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**CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL**

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 1 MAI, 2019 am 1:00 y.p.	WEDNESDAY, 1 MAY 2019 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

**John Griffith
Glyn Haynes
T LI Hughes MBE
K P Hughes
Vaughan Hughes
Richard O Jones (Is-Gadeirydd/Vice-Chair)
Eric Wyn Jones
Bryan Owen
Dafydd Roberts
Nicola Roberts (Cadeirydd/Chair)
Robin Williams**

Please note that meetings of the Committee are filmed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this webcast will be retained in accordance with the Authority's published policy

A g e n d a

Members are reminded that background papers referred to within committee reports are available for inspection in electronic format on the day of the meeting at the Council Chamber from 12.30 p.m. onwards; alternatively these may be inspected at the Development Management during normal office hours. Documents referred to in reports may also be viewed in full on the electronic application files.

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

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1 APOLOGIES

2 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer in respect of any item of business.

3 MINUTES OF THE PREVIOUS MEETING_(Pages 1 - 14)

To present the minutes of the previous meeting of the Planning and Orders Committee held on 3 April, 2019.

4 SITE VISITS_(Pages 15 - 16)

To present the minutes of the planning site visits held on 17 April, 2019.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 17 - 18)

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7 APPLICATIONS ARISING_(Pages 19 - 44)

7.1 30C225K/ECON – Treetops Country Club, Tynyngongl

7.2 FPL/2018/57 – Parc Tyddyn Bach, Holyhead

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8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_(Pages 45 - 52)

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11.2 HHP/2019/67 – Glan Menai, Pen Lon, Newborough

12 REMAINDER OF APPLICATIONS_(Pages 53 - 80)

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12.2 FPL/2019/31 - Ty Mawr, Pentraeth

12.3 FPL/2019/9 – Maes y Coed, Wood Street, Menai Bridge

12.4 28C527B/VAR/ENF – Afallon Caravan Site, Llanfaelog

12.5 DIS/2019/20 – Star Crossroads, Star

12.6 DIS/2019/28 – Star Crossroads, Star

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13 OTHER MATTERS

None to be considered by this meeting.

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Planning and Orders Committee

Minutes of the meeting held on 3 April 2019

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts and Robin Williams.
- IN ATTENDANCE:** Planning Development Manager (NJ),
Development Management Team Leader (IWJ),
Senior Planning Officer (Enforcement) (JR),
Planning Assistants,
Development Control Engineer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Glyn Haynes
- ALSO PRESENT:** Local Members: Councillors Margaret M Roberts (for application 12.2);
Ieuan Williams (for applications 12.2 & 12.8); Dafydd R Thomas (for application 7.1).
-

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Declarations of interest received as follows:-

Councillor Richard O Jones declared a prejudicial interest with regard to application 12.6.

Mrs Nia Jones, Planning Development Manager with regard to applications 12.3, 12.4 and 12.5.

3 MINUTES

The minutes of the Planning and Orders Committee held on 6 March, 2019 were presented and confirmed as correct.

4 SITE VISITS

The minutes of the planning site visits held on 20 March, 2019 were confirmed.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 12.2 and 12.8.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 FPL/2018/57 – Full application for the erection of 46 dwellings together with the creation of a new vehicular access on land adjacent to Parc Tyddyn Bach, Holyhead

The Planning Development Manager reported that the application has been called to the Planning and Orders Committee by a Local Member. The Committee at its meeting held on 6 March, 2019 resolved to undertake a site visit and the site was visited on 20 March, 2019. Amended plans have now been received which are being consulted upon and notified and it is envisaged that the application will be presented to the May meeting of this Committee.

It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given.

7 APPLICATIONS ARISING

7.1 46C622/ENF – Full application for the extension to the curtilage together with the retention of a building to be used as a domestic garage and home office at Y Borth, Porthdafarch Road, Holyhead

The application was presented to the Planning and Orders Committee at the request of a Local Member. The Committee at its meeting held on 6 March, 2019 resolved to undertake a site visit and the site was visited on 20 March, 2019.

Councillor Dafydd R Thomas, a Local Member said that he was representing the Trearddur Community Council at this meeting. He thanked the Committee for undertaking a site visit and noted that the Members will now be aware of the size of the development and it's sensitivity within an AONB area. Councillor Thomas expressed that a building on the site was demolished and building works took place without prior approval; therefore the application is a retrospective development. He questioned as to what message this gives to the public that people are able to build without planning approval and thereafter seek planning permission retrospectively.

The Planning Development Manager reported that the application is to extend the residential curtilage of the dwelling at y Borth, Porthdafarch Road, Holyhead and extending the current building on the site for private office space and garage. The application site is within an AONB area in an open countryside location. She noted that the development is of a single story structure and is

within the footprint of the former building and the design and scale of the building is considered acceptable in this location. It was noted that a landscaping plan has been submitted with the application and this will allow enhanced screening of the current property. The Planning Development Manager further said that an additional Condition has been imposed on any approval of the application that private use only will be allowed on the garage/home office.

The Officer referred to the comments made by the Local Member as regards to retrospective application but the Planning Authority must deal with such applications in accordance with planning procedures and not penalize such applicants.

Councillor Vaughan Hughes reiterated the comments made by the Local Member as regards to retrospective applications and asked the Planning Officers to write again to Welsh Government expressing strongly that the legislation needs to be changed as regards to retrospective applications. Councillor Robin Williams also asked the Portfolio Holder for Planning to write to Welsh Government as regards the need to change the policies as regards retrospective applications.

Councillor Dafydd Roberts referred that the application site is within an AONB area and noted as the previous building on site had been demolished and during the site visit it was obvious that the new retrospective building is larger than the previous footprint and the ridge of the building is also higher. Councillor Roberts expressed that he considered that such a development would have a detrimental effect on the landscape. He further questioned whether there are guidelines to restrict development that are larger than previous footprint of developments within an AONB area. The Planning Development Manager responded that each planning application needs to be considered within its own merits and it is impossible to impose conditions on the scale of developments within AONB area as it depends on the location of the each site.

Councillor John Griffiths ascertain as to which measures the Planning Authority are taking to monitor the development use of the development at Y Borth, Porthdafarch Road, Holyhead as to the potential use of the property/buildings. The Planning Development Officer responded that the application before this meeting is due to Enforcement procedures due to retrospective building on the site. She said that it was unfortunate that Planning Department do not have adequate Planning Officers nor the resources to be able to visit the property at Y Borth, Porthdafarch Road on a regular basis. A Condition has been imposed on any approval of the application as to the use of the home office/garage.

The Chair, Councillor Nicola Roberts expressed that during the site visit it was obvious that only half of the building was to be a home office/garage but there is also another part of the building that could be developed. She expressed that the Planning Officer needs to monitor the developments on site.

Councillor K P Hughes proposed that the application be approved and Councillor Robin Williams seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.

8 ECONOMIC APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None were considered by this meeting of the Planning and Orders Committee.

12 REMAINDER OF APPLICATIONS

12.1 OP/2018/1 - Outline application for the erection of a dwelling together with full details of the vehicular access and layout on land adjacent to Penrhos Newydd, Llanfachraeth

The application was presented to the Planning and Orders Committee at the request of a Local Member.

The Planning Development Manager reported that this is an outline application for the erection of a dwelling together with full details of the vehicular access and layout of the site. She said that additional correspondence objecting to the application has been received, which was afforded to the Members of the Planning and Orders Committee, have been addressed previously within the report to the Committee. She noted that the Fire Service has now responded with no comments on the application. The Officer further said that objections have been received by local residents, which are listed within the report, highlighting the effects of this proposed development on local amenities. She said that the layout of the dwelling has now been submitted by the applicant and it complies with design and distance guidelines from neighbouring properties. The part of the proposed dwelling nearest to the neighbouring property is to be a single storey building which will have no windows facing the property. Additional screening options have also been proposed to enhance the landscape of the site. The development is near an AONB area but following assessment of the details of the proposal it is considered that there will be no detrimental effect on area. The Officer

further said that comments have now been received by the Housing Department and technical issues are now considered acceptable.

It was noted that the application was presented to the Planning and Orders Committee at the request of the Local Member due to concerns as regards to the visibility from the access to the site. The objector to the application has expressed that he considers that the measurements of the visibility splay has not been taken within the correct location as the Highways Authority take measurements from the lay-by in front of the access site; the objector considers that the measurements should be taken from the access itself. The Planning Development Manager said that as previous application on the site have been refused due to highways issues, the Highways Authority has considered the application before the Committee and the Highways Officers considers that the measurement taken as regard to the visibility splay is acceptable. She also said that a S106 legal agreement has been imposed on any approval of the application that an existing static caravan on site is removed. The recommendation is of approval of the application.

Councillor John Griffith said that the objector within his correspondence has referred to stated cases: Donoghue v Stevenson 1932, Kane v New Forest District Council 2001, European Convention on Human Rights, Councillor Griffith questioned as to which effect such cases has on this application before the Committee. The Legal Services Manager responded that the cases referred to do not create specific issues as regards to this application but are of general applicability in assessing any application.

Councillor K P Hughes said that he requested that the application be considered by the Planning and Orders Committee due to concerns by the neighbouring property so as to allow them to be able to address the Committee. However, for which ever reasons the objector was not present at the meeting.

Councillor Bryan Owen proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the report and that a S106 legal agreement be imposed for the removal of the existing static caravan on site.

12.2 30C225K/ECON – Outline application for the siting of 25 holiday chalets together with leisure complex and associated access roads with some matters reserved at Treetops Country Club, Tynyngogl

The application was presented to the Planning and Orders Committee at the request of a Local Member.

Mr Rhys Davies (**for the proposal**) said the outline application is for the siting of 25 holiday chalets and leisure complex which has a facility that is currently sub-standard on the site. The application is also for access road from

Benllech to Brynteg rather than from Lon Bwlch in response to the request of residents who came to the public consultation event arranged in respect of this application. The layout of the site is now changed and a final detailed outline plan has been submitted as part of the application. He noted that a proposed tennis courts has been removed from the application in response to local concerns as regards to potential floodlights issues. Details of the proposed access, landscaping and the siting of the chalets have been included in the application in order to assure and respond to detailed discussion with Planning Officer's and residents during the course of the public consultation. There are strong issues in support of the application i.e. economic benefits to the area; supported by local TWR 3 planning policy and national planning policies; 20 jobs will be created from the development. Mr Davies said that the current site has a detrimental effect on the amenities of the area, the new development will combine high quality holiday units with the leisure facilities being available for local residents to use. A number of comments received prior to the submission of the application are now supportive of the development.

Councillor Dafydd Roberts referred to the Planning Officer's report to the Committee and quoted that table 2.11 (Static Caravan/Chalet Park Development Typologies) of the Anglesey, Gwynedd and Snowdonia National Part Landscape Sensitivity Study (March 2014) indicates that a scheme of about 10 holiday units would be more acceptable on a 1 hectare size site. He questioned as to how it can be justified that 25 units can be located on the site. Mr Rhys Davies responded that the development must be viable to the applicant and additional facilities is afforded on the site i.e. gym and swimming pool facilities which will be available for public use.

Councillor John Griffith referred to the comments of the Environment Health Section that the development does not comply with the requirement separation distances within the Caravan Sites and Control of Development Act 1960. Mr Rhys Davies responded that the application conforms with planning policy TWR 3 of the Joint Local Development Plan as the application is for chalets and not caravans.

Councillor Margaret M Roberts, a Local Member said that the size of the development is of concern and that it was unsuitable within the area. She said the site is too far to enable the people who will be residing at the chalets to walk to the beach in Benllech as noted within the report. They will be using their vehicles which will cause further traffic issues on Lon Bwlch which is a narrow road; a car boot sale take place near this application site every Saturday. The road from Brynteg to Benllech has heavy traffic already and having further traffic from this site will generate more traffic problems. Councillor Roberts said that there are 3 similar facilities in the area which afford holiday units. She disagreed that there will be economic benefit from such a development as people who visit such a facility bring their own provisions and will not be shopping locally. She asked the Committee to visit the site.

