the present landscape nevertheless, it is not necessary to construe that such an impact will be detrimental, particularly given the allocation of the land for business/industrial use.

History:

Outline planning consent was granted in January 2001, for the “Use of land for Class B1 (business) and B2 (industrial) purpose, provision of new access infrastructure and planting”, under code reference C00A/0361/16/AM.

Further planning consents have been granted this year under code reference C004A/0762/16/LL and C04A/0765/16/LL, for revisions to certain conditions as contained under the parent outline consent, and construction of new access roundabout and phase one of the estate road (respectively).

ASSESSMENT OF APPLICATION:

Members will be aware that the general principles of the development of this site has been established under the extant outline planning consent. This principle was reinforced by Policies B1 and B2 of the Gwynedd Structure Plan which states:-

POLICY B1 - EMPLOYMENT GENERATING DEVELOPMENT WHICH INCREASE EMPLOYMENT OPPORTUNITIES, WHICH DO NOT CREATE UNACCEPTABLE CHANGES TO THE ENVIRONMENT, AND ARE ACCEPTABLE TO THE LOCAL

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

PLANNING AUTHORITY IN TERMS OF LOCATION, SITING, SCALE, DESIGN, ACCESS AND LANDSCAPING WILL BE PERMITTED.

POLICY B2 – EMPLOYMENT PROVISION WILL BE ENCOURAGED BY ENSURING AN ADEQUATE SUPPLY OF LAND AND/OR BUILDINGS AT SUITABLE LOCATIONS AS FOLLOWS:-

ARFON:

PRESTICE LOCATIONS: PARC MENAI, GLYNLLIFON, LLANBERIS.

EMPLOYMENT ESTATES: CAERNARFON, BANGOR/OGWEN, PENYGROES/NANTLLE.

In the light of the above premise, the determination of this application rests on the individual merits of the scheme in terms of design, appearance and visual impact on the locality.

Members are made aware that the original “master plan” design brief, as presented with the outline planning consent, which showed the distance of any buildings on this plot to 120 metres from the edge of the adjoining carriageway combined with an assumed height of a single storey. In comparison, this building will be 60 metres from the county road and three storeys in height. However as part of this proposal, the planning application has been supplemented with a Visual Impact Assessment Report.

The judgement that members must make is based on two polar opinions; firstly to follow the guidelines of the original design brief, which promoted a building on this plot which would be less visible from the adjoining highway, but more prosaic and utilitarian in appearance, akin to a large shed, or, alternatively, accept a more visible building consisting of an innovative design contrasted by the use of traditional materials.

Whatever the views regarding the acceptance of extending Llandygai Industrial Estate, it is a matter of principle that this has been established by virtue of the outline consent. Moreover, and of equal importance, is that this scheme amounts to the first development on what remains a large area of land visible from many view points other than the immediate vicinity. It is consensually agreed the impossibility of obscuring almost 40 hectares of industrial land in an open countryside setting and, upon that premise, the desire is greater on balance, to promote appropriate design. The building proposed will represent an almost dramatic and iconic landmark in the landscape, however, visibility is not in itself demonstrably harmful particularly, as is re-emphasised, the principles of development is already established. Whilst many from Llandygai Village have objected to the proposal nevertheless, the building will be over 100 metres from the nearest dwellinghouse and on land which occupies the opposite side of the county highway and, whilst the skyline will be interrupted, that is not singularly considered demonstrably harmful to the residential amenities of those properties.”

As prefaced, members decided to defer consideration of the proposal as presented, in order to allow the applicants an opportunity of submitting a revised scheme with particular regard to the building’s siting. Members are now informed that such an amended scheme has been submitted, the details of which are attached to this agenda.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditions

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

1. Tirlunio/Landscaping
 2. Parcio/Parking
 3. Defnyddiau/Materials
-

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 14

Rhif y Cais: C05A/0067/18/LL
 Application Number:
 Dyddiad Cofrestru: 04/02/2005
 Date Registered:
 Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
 Application Type:
 Cymuned: LLANDDEINIOLEN
 Community:
 Ward: PENISARWAUN

Bwriad: ADEILADU STABLAU YNGHYD A CHREU GWYNEB CALED A LLWYBR
 Proposal: TROED / ERECTION OF STABLES TOGETHER WITH CREATION OF A
 HARDSTANDING AND FOOTPATH
 Lleoliad: RHIF CAE / FIELD REFERENCE 7770, STABLA, LLANRUG, CAERNARFON,
 Location: GWYNEDD

Manylion yr Ymgeisydd: ARFON WYN JONES
 Applicant's Details: 6, BRO RHIWEN
 RHIWLAS
 BANGOR
 GWYNEDD
 LL57 4EL

Manylion yr Asiant:
 Agent's Details:

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Community Council	Heb eu derbyn/Not received.
Uned Drafnidiaeth Transportation Unit	Dim gwrthwynebiad/No objection
Dwr Cymru Welsh Water	Dim gwrthwynebiad/No objection
Asiantaeth yr Amgylchedd Environmental Agency	Dim gwrthwynebiad/No objection
Uned Gwarchod y Cyhoedd Public Protection Unit	Heb eu derbyn/Not received.