Councillor Ieuan Williams, a Local Member said that if the Committee agrees to visit the site he requested that the Members view the surrounding area as other holiday facilities in the area have been concealed. He questioned whether the Highways Authority has considered the accumulative effect of traffic on Benllech Square and asked that the video evidence taken by the Highways Authority during an August Bank Holiday of the traffic in Benllech Square be afforded to the next meeting of the Planning and Orders Committee.

Councillor Dafydd Roberts proposed that the Committee visit the site due to issue of overdevelopment of such a development. Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with the request made by a Local Member for the reason given.

12.3 DIS/2019/18 – Application to discharge condition (04) (statement and accompanying plan which demonstrates a clear and robust method that mitigates the potential risk of vehicles waiting on the public highway for someone to come to open the gates) of planning permission 41LPA1041/FR/TR/CC full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land East of Star Crossroads, Star

Having declared an interest in the application, the Planning Development Manager was not present during the consideration and determination thereof.

The application was presented to the Planning and Orders Committee as the land is owned by the Council.

The Development Management Team Leader reported that the application 41LPA1041/FR/TR/CC was approved in October 2018 and as part of the approval of the application numerous condition was enforced on the application before commencement on the works on the site. He noted that an email had been received by Councillor R Meirion Jones, a Local Member (who was unable to attend the meeting); the Chair read out the email received by Councillor R Meirion Jones, a Local Member as follows : *'I don't understand the reasoning in 12.3 – it does not deal with the risk, which is apparent. If the explanation has been given to the Highways Authority, it should also have been included in the Planning Committee papers. In the absence of the explanation I believe that a clear and specific plan should remain as a condition.'* The Officer wished to confirm that Condition (04) is not to be removed but the application before this Committee is to submit appropriate information as a Site Management Plan has been received outlining the broad principles for managing and operating the site. The Highways Authority has confirmed that the information submitted is acceptable.

Councillor Dafydd Roberts ascertained the process to be undertaken if a caravan wishes access to the site late in the evening. He expressed that such a person will not be available on site on a continuous measure and questioned the process to be undertaken. The Development Control Engineer (Highways) responded that the Site Management Plan was submitted as part of the original application and the Highways Authority considered that it was acceptable. However, the Planning Authority had included the condition to the original application which was not required. The Site Management Plan stipulates that a person will be responsible for the site and there is to be a procedure for the Gypsies and Travellers to inform this person beforehand when they intend to require the facilities of the site; they are not permitted to arrive without prior notice.

Councillor Robin Williams expressed that the Site Officer will not be on-site on a continuous basis and it is impossible to know when the Gypsies and Travellers will arrive. He said that a queue will be along the A5 to village of Llanfairpwll if up to 7 or 8 vehicles and caravans arrive on the same time and are awaiting for the Site Officer to arrive to open the gates to the site. Councillor Williams further said that he agreed with the statement by Councillor R Meirion Jones that the report before this Committee does not stipulate what the procedure is to be undertaken as regards to the procedures on the site. The Chair reiterated that the Gypsies and Travellers are unable to arrive without prior notice to the site and they will need to make arrangements with the Site Officer before arriving on site.

Councillor K P Hughes proposed that the application be approved and Councillor Eric W Jones seconded the proposal.

Councillors T LI Hughes MBE, Bryan Owen and Robin Williams wished it to be recorded that they abstained from voting.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.

12.4 DIS/2019/19 – Application to discharge condition (15) (updated plans which indicate firmly defined area(s) of new planting for both hedges and grassland. Furthermore the areas of proposed evergreen hedge be instead planted with holly and/or beech as a broadleaved alternative closer to native ecology considerations) of planning permission 41LPA1041/FR/TR/CC full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land East of Star Crossroads, Star

Having declared an interest in the application, the Planning Development Manager was not present during the consideration and determination thereof.

The application was presented to the Planning and Orders Committee as the land is owned by the Council.

The Development Management Team Leader reported that the application is to discharge condition (15) (updated plans which indicate firmly defined area(s) of new planting for both hedges and grassland. Furthermore the areas of proposed evergreen hedge be instead planted with holly and/or beech as a broadleaved alternative closer to native ecology considerations). It was considered necessary to include condition (15) in order to enhance the ecological interest of the site and safeguard visual and residential amenity. Details of proposed planting and grassland has been submitted and includes a native hedge to the road side boundary, together with proposed reinforced grass area, proposed species rich grass and amenity planning within the application site. The Ecological and Environmental Adviser has confirmed that the submitted information is acceptable and the proposals should lead to biodiversity gain. The Landscape Officer has also confirmed acceptance of the information received.

Councillor Vaughan Hughes proposed that the application be approved and Councillor K P Hughes seconded the proposal.

Councillors T LI Hughes MBE, Bryan Owen and Robin Williams wished it to be recorded that they abstained from voting.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.

12.5 DIS/2019/21 – Application to discharge condition (16) (specification for a programme of archaeological work) of planning permission 41LPA1041/FR/TR/CC full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land East of Star Crossroads, Star

Having declared an interest in the application, the Planning Development Manager was not present during the consideration and determination thereof.

The application was presented to the Planning and Orders Committee as the land is owned by the Council.

The Development Management Team Leader reported that the application is to discharge condition (16) (specification for a programme of archaeological work). It was considered necessary to include the condition in order to safeguard local archaeological interests. A Written Scheme of Investigation for an Archaeological Watching Brief has been submitted with the planning application and Gwynedd Archaeological Planning Service has confirmed that the submitted information is acceptable and also confirmed that condition (16) of planning application 41LPA1041/FR/TR/CC can be discharged.

Councillor Vaughan Hughes proposed that the application be approved and Councillor John Griffith seconded the proposal.

Councillors T LI Hughes MBE, Bryan Owen and Robin Williams wished it to be recorded that they abstained from voting.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.

12.6 FPL/2019/13 – Full application for the erection of an agricultural shed for the housing of livestock and the storage of machinery and fodder together with the construction of a hard standing access track on land adjacent to Telephone Mast, Nebo

Having declared a prejudicial interest in the application, Councillor Richard O Jones left the meeting during consideration and voting of the application.

The application was presented to the Planning and Orders Committee at the request of a Local Member.

The Chair said that an email had been received by a Local Member (who had declared a prejudicial interest and left the meeting during consideration of the application) requesting a site visit to the application site as he and the local community consider that the proposal is acceptable with regard to visual amenities and in keeping with the rural aspect.

Councillor Eric W Jones proposed that a site visit be undertaken to the site and Councillor Dafydd Roberts seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with the request made by a Local Member for the reason give.

12.7 FPL/2019/6 – Full application for the change of use of existing school into a unit for the manufacturing of window blinds (Class B2) at Llanfaethlu Primary School, Llanfwrog

The application was presented to the Planning and Orders Committee as the land is owned by the Council.

The Planning Development Manager reported that the application is for the change of use of the former primary school into a business use (Class B2) for the manufacturing of window blinds. The current business is located in the village of Bryngwran and the proposal is to relocate two members of staff to the new unit and it is anticipated that a further two new posts will be afforded following establishment of the new unit. She noted that the Joint Local Development Plan supports the reuse and conversion of rural building for business use subject to criteria. It is not considered that the proposed

development will impact the surrounding amenities nor any neighbouring properties to such a degree to warrant a refusal.

Councillor K P Hughes proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.

12.8 42C267A – Full application for demolition of the existing dwelling together with the erection of a replacement dwelling at Clai Bungalow, Pentraeth

The application was presented to the Planning and Orders Committee at the request of a Local Member.

Dr Ewan Thomas (**against the proposal**) said that he was representing the objections of more than 20 of his neighbours and notably the 3 nearest properties to the proposed dwelling. He said that he considered that the planning report is incorrect and misleading when it states that '*with the exception of Velux windows, no windows are located on the northern elevation.*' Dr Thomas showed maps to the Committee which showed that a density of windows will be on the northern elevation of the proposed dwelling. He referred that a window will be overlooking into his property and especially to his living room and bedroom; the property will be 22m away which is just 1m from privacy distance siting. However, the south facing balcony is 19.5m away from 1 Parc Cae Coediog facing their main picture window, garden and decking. The Officer's report implies that current hedging and tree will maintain their privacy but it is obvious that this will have a detrimental overlooking effect. Dr Thomas further referred to the Hay and Animal Barn at Clai Coediog Farm; the barn has a large window which affords daylight and ventilation but the proposed development will completely block the barn. He thereafter, referred to the Stable Block at Clai Coedig Farm and said the stable block shares the same concrete footing as the existing cottage and when the demolition of the existing dwelling occurs it will destabilise the stable footings.

Dr Thomas further said that at present the dwelling at Clai Bungalow is a single-storey structure and it is proposed to build a large three bedroom dwelling with a second storey and is double the height and length of the existing building which is considered excessive for such a small plot. He said that as neighbours they do not object to a new development on the site but the concerns are to the nature and size of the proposal and its effect on the neighbourhood.

Ms Sioned Edwards (**for the application**) said that the application is to demolish the present dwelling at Clai Bungalow and to erect a two storey dwelling on the site. The site is within the development boundary of Pentraeth so the principle for developing on the site has been acceptable even if a

dwelling was not already on the site. The application was submitted initially in 2017 but due to the Planning Officer's concern as to the over-scale of the dwelling, the application was withdrawn in order to respond to those concerns. The proposal was amended by reducing the level of the land and positioning the dwelling 1.2m lower than the level of the existing bungalow. The amended plan secures a significant reduction in the impact of the scale of the proposed dwelling and its visual impact from Lon Clai. The Officer's from the Building Environment Section have assessed the proposal and have concluded that the proposed development would not have a detrimental effect on the visual impact on the character of the AONB. She noted that there are objections from neighbouring residents from Penrhos Cottage, Clai Coediog Farm and 1 Parc Clai Coediog and the Planning Officer's report outlines that detailed evaluation has been given to the potential impact of the development on the amenities of neighbouring dwellings.

Ms Edwards said that the objector to the application at this meeting, who resides at Penrhos Cottage, has raised concerns as regards to overlooking as a result of the development. The location of Penrhos Cottage is 22m from the boundary of the front of the application site and there is a road and mature hedge along the boundary of Penrhos Cottage which would reduce the risk of overlooking. As there are other properties along the Clai Road there is already an element of overlooking to Penrhos Cottage. The Planning Officer's report concludes that there is sufficient distance between the proposed dwelling and the nearest dwellings at 1 Parc Clai Coediog and Clai Coediog Farm; it is considered that the proposal will not have a detrimental effect upon the amenities of the two properties. She noted that as Planning Agents to the applicant, they have been in detailed consultation with the Planning Officer's to ensure that the proposal is acceptable and the conditions within the report are acceptable to the applicant.

Councillor John Griffith questioned that the footprint of the proposed dwelling is much larger than the current property. Ms Edwards responded that the policy for a replacement dwelling specifies that a dwelling needs to be of a similar size outside development boundaries but this proposal is within the development boundary.

Councillor Ieuan Williams, a Local Member said that the Officer's report states that the site of the proposal is within the development boundary of Pentraeth, however he disagreed and considered that the location of Clai Bungalow is on the boundary of the countryside location. He referred to Criterion 6 of policy TAI 13 of the Joint Local Development Plan (JLDP) which requires the replacement dwellings to be located within the same footprint of existing dwellings in the countryside and should not have a detrimental visual impact which is significantly greater than already exists. Councillor Williams said that it needs to be taken into consideration the principles of sustainability and the amenities of the neighbouring dwellings and this development is extremely close to an AONB area.