OBSERVATIONS:

Description:

This application involves the erection of a 3-block stable measuring 10.9 metres in length, 3.6 metres in width with a height of 3.3 metres to the ridge of the roof. Externally, the roof will be of mineral felt (black or green) with the walling of stained shiplap, timber cladding. Access to the stables will be via the existing field gate where it will be proposed to create a hard standing of slate waste for vehicles (tractors and livery lorry). A small 1 metre wide trackway will link the hard standing with the stables. The existing caravan will be removed from site once the stables have been completed – this aspect of the development can be regulated by means of a planning condition. The land is currently used for the grazing of horses and ponies.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Amenities:

Given the siting, scale and use of material the proposal is considered to be visually acceptable in what is essentially open countryside.

Several letters of objection have been received commenting on the following concerns:-

- 1. Work has started without first obtaining planning permission.*
- 2. The site is currently characterised by machinery and plant to the detriment of the visual amenities of the area.*
- 3. Shed/Stable not suitable for a disabled child to change in.*
- 4. The proposal will be of no benefit to anyone or anything other than for the field.*
- 5. The caravan is still in –situ.*
- 6. Site notice removed*
- 7. Field not conducive to riding horses and tackling them up to the cart.*
- 8. Increased traffic along an existing sub-standard road.*

History:

There is no planning history relating to this particular site.

ASSESSMENT OF APPLICATION:

Policy D29 of the Gwynedd Structure Plan states that all new developments should be of a high standard of design and that they are suitably sited in the townscape or landscape.

Policy 9FF of the Rural Arfon Local Plan states that there will be a strong presumption against proposal for developments in the countryside and in open areas within settlements unless such proposals do not prejudice the open character of such areas and do not prejudice other policies within the said Plan.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. 5 mlynedd/5 years
2. Cydymffurfio a'r dogfennau/Conform with documents

Reason(s) for Condition(s)

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3. Er lles mwynder gweledol.

In the interests of visual amenity.

4. Er lles mwynder gweledol.

In the interests of visual amenity.

5. Er mwyn sicrhau y datblygu r y safle yn drefnus ac er mwyn gwarchod ei fwynderau gweledol.

To ensure orderly development of the site and to safeguard it's visual amenities.

1. NODYN: Mae safle'r brif bibell ddwr yn croesi safle'r cais a ni chaniateir unrhyw ddatblygiad oddifewn i 3 metr bob ochr, i'r bibell ei hun a ddangosir yn y cynllun sydd ynghlwm a'r caniatad yma.

NOTE: The application site is crossed by a water main and no development shall take place within 3 metres either side of the said main as indicated on the drawing attached to this permission.

2. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: D29 o Gynllun Fframwaith Gwynedd, 9FF o Gynllun Lleol Arfon Wledig.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: D29 of the Gwynedd Structure Plan, 9FF of the Rural Arfon Local Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 15

Rhif y Cais: C04A/0478/22/AM
Application Number:
Dyddiad Cofrestru: 09/07/2004
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: LLANLLYFNI
Community:
Ward: LLANLLYFNI

Bwriad: CAIS AMLINELLOL I ADEILADU 16 O DAI/OUTLINE APPLICATION FOR
Proposal: ERECTION OF 16 DWELLINGS
Lleoliad: LLAIN O DIR GLAN ABER/, LAND AT GLAN ABER, LLANLLYFNI,
Location: CAERNARFON, GWYNEDD

Manylion yr Ymgeisydd: MR.R.BURGESS
Applicant's Details: C/O AGENT

Manylion yr Asiant: RUSSELL-HUGHES ARCHITECTS
Agent's Details: 56, BRIDGE STREET
LLANGEFNI
SIR FON
LL77 7HH

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned <i>Community Council</i>	Gwrthwynebu/Object
Uned Drafnidiaeth <i>Transportation Unit</i>	Heb eu derbyn/ <i>Not received.</i>
Dŵr Cymru <i>Welsh Water</i>	Sylwadau Sylfaenol/Standard Observations
Asiantaeth yr Amgylchedd <i>Environmental Agency</i>	Sylwadau Sylfaenol/Standard Observations
Uned Gwarchod y Cyhoedd <i>Public Protection Unit</i>	Heb eu derbyn/ <i>Not received.</i>

OBSERVATIONS:

Description:

The application involves an outline application to construct 16 houses on a plot of land that has been earmarked for housing.

The proposal involves the development of 8 semi-detached houses some of them with linked or detached garages.

Amenities:

History:

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Former applications include application Nos:

7400 – Permission for single storey houses -22.11.1960

24/72/72A – Refusal of residential development – 7.2.1974 (for highway reasons).

3/22/18 - Refusal of residential development - 9.12.1974 (for highway reasons).

3/22/18A – Permission for residential development – 8.5.1980.

3/22/18B – Refusal of residential development for 9 bungalows – 15.10.1985.

3/22/18C – Refusal of residential development for 9 bungalows (over-provision of housing) – 8.1.1986.

An appeal to application No. 3/22/18C was granted in May 1986. This permission was not implemented within the statutory period.

ASSESSMENT OF APPLICATION:

The application is an outline application for 16 semi-detached houses in the form of a cul-de-sac on a plot of land that has been designated for housing in the Rural Arfon Local Plan. The Plan states that land is available to permit approximately 12 houses in Llanllyfni during the timescale of the Plan and this includes small plots of land apart from this site.

Despite this, the site of this application is spacious and completely acceptable in terms of size for locating 16 semi-detached houses. The proposal would therefore be acceptable from the point of view of policy 4 C of the Rural Arfon Local Plan. Although the proposal shows 16 houses it was proposed that 4 of these would be affordable housing for local need that would be a positive response to the demand for housing in the area. Also the rest of the houses would provide the opportunity for a large number of people to move forward from small terraced houses to family houses with a garden and garage. They would be certainly housing that would appeal to this market.

It is accepted that this number of houses would be a substantial number of new houses within the community and with this in view it was suggested that there would be two specific phases of building.

Policy 4 I of the Rural Arfon Local Plan involves housing development and issues such as setting, design and scale; the number of houses on each site in accordance with local need, size of the site, entrance etc. landscaping and open spaces. This is supported by Policy A3 of the Structure Plan.

With this in view, there are concerns regarding the relationship between 2 of the houses and a present house and this was discussed with the agent. No response was received regarding this despite writing to the agent several times. Because of this the proposal would have a substantial detrimental affect on the amenities of the present house that adjoins the site and therefore the proposal would be contrary to policy 4I of the Rural Arfon Local Plan and policy A3 of the Structure Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Because of concern regarding location /size of 2 of the proposed houses, the agent was requested to provide an amended plan. No such plan was received although many months have passed.

Because of this basic objection involving the location /size of 2 of the proposed houses, the element of affordable housing was not discussed in any detail. However a percentage of affordable housing for local need was proposed if the plan was acceptable with regard to other aspects.

Because of the length of time that has elapsed without any further correspondence or receiving amended plans from the agent, there is no option but to refuse the application.

Recommendation

I Wrthod Caniatad / To Refuse Permission

Two of the proposed houses would have an oppressive effect on the present house that adjoins the site. Because of this the proposal would be contrary to Policy 4I of the Rural Arfon Local Plan and also contrary to Policy A3 of the Gwynedd Structure Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 16

Rhif y Cais: C05A/0069/24/AM
 Application Number:
 Dyddiad Cofrestru: 04/02/2005
 Date Registered:
 Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
 Application Type:
 Cymuned: LLANWNTA
 Community:
 Ward: LLANWNTA

Bwriad: CAIS AMLINELLOL I ADEILADU UN TY / OUTLINE APPLICATION TO
 Proposal: ERECT A SINGLE DWELLING
 Lleoliad: TY'N Y NANT, RHOSTRYFAN, CAERNARFON, GWYNEDD, LL54 7NT
 Location:

Manylion yr Ymgeisydd: ARWEL SION WILLIAMS
 Applicant's Details: TY'N Y NANT
 RHOSTRYFAN
 CAERNARFON
 GWYNEDD
 LL54 7NT

Manylion yr Asiant:
 Agent's Details:

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Heb eu derbyn/Not received.
 Community Council
 Uned Drafnidiaeth Heb eu derbyn/Not received.
 Transportation Unit
 Dwr Cymru Arferol /Standard Comments
 Welsh Water
 Asiantaeth yr Amgylchedd Arferol/standard Comments.
 Environmental Agency

OBSERVATIONS:

Description:

The application relates to an outline application for the erection of a dwelling on a parcel of land which lies to the rear side of an existing dwelling (in the same ownership as the application site) and to the front side of another dwelling which is not within their ownership.

The proposed new dwelling would be offset from the two existing dwellings but would have a close relationship with them.

The land is gently sloping and access would be via a new entrance to the lower side of the existing entrance to Tŷ'n Y Nant with the track following around the side of Tŷ'n Y Nant to the rear.

As the application is an outline application there are no details of the proposed elevations.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Amenities:

History:

There is no planning history pertaining to the site.

ASSESSMENT OF APPLICATION:

The site is located within the development boundary for Rhostryfan and in this context the proposal is not contrary to the provisions of Policy 4CH of the Rural Arfon Local Plan.