The Chair questioned whether there are other dwellings of a similar size to this proposed development within the area. Councillor Ieuan Williams

responded that there is an estate of small bungalows nearby and the other properties on Lon Clai road are hidden from view and are not similar to this proposed development; he considered that this proposal would not blend into the area.

The Planning Development Manager reported that the application is for the demolition of the existing dwelling and outbuilding together with the erection of a replacement two storey dwelling and single garage at Clai Bungalow, Pentraeth. She said that Planning Officer's report lists the main planning considerations and concerns received with regards to overlooking and the effect on neighbouring amenities. The proposed dwelling is larger in scale than the existing dwelling and it is intended to lower the level of the site to reduce the impact on neighbouring properties. The proposed two storey dwelling is measured at approximately 20.4 metres x 8.7 metres with an overall height of approximately 7.3 metres from ground level as noted within the report. The current dwelling measures 151 square metres and the proposed dwelling measures 177 square metres; the design and measurements of the proposed dwelling was afforded to the Committee. The Planning Development Manager further said that the proposed dwelling is a contemporary design with slate roofing but there is lot of glazing proposed. She noted that there is an attached building at the rear of the current property and a notice has been served on the owner of the building in accordance with planning regulations. Comments have been received by the owner of the building as regards to the effects of excavation works but these are civil matters between relevant parties. The Local Member has referred to paragraph 7 of planning policy TA113 within the JLDP as regards to developments outside development boundaries should be of a similar size to current dwellings but this application is within the development boundary of Pentraeth and redevelopment is acceptable. However, it is accepted that the proposal is a two storey new contemporary design but it is considered acceptable and respects the main thrust of local and national planning policies. The effect on the nearby AONB has also been assessed and is considered that it would not have a negative effect upon the area. The recommendation is of approval of the application.

Councillor Vaughan Hughes referred that the Planning Officer's reports which states that there is an intention for the proposed dwelling to be at a lower level but questioned if approval was given to the application whether this will materialise. The Planning Development Manager responded that lowering the level of the proposed dwelling is part of the application before the Committee.

Councillor Robin Williams referred to the comments by the objector to the application that the footings of the adjoining outbuilding/barn could be affected. He questioned whether the matter should be of consideration to the Committee before determination of the application. The Planning Development Manager responded that as previously reported a notice has been served on the owner of the adjoining outbuilding and nearby stables, it is a civil matter as to the effect of the proposed development on these building.

Councillor Eric W Jones ascertained as to the effect of the development on the narrow road within this location and the effect on neighbouring properties. The Planning Development Manager responded that the application is to demolish a dwelling and building a replacement dwelling and therefore there will be no increased traffic on the highway.

The Chair referred to the comments by the objector to the overlooking issues and the proximity of the nearby buildings. The Planning Development Manager responded that all the buildings near the proposed development have been listed and distances have been recorded within the Officer's report to the Committee. She noted that within the conditions of any approval of the application it is intended that screening will be erected on the dwellings balconies; an additional condition will be required for additional screening on the eastern and western sides to mitigate overlooking.

Councillor K P Hughes proposed that the application be approved and Councillor Bryan Owen seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and an additional condition be imposed for additional screening to the eastern and western elevation of the balcony.

13 OTHER MATTERS

None were considered by this meeting of the Planning and Orders Committee.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 17 April, 2019

- PRESENT:** Councillor Nicola Roberts - Chair
- Councillors John Griffith, K P Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts, Robin Williams.
- IN ATTENDANCE:** Development Management Team Leader (IWJ),
Development Control Engineer (Highways) (JAR).
- APOLOGIES:** Councillors Glyn Haynes, T LI Hughes MBE, Vaughan Hughes,
R O Jones.
- ALSO PRESENT:** None
-

1. 30C225K/ECON – Outline application for the siting of 25 holiday chalets together with leisure complex and associated access roads with some matters reserved at Treetops Country Club, Tynygongl

Members were made familiar with the site and were shown the proposed location of the new access, holiday chalets, leisure complex and landscaping.

2. FPL/2019/13 – Full application for the erection of an agricultural shed for the housing of livestock and the storage of machinery and fodder together with the construction of a hard standing access track on land adjacent to Telephone Mast, Nebo

Members were made familiar with the site and shown the location of the proposed shed and access track.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

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Planning Committee: 01/05/2019

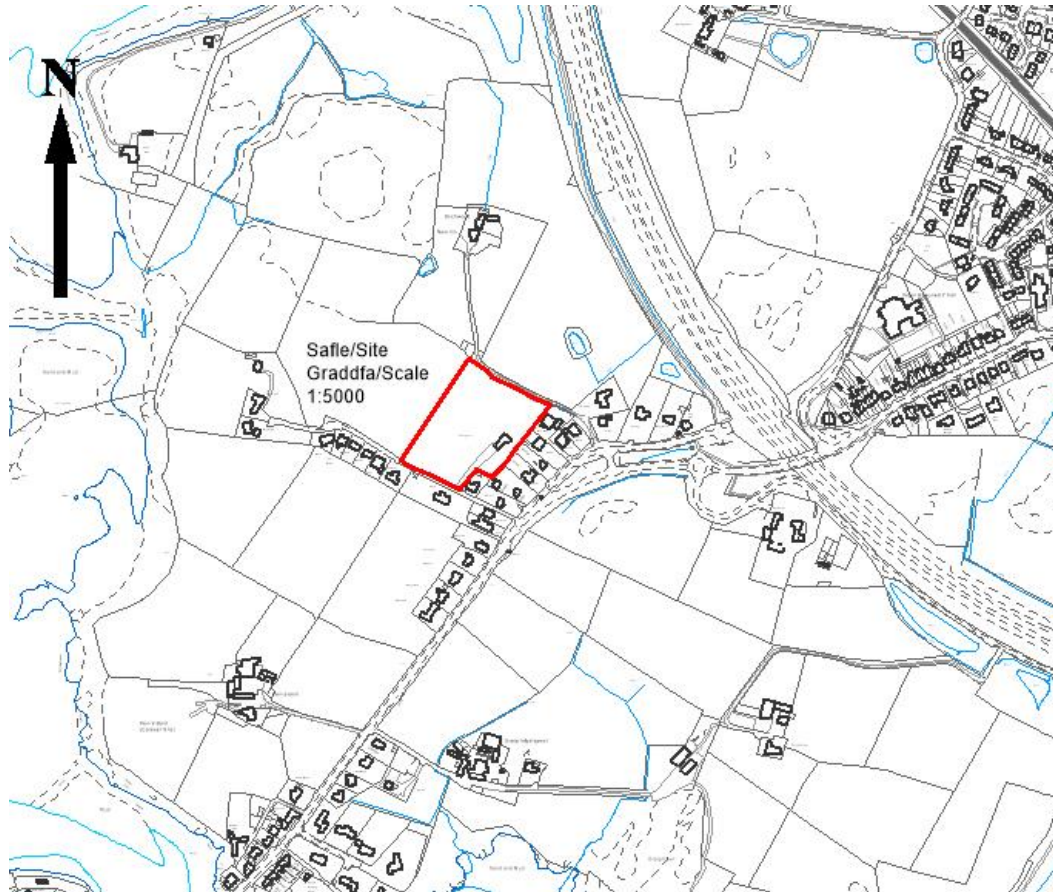
6.1

Application Reference: FPL/2018/52

Applicant: Holyhead RFC

Description: Cais llawn ar gyfer codi adeilad ystafell newydd a tŷ clwb i Clwb Rygbi Caergybi yn / Full application for the erection of a new changing rooms and club house for Holyhead Rugby Club at

Site Address: Clwb Rygbi Caergybi / Holyhead Rugby Club, Ffordd Bryn Y Mor Road Y Fali / Valley



Report of Head of Regulation and Economic Development Service (Owain Hughes)

Recommendation: Ymweliad Safle / Site Visit

Reason for Reporting to Committee

The planning application has been called to the planning committee due to concerns about the development's relationship with adjacent residential properties. It would therefore be beneficial for members to view the development on site before considering the planning application.

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Planning Committee: 01/05/2019

7.1

Application Reference: 30C225K/ECON

Applicant: York Design & Construction Ltd.

Description: Cais amlinellol ar gyfer lleoli 25 o gabanau gwyliau ynghyd â chyfadeladau hamdden a ffyrdd mynediad cysylltiedig gyda rhai materion wedi eu cadw yn ôl yn / Outline application for the siting of 25 holiday chalets together with leisure complex and associated access roads with some matters reserved at

Site Address: Treetops Country Club, Tyn Y Gongl



Report of Head of Regulation and Economic Development Service (Iwan Jones)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

Local Members – Councillor Ieuan Williams and Margaret Murley Roberts have requested that the application be referred to the planning committee for determination.

At the committee meeting held on the 3rd April, 2019, it was resolved that a site visit was required. The site visit took place on the 17th April, the Members are now aware of the site and its settings.

Proposal and Site

The application is submitted in outline form for the siting of 25 holiday chalets together with the erection of a leisure complex and associated access roads with some matters reserved at Treetops Country Park, Tyn y Gongl. Details of the proposed access, landscaping and layout have been included as part of the application.

The application site measures at approximately 1.2 hectares. A screening opinion is currently being considered by the Local Planning Authority. The application site is a parcel of land located to the east of the B5108 highway. The site is currently accessibly from the south by an existing access. A new access is proposed at the north of the site directly onto the B5108 highway.

The application site has an existing club house to the south which has been unused for a number of years. The chalets are proposed at the north part of the site whilst the leisure building is proposed to the south. A landscaping scheme has been submitted as part of the proposal which spread across the application site and other land within applicant's ownership.

Key Issues

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have an impact upon the neighbouring properties, amenity of the area and highway safety.

Policies

Joint Local Development Plan

Policy ISA 4: Safeguarding Existing Open Space
Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 6: Water Conservation
Policy PCYFF 5: Carbon Management
Strategic Policy PS 14: The Visitor Economy
Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation
Policy TRA 1: Transport Network Developments
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
Policy TWR 4: Holiday Occupancy
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)
Technical Advice Note 13: Tourism (1997)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 23: Economic Development (2014)
Planning Policy Wales (Edition 10, December 2018)

Policy ISA 4: Safeguarding Existing Open Space

Response to Consultation and Publicity

Consultee	Response
CADW Welsh Historic Monuments	Proposed development would not have an impact upon any nearby Scheduled Monument.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection to the proposed development.
Cynghorydd Ieuan Williams	Referred to the Planning and Order Committee for determination. Concerns raised with respect to the effect upon the landscape, over provision of holiday accommodation within the area, traffic and highway safety.
Cynghorydd Vaughan Hughes	No Response
Dwr Cymru/Welsh Water	Conditional Approval
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Proposed landscaping scheme will bring biodiversity enhancements.
Iechyd yr Amgylchedd / Environmental Health	Conditional Approval Recommended. Proposed development does not however comply with the requirement separation distances within the Caravan Sites and Control of Development Act 1960.
Uned Datblygu Economaidd / Economic Development Unit	No Response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Conditional Approval
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval Recommended
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	Concerns raised with respect traffic, highway safety and over provision of holiday accommodation within the area.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	The main JLDP policy relevant to the proposed development is TWR3. The acceptability of the development in question will depend on whether it accords with the listed criteria.
Cynghorydd Margaret Murley Roberts	Application referred to the Planning and Orders Committee for determination.
Adain Dechnegol (Draenio) / Technical Section (Drainage)	Greater detail of disposal of surface water is required.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditions recommended to ensure that the proposed landscaping scheme is implemented and thereafter managed in accordance with an approved scheme.