However, other material considerations are relevant such as access issues and other planning considerations such as backland or tandem development. The observations of the Highways Section have not been received at the time of preparing the report therefore their comments cannot be considered at this time.

Backland development is planning jargon for unbuilt on land lying behind existing developed frontages and which may have no suitable access of its own. The term is sometimes applied to sites formed from aggregations of the rear part of long private gardens. Development of such land often raises planning problems because of loss of amenity incurred by surrounding residents, or because of difficulties in securing a satisfactory access.

Similarly, tandem development is a term used to describe houses which are built one behind the other, the rear building having no road frontage and being accessed by a private roadway or track alongside the front building.

It is acknowledged that infill sites can make a positive contribution to the housing supply. However, it is not always the case that such sites are suitable and that they may fall within the backland or tandem development category.

It is not considered that this proposal would create overlooking or overshadowing however, it would lead to an unacceptable relationship in terms of creating an access and a driveway around an existing dwelling. The site is also considered to be inadequate for the erection of a dwelling due to its restricted size and disposition – resulting in a cramped form of development.

Recommendation

I Wrthod Caniatad / To Refuse Permission

Reason(s) for Refusal(s)

1. Ystyrir fod y safle yn anaddas ar gyfer adeiladu ty oherwydd ei faint cyfyng a'i osodiad mewn perthynas a thai eraill.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

The site is considered inadequate for the erection of a dwelling due to its restricted size and disposition in relation to other dwellings.

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: 4CH o Gynllun Lleol Arfon Wledig.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: 4CH of the Rural Arfon Local Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 17

Rhif y Cais: C05A/0138/25/HT
Application Number:
Dyddiad Cofrestru: 01/03/2005
Date Registered:
Math y Cais: HYSBYSIAD TELATHREBU/TELECOM NOTIFICATN
Application Type:
Cymuned: PENTIR
Community:
Ward: PENTIR

Bwriad: CODI MAST TELEGYFATHREBU 15 MEDR, YN CYNNWYS 6 ANTENA, UN
Proposal: DYSGL TRAWSYRIANT 300MM, UN DYSGL 600MM, ADEILAD OFFER
RADIO AC OFFERION ATEGOL ERAILL/ERECTION OF 15 METRE
TELECOMMUNICATION MAST INCORPORATING 6 ANTENNAS, ONE
300MM TRANSMISSION DISH, ONE 600MM TRANSMISSION DISH, RADIO
EQUIPMENT HOUSING AND ANCILLARY EQUIPMENT
Lleoliad: FFERM BRITHDIR/BRITHDIR FARM, CYTTIR LANE, BANGOR, GWYNEDD,
Location: LL57 4BY

Manylion yr Ymgeisydd: VODAFONE LIMITED
Applicant's Details: MR.J.EDWARDS
8 WINDSOR COURT
CLARENCE DRIVE
HARROGATE
NORTH YORKSHIRE

Manylion yr Asiant: STAPPARD HOWES
Agent's Details: 8, WINDSOR COURT
CLARENCE DRIVE
HARROGATE
NORTH YORKSHIRE
HG1 2PE

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Refuse/Gwrthod
Community Council
Uned Gwarchod y Cyhoedd Heb eu derbyn/Not received.
Public Protection Unit

OBSERVATIONS:

Description:

This application, which proposes the erection of a mast at Brithdir, was initially submitted as a 15 meter high telecommunications mast but subsequently, revised the proposed height to 12 metres.

Amenities:

Given that masts has been reduced to 12 metres it is considered that the proposal will not demonstrably harm the visual amenities of the area.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

History:

The site has no planning history.

ASSESSMENT OF APPLICATION:

Schedule 2, part 24 of the Town and Country Planning (General permitted Development) Order 1995, gives permitted development rights to telecommunications masts which measure 15 metres or less in height. In essence, formal planning consent is not required for such structures, unless the Local Planning Authority can demonstrate fundamental planning grounds justifying the removing of such allowances.

In this instance, there are no singular grounds to remove permitted development allowances. The visibility of the mast is not in itself sufficient material ground to remove permitted development; this is particularly the case where the mast has been subsequently reduced to 12 meters in height, and is set amongst existing telegraphs poles which are similar in character.

For the above reasons, it is strongly recommended that permitted development is maintained in this instance.