The application was afforded three means of publicity; these were by the posting of a notice near the site, the serving of personal notification on the owners / occupiers of neighbouring properties and the placing of an advert within the local press. The publicity process was carried out on two separate occasions following amended plans being received. The latest date of receipt of representations was the 08/02/2019. At the

time of writing this report fifteen representations had been received at the department. The main points raised are summarised below:

- Proposal promotes active lifestyles / recreational activity / well being.
- The application site is currently a blight on the landscape and will adversely impact the residential amenity of surrounding properties.
- Proposal would improve and promote the Welsh Language.
- Proposal is an improvement to existing traffic situation.
- Proposal would create a number of new jobs.
- No such complex within the area which will bring an economic benefits.
- The additional landscape is a positive, bringing biodiversity benefits.
- Landscaping at the site would ensure noise generated from the proposed use would not have a significant impact upon neighbouring properties.
- Proposed development would change the character of the area and have a negative impact upon the area.
- Concerns regarding increase in noise
- Concerns regarding increased traffic and highway safety.
- Concerns regarding surface water and sewerage system.
- Concerns that the proposed development would have a 12 month residency stipulation.

In response to the concerns raised, the Authority comments as follows:

- The chalets proposed are considered high quality. Landscaping is also proposed which would ensure that the development would not be out of character and have a negative impact.
- Given distances to neighbouring properties together with existing and proposed mitigation i.e. landscaping it is not considered the proposed development would have a negative impact upon the amenity of nearby residential properties.
- The Local Highway Authority are satisfied with the proposal subject to conditions.
- Welsh Water is satisfied with the proposal subject to conditions. A porosity test has been undertaken to demonstrate that ground conditions are suitable for surface water soakaways. The Authority is currently assessing a porosity test.
- Conditions will be imposed to ensure that the units will be used as holiday accommodation.

In addition, a statutory public consultation process has been carried out and a Pre-Application Consultation (PAC) report submitted as part of the application.

Relevant Planning History

30C225: Estyniad i'r clwb ynghyd a chodi byngalo i'r gofalwr yn / Extension to existing club together with erection of a steward's bungalow at Sportsfield, Benllech. Finally Disposed Of – 09/12/2007

30C225A: Estyniadau i greu fflat i Stiward y Clwb, bowlio "ten pin", rinc sglefrío, ystafelloedd ffitrwydd, cawodydd, llecyn lluniaeth, ystafell snwcr ac estyniad i'r ystafell clwb yn / Extensions to form Club Steward's flat, ten pin bowling, skating rink, fitness and shower rooms, refreshment area, snooker room and club room extension at the Sports Club, Bwlch. Approved – 10/09/1991

30C225B: Cais am ganiatad dros dro i gynnal 35 sel cist ceir rhwng 1 Mai a 30 Medi ar dir / Application for temporary permission to hold 35 car boot sales between 1 May and 30 September on land at Tree Tops Country Club, Bwlch, Benllech. Approved – 15/03/1999

30C225C: Cais am ganiatad i ddal 35 sel cist car rhwng 1af o Fai a 30fed o Fedi bob blwyddyn ynghyd a cadw newidiadau i'r fynedfa bresennol yn / Application for permission to hold 35 car boot sales between 1st May and 30th September in each year together with the retention of the alterations to the existing access at Treetops Country Club, Benllech. Refused – 16/07/2004

30C225D: Cais i ofyn am ganiatad i gynnal 35 sel cist car rhwng 1af i Fai a 30ain o Fedi pob blwyddyn ar dir yn / Application for permission to hold 35 carboot sales between 1st May and 30th September in each year on land at Treetops Country Club, Benllech. Approved – 09/06/2005

30C225E/ECON: Cais llawn ar gyfer cynlluniau diwygiedig i godi estyniad i ddarparu cyfleusterau hamdden ychwanegol ac annedd rheolwr cafodd eu caniatáu dan cais rhif 30C225A yn / Full application for the amended plans for proposed extension to provide additional leisure facilities and manager's flat previously approved under ref 30C225A at Treetops Country Club, Benllech. Approved – 24/07/2006

30C225F: Codi balconi ynghyd a darparu man chwarae i blant yn / Construction of a balcony and provision of children's play area at Treetops Country Club, Benllech. Approved – 24/05/2007
30C225G: Cais i ddiwygio amod rhifau (02) ac (04), a dileu amod (07) oddi ar gais rhif 30C225D yn / Application for variation of condition (02) and (04), and deletion of condition (07) of application ref 30C225D at Treetops Country Club, Bwlch. Finally Disposed Of – 16/04/2010
30C225H/AD: Codi 50 hysbysffwrdd o amgylch y cae rygbi yn / Erection of 50 advertisement boards around the rugby field at Treetops, Bwlch. Approved – 01/02/2012
30C225J - Cais llawn ar gyfer gwaith dymchwel rhannol i'r strwythur presennol ynghyd â gwaith altro ac ehangu sy'n cynnwys ymestyn y balconi presennol yn / Full application for the part demolition of the existing structure together with alterations and extensions which includes extending the existing balcony at Treetops Country Club, Tynyngongl. Approved 5/12/2017.
SCR/2019/8 - Barn sgrinio ar gyfer lleoli 25 o gabanau gwyliau ynghyd â chyfadeiladau hamdden a ffyrdd mynediad cysylltiedig yn / Screening opinion for the siting of 25 holiday chalets together with leisure complex and associated access roads at Treetops, Benllech - Currently Undetermined

Main Planning Considerations

The outline application is for the siting of 25 holiday chalets together with a leisure complex and associated access roads. Details of access, landscaping and layout have been included as part of the application. Indicative plans has been submitted with respect to the appearance and scale of the proposed chalet and leisure complex.

The proposed development comprises of 11 number of two bed units (upper limits of 8.4 metres x 9.4 metres and 3.65 metres high) and 14 number of three bed units (11.5 metres x 12.5 metres and height 3.65 metres height) chalets. The proposed units are considered in line with the definition of a chalet described within planning policy TWR3 of the Joint Local Development Plan.

The proposed leisure complex will be located at the south part of the site, within close proximity of the existing access and clubhouse. The maximum dimensions are proposed 34.6 metres x 19.2 metres and a maximum height of 4.2 metres. The Leisure Complex will include a gym, swimming pool and spa facilities.

A landscaping scheme is proposed as part of the proposal which includes planting between the units together with woodland planting proposed around the site boundary. This will enhance the existing mature trees which bound the majority of the site.

Since its initial submission, the site layout has been amended and an additional landscaping scheme has been submitted as part of the proposal.

Policy Considerations:

The application site is located in the open countryside, outside any defined development boundary. The site is a former playing field which is also located outside the Area of Outstanding Natural Beauty (AONB) and the Special Landscape Area (SLA).

When considering the principle of the development reference is made to Policy TWR3 of the Joint Local Development Plan.

Policy TWR3 states that proposals for the development of new static caravan (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where it complies with all of the following three criteria:

i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality

In order to determine if the proposal would lead to an intensification in the provision of static caravan, chalets or permanent camping accommodation reference is made to the Anglesey Landscape Sensitivity and Capacity Study (March 2014). Within the study each Landscape Character Area (LCA) has been assessed to provide guidance in relation to the sensitivity of the landscape and assess the capacity for further caravan/chalet park developments; the proposed site is located within LCA 9 (*Red Wharf Bay*).

In respect of this LCA, the Study states that the indicative overall capacity in LCA9 “Outside the AONB and SLA it is considered there may be some capacity for sensitive sited and well – designed very small to small scale developments, which should relate well to the existing built environment / urban land cover”. The study defines very small development as up to 10 units and small developments as 11-25 units. In all cases development should avoid the undeveloped coastal edge and its immediate setting.

Although table 2.11 (Static Caravan/Chalet Park Development Typologies) of the Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity Study (March 2014) indicates that a scheme of about 10 holiday units would be more acceptable on a 1 hectare size site, this is only an approximation.

Following assessing the context of the site, amended layout together with the observations of the Built Environment section who raise no objection to the proposal, it is considered that 25 units are acceptable within this location.

ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.

National planning policy guidance states that the effect of a development proposal on wildlife or landscape can be a material planning consideration. An unobtrusive location is defined in the JLDP as one which is well screened by existing landscape features and/or where units can be readily assimilated into the landscape without the need for excessive man made features.

Indicative plans have been submitted as part of the application, which suggests that the design and layout of the proposed chalets and leisure complex is of high quality.

The site is part of a playing field/recreation ground adjacent to the B5108 and visible to pedestrian and vehicular traffic from the B5108 and Lôn Bwlch. The site backs onto a piece of mostly hazel woodland which slopes upwards to the east and encloses the site from this aspect. There are some roadside deciduous trees of mixed species on the B5108 and a line of conifers on Lôn Bwlch. The conifers are incompatible with the deciduous trees and woodland locally, particularly in the winter months and provide little low level screening.

Following the submission of a landscaping scheme which will further aid to mitigate the development, it is considered that the proposed development would be unobtrusive within its location and does not significantly harm the visual quality of the landscape.

The landscape officer has raised no objection to the proposal and considered that the development complies with the requirements of PCYFF4, TWR3 and AMG3 of the JLDP.

iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.

Part 3 of policy TRA1: Transport Network Developments, states that proposals for large-scale development or developments in sensitive areas that substantially increase the number of journeys made by private vehicles will be refused unless they include measures as part of a Transport Assessment

National planning guidance stipulates, where appropriate, new developments should be accessed by various modes of transport. Paragraph 4.7.7 of PPW states that in rural areas the majority of new

development should be located or adjacent to settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole.

Paragraph 3.15 of Technical Advice Note (TAN) 18: Transport, states that tourism proposals, particularly in rural areas, should demonstrate access by a choice of modes to avoid locking in the requirement for travel by car, and, in rural areas a lack of public transport access needs to be balanced against the contribution tourism makes to the rural economy in the specific area.

Paragraph 3.11 states that development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. The JLDP has sustainable development at its core, therefore consideration needs to be given as to whether this development embodies the principles of sustainable development given its location, scale and the lack of public transport links.

The application site is approximately 50 meters from Tyn y Gongl (on the B5108 which has a pavement on the opposite side of the road) and 250 metres from Bwlch.

The site is located immediately adjacent to the B5108 highway. A new access to the site is proposed at the western part of the site, leading from the highway.

The site is considered to be in a sustainable location, located within close proximity to the National Cycle Network and existing public transport links. Two bus stops are located adjacent to the site.

The Local Highway Authority have assessed the application including the Transport Statement submitted as part of the application and are satisfied with the proposal subject to conditions.

Welsh Language Statement:

Policy PS 5 states that all proposals should protect, support and promote the use of the Welsh language. Policy PS1 provides a framework to consider how proposed developments achieve this. The policy requires developers to submit a Welsh Language Statement with any proposed retail, industrial or commercial development covering an area of 1,000m.sq or more as the case with this application. In accordance with the requirements of the Policy the applicant has submitted a Welsh Language Statement as part of the application's Planning Statement.

The Local Planning Authority have assessed the document and is satisfied that that the risk of the development in itself having a substantial negative impact on the language of the community is low.

Former Playing Field

Policy ISA4: Safeguarding Existing Open Space of JLDP states that proposals that will lead to the loss of existing open space will be refused unless they conform to one of the criteria listed in the policy. The site is no longer used as a playing field and the clubhouse has been redundant for a number of years. It is therefore considered that the proposal complies with criteria ii of the policy which states that the long term requirement for the facility has ceased.

Effect upon Amenities of Neighbouring Properties:

The impact of the proposal, especially upon the amenity of nearby land users should be considered in accordance with the criteria as set out in policy PCYFF 2 (Development Criteria). Specific consideration is given to criteria 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupiers of local residences or other land and property users.

The nearest dwellinghouse is Tyddyn Tudur approximately 70 meters west from the nearest proposed unit.

Given due consideration to these distance together with the existing landscaping between other dwellinghouses it is not considered that the proposed development would affect the amenities of neighbouring residential amenity to such a degree to warrant refusal of the application.

Other Matters:

Policy TWR3 of the JLDP allows either Static Caravans or Chalets to be considered acceptable under the policy. The proposed units under consideration are Chalets, which has been defined within the policy. The Caravan Sites and Control of Development Act 1960 (as amended by the Caravans Sites Act 1968) which require specific separation distances between units are not applicable to chalets and only relates to Static Caravans.

Conclusion

It is considered that the application will bring economic benefits to the area which can be supported by local and national planning policy, in particular TWR3 of the JLDP. It is not considered that there will be a significant intensification in the provision of such sites within the area and that the proposal is of high quality, located in a unobtrusive location providing adequate access onto a main highway network.

The amenities of the area and neighbouring properties have been taken into account, however it is not considered that the proposed development will harm the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application.

Various material considerations have been considered and assessed by the specialist Officers of the Authority who have not raised an objection to the scheme subject to a satisfactory porosity test (currently being considered by the Authority) and various conditions. It is recommended that the application be approved.

Recommendation

(01) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

(02) Details of the appearance and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is for outline planning permission.

(03) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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

(04) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

Location Plan - 2492:17:1c

Proposed Hard standing Plan with Drainage - 2492:17:15d
Proposed Holiday Lodge Development Soft Landscape Proposals - 09/105/03 v1.1
Proposed Site Plan with Drainage - 2492:17:3m
Proposed Bin and Recycling Stores - 2492:17:16

Reason: To ensure that the development is implemented in accord with the approved details.

(05) The units shall only be used for holiday accommodation and shall not at any time be used as permanent premises.

Reason: To define the scope of this approval.

(06) The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual units on the site and of their main home addresses and shall make this information available to the Local Planning Authority within 14 days of being requested by the Local Planning Authority.

Reason: To ensure the approved holiday accommodation is not used for unauthorised permanent.

(07) No development shall commence until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

(08) The site shall be landscaped strictly in accordance with Ark Company Dwg.No. 09/105/03 v1.1 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for lifetime of the development hereby approved. Any trees that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced by plants of the same specification within 12 months.

Reason: In the interest of visual amenity

(09) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the units on the site. The landscape management plan shall be carried out as approved.

Reason: In the interest of visual amenity

(10) No development (including trial pitting, site clearance or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reason:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(11) Only foul water from the development site shall be allowed to discharge to the public sewerage system and this discharge shall be made at/ or downstream of manhole chamber reference SH50827601 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

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

(12) The access shall be laid out and constructed strictly in accordance with the submitted plan (reference number 2492:17:3m) before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

(13) The access shall be constructed with 2.4 metre by 215 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

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

(14) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and operational before the use hereby permitted is commenced.

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

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

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

**(16) No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include:
The parking of vehicles for site operatives and visitors
Loading and unloading of plant and materials
Storage of plant and materials used in constructing the development
Wheel washing facilities (if appropriate)
Hours and days of operation and the management and operation of construction and delivery vehicles.**

Reason: To comply with the requirements of the Highway Authority to ensure reasonable and proper control is exercised over construction activities in the interests of road safety.

(17) No development shall commence until full details for the location and construction specification of a new pedestrian footway along the public highway from the application to the existing bus stop has been submitted and approved in writing by the Local Planning Authority. The footway must be completed in accordance the approved detail before the use hereby approved is commenced.

Reason: In the interest of highway safety

(18) No development shall commence until a management and maintenance plan for the drainage system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall demonstrate how its operation is secured for the lifetime of the development. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the site is adequately drained.

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

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

(20) Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of amenity

(21) Full details of all external lighting proposed to be used on the development shall be submitted to an approved in writing by the Local Planning Authority before building or other operations start. Such details shall include the following:

- **That all lights shall be directed onto the application site only and not onto any surrounding land or properties.**
- **Full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used.**
- **A report on any light spillage (including lux levels) onto any surrounding land or properties arising from the external lighting proposed.**

No external lighting other than that approved under this condition shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in writing by the Local Planning Authority.

Reason To safeguard the amenities of occupants of the surrounding properties.

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

Application Reference: FPL/2018/57

Applicant: Anwyl Homes

Description: Cais llawn ar gyfer codi 46 o dai ynghyd a chreu mynedfa newydd ar dir ger / Full application for the erection of 46 dwellings together with the creation of a new vehicular access on land adjacent to

Site Address: Parc Tyddyn Bach, Caergybi / Holyhead



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The planning application has been called to the planning committee by a local member. The Committee, at its meeting held on 6th March 2019, resolved to visit the site which took place on the 20th March 2019.

Proposal and Site

This is major planning application made for 46 dwellings on agricultural land adjacent to the north west of the existing Annwyl site at Tyddyn Bach which is partly completed and occupied with construction ongoing on other parts of the site. Access would be via this existing Tyddyn Bach site onto the roundabout on South Stack Road. The proposal is made for 2 storey detached and semi-detached properties of 2, 3 and 4 bedrooms with associated estate roads, parking and drainage works. As part of the proposal an open space area is proposed on the northern part of the development. As part of the determination process amended plans were received which changed the house type and relocated on some dwellings proposed in proximity to the Waenfawr Estate and Monfa which faces onto South Stack Road.

To the west of the application site there are existing residential properties at the Waenfawr Estate. To the south of the application site there are also residential properties which face onto the South Stack Road including the Gwel y Mynydd Estate. To the south there is also the site of the former Llaingoch Primary School.

Key Issues

- Principle of Residential Development
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations
- Consideration of the impact on the Setting of the AONB
- Highway Considerations and Sustainable Transport

Policies

Joint Local Development Plan

The following is a list of the main planning policies relevant to the proposal:

Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026

PS 1: Welsh Language and Culture

ISA 1: Infrastructure Provision

ISA 5: Provision of Open Space in New Housing Developments

PS 4: Sustainable Transport, Development and Accessibility

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 6: Water Conservation

TAI 1: Housing in Sub Regional Centre & Urban Service Centres

TAI 8: Appropriate Housing Mix

TAI 15: Affordable Housing Threshold & Distribution

AMG 1: AONB Management Plans

AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 10 December 2018)

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)
Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)
Technical Advice Note Wales TAN 11 Noise (1997)
Technical Advice Note (TAN) 12: Design (2016)
Technical Advice Note (TAN) 15: Development and Flood Risk (2004)
Technical Advice Note (TAN) 18: Transport (2007)
Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance Affordable Housing (2004)
Supplementary Planning Guidance IOCC Deign Guide for the urban and Rural Environment (2008) "SPG Design Guide"
Supplementary Planning Guidance Parking Standards (2008)
Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)
Supplementary Planning Guidance Housing Mix (October 2018)

Anglesey AONB Management Plan 2015-2020 "AONB Management Plan"

Response to Consultation and Publicity

Cynghorydd Glyn Haynes: I would like to call in Planning Consultation FPL/2018/57 for determination by the Planning and Orders Committee please.

The reason for the call in is that there are concerns from local residents at the Waenfawr Estate which will be backing on and adjacent to the proposed development in relation to possible flooding issues which may arise from the stream which runs nearby to their estate during and after development of the proposal.

Also, there are concerns from residents over the privacy of their homes especially in light of the 2 storey houses which will be overlooking their properties and that access to their estate might be seen as a 'short cut', I understand that a screening in the form of trees is proposed but this may not be adequate for privacy and that some sort of fencing in addition to the trees might be more appropriate.

Finally, there are known badger sets in the locality of the proposal and concerns are raised in relation to the welfare of the badgers and environmental concerns to them if they are relocated.

Cynghorydd Robert Llewelyn Jones: No observations received.

Cynghorydd Shaun James Redmond: No observations received.

Cyngor Tref Caergybi / Holyhead Town Council: No observations received.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: Key policy considerations are described including the fact that the application site is allocated for housing purposes in the JLDP. It is queried why the number of the units does not attain the 49 units forecast in the JLDP having regard policies which seek to ensure an efficient use of land (30 units a hectare) and the consequent effect of the 5 year housing land supply. Considerations are also described which seek to ensure that the housing mix of the development are appropriate have regard to the relevant policy considerations including consideration of the need for a Welsh Language Statement. It is also explained that in terms of the 4 affordable housing units that these need to be provided on a social rented basis but that this is lower than the expected figure of 4.6. Have also confirmed that the Open Space Assessment identified that there was a deficiency of outdoor sports provision within the locality (based on the Fields in Trust (FiT) benchmark standards). Based on the FiT standards the recreational needs for sports provision of the proposed development is 0.16ha. The applicant has provided an open spaces as part of the development site which will meet this deficiency.

Pennaeth y Gwasanaeth - Priffyrdd / Head of Service - Highways: No objections conditional permission.

Adain Dechnegol (Draenio) / Technical Section (Drainage): Requested additional information which is awaited at the time of writing.

Dwr Cymru Welsh Water: Indicate that discussions are ongoing with the developer to establish an appropriate method to drain foul flows from the development. On this basis a condition precedent

requiring a comprehensive drainage scheme to be approved prior to the commencement of the development is recommended.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor "EEA": In terms of reptiles Reasonable Avoidance Measures RAM's are required as part of a Construction Environmental Management Plan "CEMP", recommendations in relation to badgers should be followed and included as part of a CEMP, scrub removal and hedgerow enhancement, mitigation measures in relation to bats, reptiles and birds, biosecurity and enhancement measures which have all been agreed can be dealt with by way of planning conditions.

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections, considerations in relation to the development are described and of note it is stated that there is a historic landfill in proximity and the advice of the council's Environmental Health.

Adran Tai / Housing Services: Have detailed the housing need for the area based on the housing waiting list and the Tai Teg Register and states that there is a demand for 2 and 3 bedroom affordable housing in the area which is not being met. On the basis of the policy requirement for 10% of the units would be affordable 4 of the units should be affordable with a pro rata payment also be made for 60% of the value of a residential unit.

Education - Head of Service: Would not seek a contribution towards education at Ysgol Cybi or Holyhead High School as capacity already exists in these establishments.

GCAG / GAPS: No significant archaeological issues.

Environmental Health: Consideration in relation to working hours, pneumatic rock machinery and contaminated land (having been consulted on the NRW comments on the landfill in proximity) are described.

The planning application is a major application which has been advertised by way of press, site notices and adjacent properties were notified in writing of the proposed development. Amended plans were also received which were described in the introduction of this report and the period for making representations on these latest plans expired on 30.04.2009. At the time of writing two objections on the following grounds have been received:

- Scale of the development.
- Houses nearest Waenfawr Estate should be bungalows.
- Proposal would intrude on the amenities of adjacent resident properties.
- Impact on the views from adjacent residential properties.
- Impact of the development on the amenities of the area.
- This is an AONB.
- Wildlife considerations including badgers and water voles.
- Destruction of a greenfield site.
- Open space will not benefit existing residents.
- Extent of the proposed landscaping buffer along the western boundary of the application along the brook on the border of the Waenfawr Estate is not clear. Also what provision will be made for the maintenance of the brook.
- Flooding.
- Surface water attenuation measures are queried.
- Mitigation of disruption from building work.
- An increase in the number of vehicles using the local highway network will result in a safety hazard.

Relevant Planning History

19C608F Outline planning application for residential development together with the Construction of a new vehicular and pedestrian access, conditionally approved 05.09.07

19C608R - Full application to amend the layout of plots 8-17, 29, 31, 37, 38, 44-45, 52-56, 72-74, 78, 82-83, 85-87, 89, 92, 96, 101-122 together with the parking layout of previously approved application 19C608K/DA (Detailed application for the erection of 123 houses together with the Construction of a new

vehicular and pedestrian access) Conditionally approved 05.12.16. This report was also approved subject to a legal agreement requiring affordable housing provision in the planning permission to align with the resolution made under reference 19C608Q.