Recommendation

To advise the applicant that Gwynedd Council as the Local Planning Authority raise no objection to the permitted development proposed.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 18

Rhif y Cais: C05A/0099/26/AM

Application Number:

Dyddiad Cofrestru: 14/02/2005

Date Registered:

Math y Cais: AMLINELL/OUTLINE

Application Type:

Cymuned: WAUNFAWR

Community:

Ward: WAUNFAWR

Bwriad: ADEILADU TY NEWYDD YNGHYD A MODURDY A MYNEDFA / ERECTION

Proposal: OF A NEW DWELLING TOGETHER WITH GARAGE AND ACCESS

Lleoliad: O.S. 7407 -TIR RHWNG/ LAND BETWEEN LLYS MENAI A/AND IVY HOUSE,

Location: GROESLON, WAUNFAWR, CAERNARFON, GWYNEDD

Manylion yr Ymgeisydd: MR AND MRS E D PARRY

Applicant's Details: 50, HEOL Y BARRI

ENERGLYN

CAERPHILI

CF83 3LY

Manylion yr Asiant: MR ELFED R WILLIAMS

Agent's Details: LLYS ELWEN

ENGEDI

BRYNGWRAN

HOLYHEAD

ANGLESEY

LL65 3RR

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Heb eu derbyn/Not received.

Community Council

Uned Drafnidiaeth Ail Gynhori/ Process of re-consulting.

Transportation Unit

BABTIE (Dwr Cymru) Amodau Arferol /Standard Conditions.

Welsh Water

Asiantaeth yr Amgylchedd Heb eu derbyn/Not received.

Environmental Agency

Uned Gwarchod y Cyhoedd Heb eu derbyn/Not received.

Public Protection Unit

OBSERVATIONS:

Description:

The application is an outline application which relates to erecting a new dwelling together with a garage and access.

The site partly lies within the development boundary of the area with the majority of the proposed dwelling being located within the development boundary and the garage and turning area being located outside of the boundary. Despite this the site would follow a similar boundary to other nearby

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

dwelling. There are no dwellings directly opposite the site. The layout of the site is indicative only.

Amenities:

Developing this site for residential development will not detrimentally affect neither the visual amenities of the area. Several letters have been submitted objecting to the proposal on highway grounds and surface runoff.

History:

There is no planning history pertaining to the site.

ASSESSMENT OF APPLICATION:

The majority of the proposed dwelling would be located within the development boundary and the rear boundary of the proposed garden would follow the same line as nearby properties to the north.

Initially, the Highways Section recommended that the proposed new access be moved to the opposite side of the site. However, this would mean that the majority of the proposed dwelling would have to be located outside of the development boundary and would therefore be contrary to Policy 4D of Rural Arfon Local Plan. In this context, the agent has discussed the matter with the Highways Section who have agreed to retract their original comments.

As the Highways Section have no objection to the proposal the application is not contrary to Policy 12J of the Rural Arfon Local Plan or Ff12 of the Gwynedd Structure Plan both of which relate to Highway matters.

It should be noted that a similar application was recently refused on a nearby site. However, I would clarify that there were issues of overlooking relating to that site which are not relevant here as there is no dwelling directly opposite. Furthermore, the orientation of the proposed dwelling could be altered as there is sufficient space.

The three letters of objections relate to issues of highway safety and runoff from the fields behind. As the Highways Section have obviously considered these issues and reached a favourable decision I am of the opinion that the proposal is acceptable on Policy grounds.

In light of the above I recommend that the application be approved subject to relevant conditions.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. Dechrau gwaith/Begin work
2. Materion a gadwyd yn ol/Reserved matters
3. Lleoli'r ty arfaethedig / Location of dwelling

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

4. Llechi Cymreig naturiol/Nat. Welsh slate
5. Deddf Safleoedd Carafanau 1960/Caravan Sites Act 1960
6. Wal terfyn/Boundary wall
7. Cwblhau'r fynedfa/Completion of access
8. Dwr gwyneb/Surface water

Reason(s) for Condition(s)

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

4. Er lles mwynder gweledol.

In the interests of visual amenity.

5. Er lles mwynder gweledol.

In the interests of visual amenity.

6. Er mwyn sicrhau y darperur mynedfa foddhaol er budd diogelwch y ffyrdd.

To ensure that a satisfactory form of access is provided, in the interests of road safety.

7. Er mwyn sicrhau y darperur mynedfa foddhaol er budd diogelwch y ffyrdd.

To ensure that a satisfactory form of access is provided, in the interests of road safety.

8. Er mwyn gwarchod buddiannau'r briffordd.

To safeguard highway interests.

1. Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: Ff12 o Gynllun Fframwaith Gwynedd, 12J a 4D o Gynllun Lleol Arfon Wledig.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: Ff12 of the Gwynedd Structure Plan, 12J a 4D of the Rural Arfon Local Plan.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 19

Rhif y Cais: C05A/0124/20/LL
 Application Number:
 Dyddiad Cofrestru: 21/02/2005
 Date Registered:
 Math y Cais: MATERION A GADWYD YN OL/RESERVED MATTERS
 Application Type:
 Cymuned: Y FELINHELI
 Community:
 Ward: Y FELINHELI