19C608U Full application to amend the layout of plots 42-45, 48-54, 60-63, 66-67, 79, 82-83, 102-103 and 119 of previously approved application 19C608K/DA and 19C608R (Detailed application for the application for the erection of 123 houses together with the construction of a new vehicular and pedestrian access). Granted conditionally 10.10.2017.

19C608G Outline application for residential development together with the Construction of a new vehicular and pedestrian Access Split decision, that part of the site outside the settlement boundary is refused and the remainder of the site is conditionally approved, 05.09.07.

19C608K/DA Detailed application for the erection of 123 houses together with the Construction of a new vehicular and pedestrian Access Conditionally approved 01.07.08. This planning application contains the approved the phasing plan.

19C608N Application for a certificate of lawfulness to show that a material start has been made on planning permission 19C608k/DA on land at Tyddyn Bach – Lawful Use approved 7/8/12

19C608Q Application for the modification of planning obligation (affordable housing provision) under section 106A of the Town and Country Planning Act 1990 which is attached to planning permissions 19C608F and 19C608G to reduce the number of affordable dwellings from 37 (30%) to 18 (15%) Granted 06.12.16.

Main Planning Considerations

Principle of Residential Development The enquiry site is located on an allocated site (T13) within the settlement boundary of Holyhead under the provisions of PCYFF 1 and the principle of residential development is therefore acceptable and aligns with policy TAI 1.

The proposal is made for 46 units whereas it is estimated in the JLDP that the enquiry site could accommodate 49 units (based on 30 a hectare). As per the comments of the JPPU Consideration needs to be given to any justification provided by the applicant for any local circumstances or site constraints that justifies a lower density otherwise the proposal is not in line with policy PCYFF 2 of the JLDP. In this case it is considered that the density is acceptable given the considerations which are described in more detail in relation residential amenity, ecology and landscaping considerations described in the report below.

Policy TAI 8 of the JLDP in essence requires that the mix of housing in a development are appropriate and align with the need of the area. In terms of the mix of housing proposed units the proposal is made for 2 storey detached and semi-detached properties of 2, 3 and 4 bedrooms predominantly for sale on a market basis and justification for this mix has been received from the applicant. Policy TAI 15 requires that part of the proposed development is provided for affordable housing purposes and in Holyhead this equates to 10% of the overall number of units which equates to 4.6 units. Four of the units would be affordable purposes social rented purposes (two 2 bedroom and two 3 bedroom) and this align with demand identified by the council's Housing Section for affordable housing purposes. As part of any approval granted a payment equal to 60% of the cost of an affordable social rented housing unit would also be required to be paid to the council as part of a legal agreement to be completed as part of any planning permission granted.

Relationship with Adjacent Properties The proposal will need to comply with the council's SPG Design in terms of the proximity of development to prevent overlooking and other unacceptable impacts particularly on existing properties in proximity. As explained in the introduction of this report plans were received which changed the house type and relocated on some dwellings in proximity to the Waenfawr Estate and Monfa which faces onto South Stack Road. The proposal subject to this planning application are

considered to align with the recommended distances from existing properties. It is material in this regard that the existing residential properties to the west at the Waenfawr Estate have rear gardens which are of limited length and that the layout of the proposed dwellings nearest to this boundary takes this into account by providing satisfactory distances from these boundaries. The retention of the existing hedge and the provision of an additional landscaping buffer along with a screen fencing along this boundary will also further mitigate the impacts of the outlook of these existing dwellings, and the details of these measures will be secured by way of a planning condition. The impact of the proposed development on views from these and other existing dwellings is not a matter which can be attributed significant weight in the determination of this planning application.

In terms of the impact of the proposed development on the residential amenities of adjacent residential and other properties it is considered that this can be satisfactorily regulated by the use of a CEMP which will regulate working times and so on.

Ecology and Biodiversity The planning application is accompanied by an EEA which considers the effects of the development on protected sites and species and includes mitigation and enhancement measures in the construction and following the completion of the development. As detailed in the consultation response the council's Ecological and Environmental Adviser is satisfied with the proposed development subject to conditions in relation to the considerations listed which encompass the construction in the form of a CEMP condition and longer term management measures. These comments take into account the presence of protected species including considerations of routes used by badgers across the application site. It is clarified that badgers will not be translocated as part of the development since there are no setts on the application site and that mitigation in this regard has already been undertaken as part of the first phase of the development which is under construction.

The landscaping scheme proposed particularly along the western boundary as detailed in the comments of the EEA would include indigenous species which would provide an enhancement of the type required under the Environment (Wales) Act 2016.

Highway Considerations and Sustainable Transport The planning application is accompanied by a Transport Assessment which includes consideration of travel other than by means of private car in accordance with TAN 18 and includes measures to improve and promote connectivity. Objections have been received to the development on the grounds of highway impact.

The council's Highways Section having considered these considerations raise no objections to the proposal. It is also material that since the proposal is a housing allocation in the JLDP that its development for housing would have been subject to assessment as part of the JLDP process. On this basis the proposal is considered acceptable subject to the conditions recommended by the council's Highways Section.

Consideration of the impact on the Setting of the AONB The AONB is located around a mile away (or 1.5km) to the west of the application site. Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan and there are also statutory requirements in this regard. The AONB Management Plan requires assessment of proposals within 2km of the AONB. In this instance given the distance from the AONB and the intervening urban uses between the development and the AONB it is not considered that the proposal affects the setting of the AONB. In addition a landscaping buffer is also proposed along the western boundary of the application site which will screen views of the development in views from the AONB.

Other Matters Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accordance with the policy. Comments are provided by the JPPU which indicate that the large green area provided as part of the development will meet the identified deficiency and a legal agreement has been recommended to ensure that this area is retained and maintained for these purposes.

At present foul drainage from the development would be discharged to the pumping station approved as part of the first phase of this development. Surface water would be disposed of via a sustainable drainage system which includes attenuation measures. In terms of foul and surface water drainage it is apparent that discussions are ongoing as regards the most appropriate means of foul drainage from the development but that Welsh Water are content subject to the planning condition recommended below. At present the council's Drainage Section have requested further information but again it is anticipated that a planning condition will be adequate once the additional information has been received. As the scheme includes surface water attenuation measures which will restrict the surface water discharge rate it is not considered that the development will exacerbate the flooding of the brook referred to in the objections. Any landscaping buffer approved along the western boundary should also make provision for maintenance of the brook and an informative has been recommended in this regard.

NRW have indicated that there is a former waste disposal site in vicinity of the proposed development and recommended that the council's Environmental Services are consulted. Given these matters in accord with the comments of Environmental Services a contaminated land condition has been recommended to be attached to the planning permission.

A Welsh Language Statement would not be required in connection with the proposal under the provisions of policy PS 1 as the number of units proposed would not exceed the indicative housing provision for Holyhead and as detailed in the report officers are content with the housing mix proposed as part of the development.

The council's Education Section as regards has confirmed that no contribution will be required towards an education contribution.

Conclusion

The proposal is allocated for residential purposes in the JLDP and the principle of residential development is clearly acceptable as are the other material considerations described in the report subject to the legal obligations and conditions recommended. Drainage matters are ongoing but it is anticipated from enquiries that these matters can be dealt with by way of planning conditions.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more prosperous and resilient Wales in terms of the economic and biodiversity improvements being proposed as part of the development. In addition given that affordable housing will be secured as part of the proposal it is considered that the proposal will result in a more equal and cohesive Wales.

Recommendation

That planning permission is approved subject to the completion of a legal agreement containing the following obligations.

Affordable Housing – Provision of four (2 two bedroom and 2 three bedroom) social rented affordable housing units. Payment to be made to the Isle of Anglesey Council equivalent to the value of 60% of the value of a social rented three bedroom house in Holyhead.

Open Space – The areas identified on the proposed plan as an Open Space and an Informal Green Space shall be provided for use for these purposes in accordance with a timetable to be approved in writing by the local planning authority and thereafter retained for these purposes. Details of the maintenance and long term management of these areas including associated boundaries shall be approved by the Local Planning Authority prior to their use.

Badger Scheme – A scheme indicating and providing full specifications of all access points to the development to be formed to maintain the ability of badgers to transect the application site to and from their foraging grounds in accord with the Extended Phase One Survey and Planning Application

Assessment (EDC – 0527-Phase Two – South Stack Eco Report-v1a) shall be submitted prior to the commencement of the development hereby approved, to be agreed in writing by the LPA. The Badger Scheme shall include a timetable for its implementation, provision for monitoring, recording and adaption/enhancement measures, following the implementation of the Badger Scheme. The Badger Scheme shall also include provision for the long term maintenance and management of all badger access points.

Thereafter that planning permission is granted subject to the following planning conditions.

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

**Location Plan AH013 LP01 A
Landscape LDS386-02B
Engineering Plan 7143 – P01 C
South Stack Further Phases October 2018 rev A
Proposed Planning Layout AH013 PL01 P7
Extended Phase One Survey and Planning Application Assessment (EDC – 0527-Phase Two – South Stack Eco Report-v1a)
Phase 1 Extended Survey SS – 01 A
Water Efficiency Statement (October 2018) Waterco Consultants
Transport Statement (October 2018) Focus Transport Planning
Geo-Environmental Investigation Report (October 2018) REFA Consulting Engineers
Flood Statement (November 2018) Waterco Consultants
Design and Access Statement (November 2018) Astle Planning & Design Ltd
Tree Survey LDS386-01A
Tree Survey Report LDS386(A)-TSR
Landscape Specification LDS386(B) - LS**

Reason: To ensure that the development is implemented in accord with the approved details.

(03) No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence, until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted, has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found, until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Reason To ensure that any contaminants present are remediated given the presence of a historic landfill in proximity.

(04) Each part of the site subject to the remediation under the scheme(s) approved as part of planning condition (insert number) shall not be occupied/used, until a Validation Report has been

completed in respect of that part of the site and this has been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure that any contaminants present have been remediated to safeguard occupants and users of the development.

(05) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

(06) Notwithstanding the details shown on the Engineering Plan 7143 – P01 C no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The proposed development shall be constructed with the approved slab and ground levels.

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

(07) No development shall commence until full details of all external materials (including roofing materials) and finishes (which shall include such details for all building(s)), Hard Landscaped Areas, engineering operations and all other works associated with the development) which shall include colours, construction details (where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The details approved under this condition shall be implemented in full and adhered to in the completion of the development hereby approved. Hard Landscaped Area means drives, paths and other permeable or hard surfaced areas.

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

(08) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 18, 21, 22, 23, 24, 25, 26, 38 and 46.

Reason In the interests of the amenities of the existing residential properties in proximity.

(09) No development shall take place until full details of a scheme indicating all of the proposed means of enclosure around and within the application site whether by means of walls or fences has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed or erected prior to the occupation of the dwelling(s) to which it relates and it shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.

Reason To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to protect the amenities of adjacent residential properties.

(10) Planting to the northwest boundary of plots 18 – 26 inclusive shall be landscaped strictly in accordance with Landscape Plan – LDS 386-02B and Landscape Specifications – LDS 386 (B) – LS within 12 months of the commencement of development. The remainder of the site shall be landscaped strictly in accordance with Landscape Plan – LDS 386-02B and Landscape Specifications – LDS 386 (B) – LS within 12 months following completion, or first use of the development, whichever is the sooner. Trees and hedges that form of part of the landscaping

scheme shall be retained for lifetime of the development hereby approved. Any trees or hedge plants that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced by plants of the same specification within 12 months.