Bwriad: CODI UN ANNEDD (CYNLLUN DIWYGIEDIG I'R HYN A GANIATAWYD O
 Proposal: DAN GAIS RHIF C04A/0281/20/MG) / ERECTION OF A DWELLING
 (AMENDED SCHEME TO THAT APPROVED UNDER REFERENCE NUMBER
 C04A/0281/20/MG).
 Lleoliad: TY NEWYDD / NEW DWELLING, O.S. 55460, Y FELINHELI, CAERNARFON,
 Location: GWYNEDD

Manylion yr Ymgeisydd: MR M ROBERTS
 Applicant's Details: FELIN WEN
 RHOSTREHWFA
 LLANGEFNI
 ANGLESEY

Manylion yr Asiant: MR ERIC HUGHES
 Agent's Details: MORWEL
 20, TREM Y FOEL
 Y FELINHELI
 CAERNARFON
 GWYNEDD
 LL56 4VZ

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Community Council	Heb eu derbyn/Not received.
Uned Drafnidiaeth Transportation Unit	Dim gwrthwynebiad/No objection.
Dwr Cymru Welsh Water	Dim gwrthwynebiad/No objection.
Asiantaeth yr Amgylchedd Environment Agency	Dim gwrthwynebiad/No objection.
Uned Gwarchod y Cyhoedd Public Protection Unit	Heb eu derbyn/Not received.

OBSERVATIONS:

Description:

Members may recall that a reserved matters application for the erection of a dwelling was approved in July, 2004. However, in the meantime, it was brought to the attention of the Local Planning Authority that the dwelling had not been constructed entirely in accordance with the approved plans. The amendments currently proposed include changes to the fenestration and doorways, landscaping, a new

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

boundary wall and the construction of an external fire escape at the rear of the dwellings. It is considered that most of the changes are acceptable provided that the applicant plants a hedgerow/privet at the rear of the dwelling and along the boundary's northern boundary in order to screen a blockwork wall.

Amenities:

The dwelling, as constructed, is considered to be acceptable in terms of both its effect on the visual amenities of the area and in terms of its impact on the residential amenities of nearby residential properties. However, several letters of concern have been received indicating the following points:-

1. The new block wall along the site's northern boundary is an eye-sore.
2. Problems with run-off water from the application site and adjoining field. The new dwelling could possibly channel surface water towards adjoining properties.
3. Waste material (soil etc) tipped in front of adjoining properties.
4. Some adjoining properties not identified on plans accompanying the application itself.
5. Overlooking of adjoining residential properties.
6. Development is intrusive and unsympathetic to its surroundings.

History:

Outline planning consent was granted in 1964, under code reference 2/4/287, for the erection of a dwelling. Outline planning permission was refused in 1973 for a similar application under code reference 24/64/287A. The single ground of refusal referred to the inadequacy of the adjoining highway. A similar decision was made in 1974, under code reference 24/64/287A.

In 1976, however, outline planning permission was granted for a dwelling under code reference 3/20/54.

The above application was renewed in 1979 under code reference 3/20/54AR and in 1983 under code reference 3/20/R54B.

Outline planning consent was granted in June 1989 for the erection of a dwelling under code reference 3/20/54C - Outline planning consent was granted in 2003 under code reference C03A/0370/23/AM for the erection of dwelling.

Application ref. no. C04A/0281/20/MG – Erection of a dwelling (matters reserved under application number C03A/0370/20/AM) approved in July, 2004.

ASSESSMENT OF APPLICATION:

Policy D29 of the Gwynedd Structure Plan states that new developments should be of a high standard of design and be suitably sited in the landscape/townscape.

Policy 6F of the Menai Strait Local Plan states that new developments should conform with published design guidance.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

1. Cydymffurfio a'r dogfennau/Conform with documents
2. Hawliau datblygu ganiateir wedi ei dynnu yn ol/ PD right taken away
3. Aseiladu'r fynedfa/Access construction
4. Dwr gwyneb/Surface water
5. Planu/Plant
6. Dwr/Water
7. Draeniau/Drainage

Reason(s) for Condition(s)

1. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwyrderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

2. Er mwyn sicrhau y datblygu r y safle yn drefnus ac er mwyn gwarchod ei fwynderau gweledol.

To ensure orderly development of the site and to safeguard it's visual amenities.

3. Er budd diogelwch ar y ffyrdd.

In the interests of highway safety.

4. Er mwyn gwarchod buddiannau'r briffordd.

To safeguard highway interests.

5. Er lles mwynder gweledol.

In the interests of visual amenity.

6. Sicrhau ffordd effeithiol o draenio.

To ensure a satisfactory method of drainage.