Reason In the interests of the visual amenities of the area and to secure an ecological enhancement.

(11) Hedges H3 and H13 shown on Tree Survey LDS386-01A shall be retained and protected by appropriate fencing during the course of the development hereby approved "Fenced Area". The Fenced Area shall be erected prior to the commencement of the development and shall be maintained in the duration of the development of the Open Space and plots 18, 43, 44, 45 and 46 including associated roads and other infrastructure. Ground levels within the Fenced Area shall not be altered, nor shall any excavation be made.

Reason In the interests of the visual amenities of the area and biodiversity.

(12) The application site shall be developed strictly and entirely in accord with the Extended Phase One Survey and Planning Application Assessment (EDC – 0527-Phase Two – South Stack Eco Report-v1a).

Reason: In the interests of ecology.

(13) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, shall include detail of:

The sustainability of the construction methods to be employed;

Full specification(s) of external lighting (if any)

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Water quality and drainage impacts and mitigation.

Precautionary reasonable avoidance measures "RAMS" for protected species.

Existing hedge and tree protection measures.

Height, specification and colour of safety all fencing and barriers to be erected in the construction of the development hereby approved.

Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

(14) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the local planning authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include:

(i) The routing to and from the site of construction vehicles, plant and deliveries.

(ii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on access routes to the site, particularly in regard to nearby schools;

(iii) Measures to minimise and mitigate the risk to road users on the existing phase 1 development including non-motorised users;

(iv) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;

(v) The arrangements for loading and unloading and the storage of plant and materials;

(vi) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

The construction of the Development shall be completed in accordance with the approved Plan.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(15) Nobody will be permitted to occupy any dwelling erected as part of the development until parking spaces for the properties have been constructed.

Reason: In order to ensure that the development does not lead to any road / parking problems.

(16) The estate roads and footpaths must be completed to an asphalt basecourse level and the work of installing street lighting should be completed and operational before anybody moves in to any of the dwellings they serve.

Reason: In order to ensure that the development does not lead to any road / parking problems.

(17) Development work will not commence until the arrangements for the provision of a management and maintenance scheme regarding the road system, the footpaths and the surface water drainage system for the lifetime of the development have been submitted to and approved in writing by the local planning authority. Such details must include the adoption arrangements by any public authority or statutory undertaker or other arrangements to ensure that the plan will be implemented and maintained throughout its lifetime.

Reason: In order to ensure satisfactory and safe development.

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

Application Reference: FPL/2019/13

Applicant: Mr Idwal Hughes

Description: Cais llawn ar gyfer codi sied amaethyddol i gadw anifeiliaid a storio peiriannau a bwyd ynghyd a adeiladu trac mynediad llain caled ar dir ger / Full application for the erection of an agricultural shed for the housing of livestock and the storage of machinery and fodder together with the construction of a hard standing access track on land adjacent to

Site Address: Mast Teleffon/Telephone Mast, Nebo



Report of Head of Regulation and Economic Development Service (Iwan Jones)

Recommendation: Gwrthod / Refused

Reason for Reporting to Committee

Application has been called to the Planning and Orders Committee for determination by Local Member Richard Owain Jones

At the committee meeting held on the 3rd April, 2019, it was resolved that a site visit was required. The site visit took place on the 17th April, the Members are now aware of the site and its settings.

Proposal and Site

The site is located in the open countryside outside of Nebo adjacent to the Television Station Mast. The proposal entails the erection of an agricultural shed for the housing of livestock and the storage of machinery and fodder together with the creation of an access track.

Key Issues

The key issues to consider are whether there is sufficient justification for the proposed shed for agricultural purposes and visual impact.

Policies

Joint Local Development Plan

Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy AMG 2: Special Landscape Areas

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No Response
Cynghorydd Aled Morris Jones	No Response
Cynghorydd Richard Owain Jones	Request that the application is called into the Planning and Orders Committee for determination.
Cyngor Cymuned Llanellian Community Council	Concerns regarding location of proposed shed and its impact upon the AONB.
Ymgynghorydd Tirwedd / Landscape Advisor	No clear opportunity to integrate the development into the site as required under the Joint Local Development Plan. It is considered that the site cannot accommodate further development without additional harm to the landscape.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The proposed planting will lead to a biodiversity gain which is welcomed.
Iechyd yr Amgylchedd / Environmental Health	Conditions Proposed
The Highway Service	Conditions Proposed

The application was afforded two means of publicity; these were by the posting of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The publicity process was carried out on two separate occasions following further information being received which subsequently changed the description. The latest date for the receipt of representations is the 05/04/2019. At the time of writing the report no representations had been received at the department.

Relevant Planning History

24C331 - Full Planning - Cais llawn ar gyfer codi adeilad amaethyddol ar gyfer cadw anifeiliaid a storio peiriannau a bwyd ynghyd a chreu trac mynedfa ar dir ger / Full application for the erection of an

agricultural building for the housing of livestock and the storage of machinery and fodder together with the creation of an access track on land adjacent to - Mast Teleffon / Telephone Mast, Nebo - Refused
04/07/2016

24C331A - Full Planning - Cais llawn ar gyfer codi adeilad amaethyddol ar gyfer cadw aneifeiliaid a storio peiriannau a bwyd ynghyd a chreu trac mynedfa ar dir ger /Full application for the erection of an agricultural building for the housing of livestock and the storage of machinery and fodder together with the creation of an access track on land adjacent to - Mast Teleffon / Telephone Mast, Nebo - Refused
18/08/2016

24C331B - Full Planning - Cais llawn ar gyfer codi sied amaethyddol i gadw peiriannau amaethyddol ar dir ger / Full application for the erection of an agricultural shed to store agricultural machinery on land adjacent to - Mast Teleffon/Telephone Mast, Nebo - Withdrawn 30/08/2018

Main Planning Considerations

Justification:

Three previous applications have been submitted at the site for the erection of an agricultural shed. With exception to a withdrawn application, the other two application were refused due to insufficient justification.

The general principle of development for agriculture purposes is accepted within local and national planning policies provided development can be justified. The acceptability of the proposed development thus depends on detailed development control criteria. The proposed agricultural building is measured at 6 meters (width) x 9.6 meters (length) and 5.2 meters (ridge height). The scale has been reduced from previous applications.

The purpose of the shed is for the housing of livestock and the storage of machinery and fodder. The applicant owns 2.37 hectares of land. No evidence of the agricultural use made of the land and the need for an agricultural shed of this size has been submitted as part of the application. The applicant has confirmed he currently does not own animals, however requires the shed to house potential future livestock. Based upon the above, it is considered there is no justification for an agricultural building in this location.

Visual Impact:

The site is an agricultural enclosure in an elevated location (approximately 160 metres AOD) with views to the coast. This is an open landscape with little vegetation to enclose fields and development. The telecommunication mast at Nebo is conspicuous in distant views from surrounding landform and highways. Other built development is prominent locally and in the absence of topographical or landscape features poorly integrated into the landscape.

The application site is located with the Special Landscape Area of Parys Mountain and adjoining the Area of Outstanding Natural Beauty.

It is considered that the site is within a prominent location and although adjacent masts are detracting features, it remains a sensitive location with natural beauty most evident in views towards the coast.

Landscaping is proposed as screening on the access and surrounding the building. This is an open and exposed location and landscaping as proposed is unlikely to establish here within a reasonable timeframe or reach proportions that would screen this development. In addition the location of the site would not - even if landscaped, make this an inconspicuous development or well integrated into the site.

From local routes the proposal is likely to be seen as a skyline feature located close to the top of this landform and locally interfere with the coastal view to the north. Other views towards the site will depend on intervening hedgerows/roadside boundaries and it will become distinctly less visible outside a range of 250 metres.

Residential Amenity:

Due to the distance to neighbouring properties, it is not considered that the proposal will unacceptably effect the residential amenity of adjoining properties.

Conclusion

No justification has been submitted as part of the proposal to demonstrate that the building as proposed is reasonably necessary in terms of its size, location and use in association with any agricultural use of the unit.

The site is located within a prominent location with no clear opportunity to integrate this development into the site. Although local landscape value is reduced by telecommunication and energy infrastructure and is visually obtrusive; however, it is not considered that the site can accommodate more development without additional harm.

Recommendation**Refusal**

(01) The applicant has not demonstrated that the building as proposed is reasonably necessary in terms of its size, location and use in association with any agricultural use of the unit. The proposal is therefore contrary to policy PCYFF 3 of the Joint Local Development Plan and the advice contained within Technical Advice Note 6: Planning for Sustainable Rural Communities (2010) and Planning Policy Wales Edition 10.

(02) The Local Planning Authority considered that the proposal would constitute development which would result in an unjustified and prominent feature in the landscape to the detriment of the character of the area contrary to policy PCYFF4 and AMG2 of the Anglesey and Gwynedd Joint Local Development Plan and advice contained within Planning Policy Wales Edition 10.

Planning Committee: 01/05/2019

11.1

Application Reference: HHP/2019/63

Applicant: Ieuan Williams

Description: Cais llawn i ddymchwel y garej presennol ynghyd a addasu ag ehangu yn / Full application for the demolition of an existing garage together with alterations and extensions at

Site Address: Bryn Arfon, Lon Pant y Cydun, Benllech



Report of Head of Regulation and Economic Development Service (Sion Hughes)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is made by a Local Member which has a direct input in the planning process.

Proposal and Site

The site is located within the settlement of Benllech on a lane to which access is gained from Lon Pant Y Cydun. The dwelling is a two storey semi detached property which includes garden area to the rear and off road parking to the front along with a detached garage to the side. The front of the property looks towards the Ponc y Rhedyn estate and the rear towards the Bryn Adda estate.

The proposal is for the demolition of the existing garage together with the erection of an two storey extension to the side of of the dwelling to provide a new garage together with provisioning space for a new kitchen, breakfast room, living space and first floor office/storage space.

Key Issues

The key issues of the application are whether or not the design of the scheme is acceptable and if it would unacceptable affect the amenities of the surrounding neighbours.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping
Technical Advice Note 12: Design (2016)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Vaughan Hughes	No Response received
Cynghorydd Margaret Murley Roberts	No Response received
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	Approval

Relevant Planning History

30C695 - Demolition, alterations and extensions at Bryn Arfon,Benllech. 7/5/2010.

Main Planning Considerations

Design - The design of the scheme is considered acceptable as the materials utilised will be as used in the existing dwelling. The form of the extension is also matching to that of the existing dwelling, consisting of a slate pitched roof and simple rectangular shape which will marry into the main dwelling in a subservient nature which will not damage its character or appearance.

Amenities of Neighbouring Properties - The extension will be built to the same distance from the boundary as the existing garage therefore it is not considered that the scheme would overbear upon the adjacent property to an extent that is drastically worse than the existing situation. The scheme will include windows to the front and rear elevations, which will be at distances of 27 and 25 metres which comply with the recommended distances set out in the Authority Supplementary Planning Guidance Documents. Due to the above, it is not anticipated that the scheme would overlook any neighbouring properties to an extent that would warrant a refusal.

Conclusion

The scheme complies with all relevant policies and design guidance without unacceptably impacting any neighbouring properties or the street scape therefore the Authority is mindful to recommend approval.

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

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

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Location Plan / N/A
- Proposed Ground Floor Plan / N/A
- Proposed Front Elevation and Site Plan / N/A
- Proposed Rear Elevation / N/A
- Proposed Side Elevation / N/A
- Proposed Section / N/A

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3.