7. Sicrhau ffordd effeithiol o draenio.

To ensure a satisfactory method of drainage.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 20

Rhif y Cais: C05A/0153/26/AM

Application Number:

Dyddiad Cofrestru: 04/03/2005

Date Registered:

Math y Cais: AMLINELL/OUTLINE

Application Type:

Cymuned: WAUNFAWR

Community:

Ward: WAUNFAWR

Bwriad: ADEILADU 6 TY/ERECTION OF 6 DWELLINGS

Proposal:

Lleoliad: MODURDY WHITEWAYS/WHITEWAYS GARAGE, WAUNFAWR,

Location: CAERNARFON, GWYNEDD, LL55 4YY

Manylion yr Ymgeisydd: MR.J.TREVOR
 Applicant's Details: HAFOD GARAGE
 LLANBERIS ROAD
 LLANRUG
 CAERNARFON
 GWYNEDD
 LL55 4AN

Manylion yr Asiant: OWEN DEVENPORT LTD
 Agent's Details: 12A, CHURCH STREET
 LLANGFNI
 LL77 7DU

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned <i>Community Council</i>	Heb eu derbyn/ <i>Not received.</i>
Uned Drafnidiaeth <i>Transportation Unit</i>	Heb eu derbyn/ <i>Not received.</i>
Dwr Cymru <i>Welsh Water</i>	Heb eu derbyn/ <i>Not received.</i>
Asiantaeth yr Amgylchedd <i>Environmental Agency</i>	Heb eu derbyn/ <i>Not received.</i>
Uned Gwarchod y Cyhoedd <i>Public Protection Unit</i>	Heb eu derbyn/ <i>Not received.</i>

OBSERVATIONS:

Description:

The application is an outline application for the erection of 6 dwellings on land located within the development boundary of Waunfawr. The site is currently used as a commercial garage.

The site abuts the main road through Waunfawr and is surrounded by residential properties and a small commercial / retail unit.

The site is level to the front with the main road but falls away towards the rear.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Amenities:

It is not considered that the proposal would have a detrimental effect on the amenities of nearby or adjacent properties providing that the layout and design is suitable for the site.

History:

There is no relevant planning history pertaining to the site.

ASSESSMENT OF APPLICATION:

The outline application shows a block plan with 4 detached dwellings and 2 semi-detached dwellings. However, the application form only requests the Local Planning Authority to consider the proposed access therefore the block plan showing the siting of the proposed dwellings is for indicative purposes only.

Policy 4CH of the Rural Arfon Local Plan relates to new housing within development boundaries and Policy 4I of the Rural Arfon Local Plan relates to the design and layout for new housing development. In this context the proposal is not contrary to the provisions of Policy 4CH and also with criteria iii of Policy 4I. The other criteria of Policy 4I cannot be considered as the outline application does not provide sufficient information.

In the same context, the proposal meets with the requirements of Policy A2 of the Gwynedd Structure Plan relating to dwellings within development boundaries and also Policy Ff12 relating to highway matters,

The topography, shape, size and location of the site means that the proposed six dwelling proposal could be easily accommodated on the site without having a detrimental effect on the amenities of nearby occupants.

I therefore recommend that the application be approved subject to relevant conditions.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. Dechrau gwaith/Begin work
2. Materion a gadwyd yn ol/Reserved matters
3. Llechi Cymreig naturiol/Nat. Welsh slate
4. Dim codi ffensys clwydi, waliau o fewn y cwrtil/No erection of fences, gates, walls within curtilage

Reason(s) for Condition(s)

1. Cydymffurfio'r Deddfau Cynllunio Gwlad a Thref.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

To comply with the Town and Country Planning Acts.

2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3. Er lles mwynder gweledol.

In the interests of visual amenity.

4. Er lles mwynder gweledol.

In the interests of visual amenity.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 21

Rhif y Cais: C04A/0713/26/LL
Application Number:
Dyddiad Cofrestru: 21/10/2004
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: WAUNFAWR
Community:
Ward: WAUNFAWR

Bwriad: NEWID DEFNYDD BEUDAI I 5 UNED LLETY GWYLIAU AC NEWID
Proposal: DEFNYDD SIED BRESENNOL I STABLAU /CHANGE OF USE OF
OUTBUILDINGS TO 5 HOLIDAY LETTINGS UNITS AND CHANGE OF USE
OF EXISTING SHED TO STABLES
Lleoliad: TYDDYN WHISKIN, CAEATHRO, CAERNARFON, GWYNEDD
Location:

Manylion yr Ymgeisydd: MR LIAM O'GRADY
Applicant's Details: TYDDYN WHISKIN
CAEATHRO
CAERNARFON
GWYNEDD

Manylion yr Asiant: MR DAVID WILLIAMS
Agent's Details: GLASLWYN
WARFIELD ROAD
CAERNARFON
LL551LA

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Dim gwrthwynebiad/*No objections*
Community Council
Uned Drafnidiaeth Dim sylwadau/*No Comments.*
Transportation Unit
Asiantaeth yr Amgylchedd Amodau Statudol/*Standard Conditions*
Environmental Agency

OBSERVATIONS:

Description:

The proposal involves the change of use of outbuildings to form 5 holiday lets and the change of use of an existing shed to stables.

The site forms part of a former agricultural holding in the countryside with an adjoining farmhouse.

Amenities:

The proposal will have no affect on the amenities.

History:

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

There is no relevant planning history relating to this application

ASSESSMENT OF APPLICATION:

Despite corresponding with the agent requesting correct elevational plans (8/11/04) and numerous telephone conversations such plans have not been received.

In considering the time that has lapsed and the lack of correct details there is no option but to recommend that the applicant be refused on the grounds of lack of correct information.

Recommendation

I Wrthod Caniatad / To Refuse Permission

Reason(s) for Refusal(s)

1. Er gwaethaf cysylltu a'r asiant nid yw'r wybodaeth a gyflwynwyd yn gywir ac felly ni ellir penderfynu ar y cais.

Despite contacting the agent the information submitted is incorrect therefore it is not possible to assess the application.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Number: 22

Rhif y Cais: C05A/0111/25/LL
Application Number:
Dyddiad Cofrestru: 17/02/2005
Date Registered:
Math y Cais: LLAWN - CYNLLUNIO/FULL - PLANNING
Application Type:
Cymuned: PENTIR
Community:
Ward: PENTIR

Bwriad: DYMCHWEL ESTYNIAD UNLLAWR A CHODI ESTYNIAD DAU LAWWR /
Proposal: DEMOLITION OF SINGLE STOREY EXTENSION AND ERECTION OF TWO STOREY EXTENSION
Lleoliad: 5, GOLEUFRYN, PENRHOSGARNEDD, BANGOR, GWYNEDD
Location:

Manylion yr Ymgeisydd: MR & MRS G OWEN
Applicant's Details: 5, GOLEUFRYN
PENRHOSGARNEDD
BANGOR
GWYNEDD

Manylion yr Asiant:
Agent's Details:

YMGYNGHORIADAU/CONSULTATIONS:

Cyngor Cymuned Dim gwrthwynebiad/*No objection.*
Community Council

This application has been advertised in the area; members are informed that a letter of objection has been received.

OBSERVATIONS:

Description:

This application seek planning consent to extend the eastern side of the present semi-detached dwelling. In essence, the scheme amounts to two components; firstly, the demolition of the present single storey extension and its replacement with a two storey extension projecting off the dwelling's eastern gable. The second element proposes a single storey extension projecting off the rear elevation of the first component.

The overall development will accommodate a bedroom on the new first floor and a sun lounge to the rear. Also, as part of this application, three car parking spaces are proposed within the front curtilage of the present dwellinghouse.

Amenities:

The scheme will not harm the visual amenities of the area.

History:

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

Planning consent was granted in 1998 for extension and alterations, under code reference C98A/0376/25/LL.

ASSESSMENT OF APPLICATION:

The only two storey element of the proposal is that which will project from the present residential gable; that part of enlargement located beyond the gable will be single storey. Whilst the present flat roofed extension will be demolished nevertheless, the new two storey replacement will not project beyond the footprint of the present extension. No windows are proposed on the side elevation of the extensions, therefore no loss of privacy due to overlooking into adjoining windows would occur.

Given the orientation of the application dwelling and next door's bungalow and, as the two storey extension does not exceed the size of the dwelling's present gable, any interference to direct sun light would not be demonstrable as the sun's trajectory would not be obscured from the adjoining property. Moreover, as the adjoining dwelling lies partially forward of the application dwelling, it is not considered that any loss of ambient light, as a result of the development would be demonstrable to a degree that could be accepted as being injurious. Members are advised that other areas of concern expressed may be addressed by the requirements of the Party Wall Act 1990. For the above reasons, it is recommended that the application be approved.

Recommendation

I Ganiatau gyda Amodau / To Approve Subject to Conditions

Conditons

1. 5 mlynedd/5 years
2. Cydymffurfio a'r dogfennau/Conform with documents
3. Llechi Cymreig naturiol/Nat. Welsh slate
4. Ffenestri/Windows

Reason(s) for Condition(s)

1. Osgoi llygredd o amgylchedd dwr.
To prevent pollution of the water environment.
2. Cydymffurfio darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.
To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.
3. Er lles mwynder gweledol.

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA

In the interests of visual amenity.

4. Er lles mwynder gweledol.

In the interests of visual amenity.

1. NODYN: Tynnir sylw'r ymgeisydd at ofynion Deddf Waliau Cydrannol a.y.y.b. 1996 (gellir cael manylion o'r ddogfen yma yn yr Adran Cynllunio, Swyddfa Arfon, Penrallt, Caernarfon).

NOTE: The applicant's attention is drawn to the requirements of the Party Wall etc., Act, 1996 (details of which can be obtained from the Planning Department, Swyddfa Arfon, Penrallt, Caernarfon).

PLANNING COMMITTEE	DATE: 06/04/2005
HEAD OF SERVICES (PLANNING AND TRANSPORTATION)	ARFON AREA