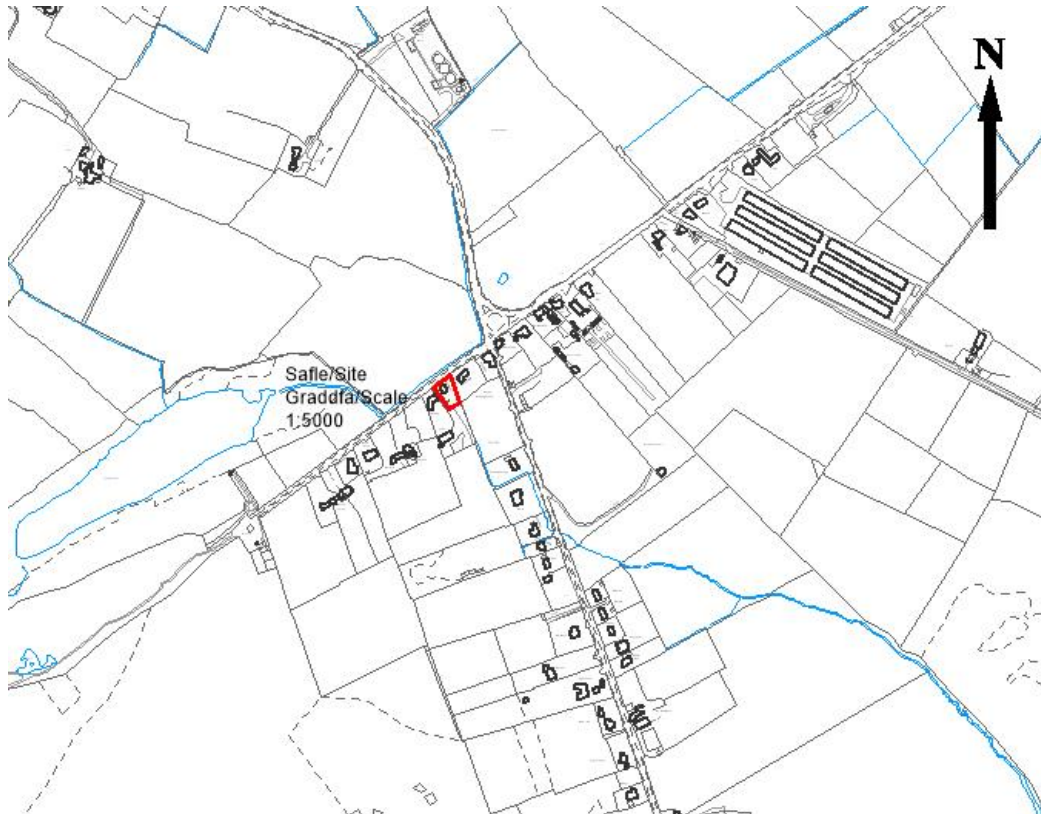
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2019/67

Applicant: J + G Jones

Description: Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

Site Address: Glan Menai, Pen Lon, Niwbwrch/Newbrough



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The applicants are officers of the Isle Of Anglesey County Council, one of whom works in Development Management. In accord with the requirements of the constitution the planning application has been referred to the council's monitoring officer in the normal manner.

Proposal and Site

The application site comprises a traditional two storey residential property which is located in the midst of a row of other properties to the south of a road which leads from the roundabout of the A4080 down to a car parking area which affords access to Llanddwyn. To the south of the dwelling there is a woodworking workshop.

The property is within an area which is within the Area of Outstanding Natural Beauty "AONB".

The existing dwelling has an existing pitched slated roof and has a two storey projection at the rear which also has a pitched slated roof at a lower level. A conservatory has been built on the eastern elevation of the dwelling and a single storey flat roof extension at the rear.

It is proposed to construct an additional floor above the existing single storey extension that would provide an additional bedroom and store. The extension measures 7.4 metres by 6.4 metres width. The height of the extension would be 5.6 metres which is lower than the ridges of the existing pitched roofs of the property. Externally the proposal would be clad with cement fibre cladding of a grey colour and the extension would have a flat roof finished with a liquid applied roof membrane. All new replacement windows would be of a grey UPVC type. The proposed windows on the side elevation facing the next door property to the south west would be at high level and to the south a patio type window incorporating a balconete is proposed looking toward the rear garden. The proposal also introduces a balconets on an existing windows on the rear and the north east elevation of the property, the existing window on the north east elevation will also be enlarged. In addition a velux type window is introduced in the pitched roof facing the rear and two high level veluxes on part of the pitched which faces the north east.

Key Issues

The key issues which need to be considered are the design, the effect on neighbouring properties and surrounding landscape which forms part of the AONB.

Policies

Joint Local Development Plan

PCYFF 2: Development Criteria.

PCYFF 3: Design and Place Shaping

PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

AMG 1: Area of Outstanding Natural Beauty Management Plans

Planning Policy Wales (Edition 10, December 2018)

Technical Advice Note 12: Design (2016)

Isle of Anglesey Council AONB Management Plan 2015-2020

Response to Consultation and Publicity

Cynghorydd Peter Rogers: No observations received.

Cynghorydd Bryan Owen: No observations received.

Landscape Adviser: The site is within the AONB adjacent to the Wales Coast Path on route to Newborough Warren within the groups of properties associated with Penlon. It is with Landscape Character Area 14 – Newborough which does not identify any issues of relevance to the development. The alterations and extensions are located to the rear and side of the main dwelling within the dwelling's footprint and would represent a modest contemporary extension to the main dwelling. It is modern in appearance and draws a distinction between the traditional and contemporary. A single glazed window would be visible from the public footpath on the front elevation with a series of smaller windows on the end elevation within the clad elevations. Other proposed glazing are not visible to public views and the extension would be visible for a short stretch of the WCP set among other properties and buildings. It would not adversely affect views from the footpath, Natural Beauty, AONB Features or Special Qualities. With appropriate cladding colouring and finish it would represent a suitable extension of the dwelling and conserve AONB natural beauty.

The planning application was advertised by way of letter and site notice and the publicity period expired on the 12.04.2019. No representations were received within the publicity period.

Relevant Planning History

45C347 Erection of a Conservatory permitted 08.12.2005.

Main Planning Considerations

Design: The property subject to the application is of a traditional type design with pebble dashed walls having a pitched natural mineral slated roof on the upper floors. As per the comments of the council's Landscape Adviser the proposal introduce a modest contemporary extension and draws a distinction between the traditional and contemporary. This is not considered out of context in Penlon which is characterised by both traditional and contemporary type dwellings. A flat roof extension with a shallow pitch can also be viewed on the dormers of the property adjacent at Glan Tywyn and elsewhere in Penlon such that this element of the design is not uncharacteristic of the locality.

Effect On Neighbouring Properties: There are windows on the side elevation facing the property to the south west at Tre Wen but these are at high level such that overlooking will not be possible. Similarly there is a single high level window, two high level veluxes facing the adjacent property to the north east at Glan Tywyn which means that overlooking will not be possible. It is also proposed to enlarge an existing window on the north eastern gable of the existing property and introduce a balconete, since this is an existing window and there is also over 10 metres to the boundary with Glan Tywyn it is not considered that there will be no unacceptable overlooking. The windows, velux and balconetes proposed at the rear face the applicant's rear garden and thereafter a workshop. On this basis it is not considered that the proposal will materially impacts the amenities of adjacent properties in terms of overlooking.

The adjacent property nearest the extension at Tre Wen has a driveway and thereafter a side elevation nearest the proposed extension which has no windows facing. The proposed extension is nearly five metres away and on this basis there will be no material impact on the outlook or other amenities of the occupants of this dwelling.

Landscape: For the reasons described in detail in the Landscape Officer's comments it is not considered that the proposal would adversely affect views from the footpath, Natural Beauty, AONB Features or Special Qualities. The finish of the cladding has been specified as cement fibre cladding of a grey colour which will be conditioned as part of the approved plans. The proposal is therefore considered to align with policies which seek to conserve and enhance the AONB and statutory regard has been taken of the requirements of the AONB Management Plan.

Conclusion

The proposal entails a modest contemporary proposal which is appropriate in this location in the AONB.

Consideration has been given to the requirements of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Recommendation

That planning permission is **permitted** subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

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

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents

accompanying such application unless included within any provision of the conditions of this planning permission.

Location Plan (received 13/03/2019)

Block Plan Drawing Number 1

Existing and Proposed Elevations Drawing Number 2

Existing and Proposed Elevations Drawing Number 3

Floor Plans Drawing Number 4

Floor Plans Drawing Number 5

Letter 12/03/19

Reason: To ensure that the development is implemented in accord with the approved details.

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

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Planning Committee: 01/05/2019

12.1

Application Reference: FPL/2019/51

Applicant: Griffith Roberts & Son

Description: Cais llawn ar gyfer newid defnydd tir yn lle storio agored ar gyfer cerrig sy'n gysylltiedig â'r prif ddefnydd a wneir o'r tir gan yngymerwyr angladdau ar dir gyferbyn â / Full application for the change of use of land for open storage of stone material ancillary to the primary use of funeral undertakers on land opposite

Site Address: Preswylfa, Y Fali / Valley



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Gwrthod / Refused

Reason for Reporting to Committee

The application has been called into the planning committee by both local members, Cllr Richard Dew and Cllr Gwilym O Jones.

Proposal and Site

Full application for the change of use of land for open storage of stone material ancillary to the primary use of funeral undertakers on land opposite Preswylfa, Valley.

Key Issues

The key issue is whether the proposal complies with Technical Advice Note 15: Development and Flood Risk and whether the development would affect the amenities of the surrounding properties.

Policies

Joint Local Development Plan

Policy TAI 2 – Housing in Local Service Centres
Policy PCYFF2 – Development Criteria

Technical Advice Note 12: Design
Technical Advice Note 15: Development and Flood Risk

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No response at the time of writing the report.
Cynghorydd Richard Dew	Requested the application be presented to the Planning Committee for consideration.
Cynghorydd Gwilym O Jones	Requested the application be presented to the Planning Committee for consideration.
Cyngor Cymuned Y Fali / Valley Community Council	No Observations
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Confirmation has been received that a more detailed design should be provided, to the standard of a clawdd, including stone, earth, planting on top and stockproof fence on the field.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority has confirmed that they have no comments to make.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Dim Ymateb

Site notices was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 5th April, 2019. At the time of writing the report no letters were received.

Relevant Planning History

49C324 - Full application for the change of use of an agricultural field into a private car park together with the improvement to the existing - Preswylfa, Y Fali / Valley Tynnu'n ôl / Withdrawn

Main Planning Considerations

The site is within a C2 Flood Zone.

TAN 15 – Development and Flood Risk

The tests of TAN 15:

Paragraph 6.2 of TAN 15 New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue.

Development will only be justified if it can be demonstrated that:-

(i) its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement;

or

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

and

(iii) it concurs with the aims of Planning Policy Wales and meets the definition of previously developed land (PPW fig 2);

and

(i) the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

It is considered that the proposal complies with (ii) above as the proposal contributes to key employment objectives. However, there is also a requirement that the application site meets the definition of previously developed land.

The definition of previously developed land as stated in Planning Policy Wales Edition 10 'is land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure'.

It is not considered that the application site falls within the definition of previously developed land. Although gravel has been laid on the site and is currently being used to store head stones associated with the funeral directors business, planning permission has not been granted for this use. It is therefore not considered that the application site meets the test of previously developed land and fails to comply with criteria (iii) of TAN 15.

A Flood Risk Assessment has been provided with this planning application. The Flood Risk Assessment confirms that the development site is situated within a flood plan as defined by the NRW Flood Risk Mapping. Despite the absence of an up to date breach analysis of Tyddyn y Cob, by utilising data from previous studies, this FCA has been able to demonstrate that in relation to this particular site, there is no flood risk associated with the failure of Tyddyn y Cob, the principal defence for the town of Valley. The use of this previous data is both acceptable and suitable given the less vulnerable nature of this minor development.

To conform to the existing ground levels within the site, the maximum level of the completed storage yard should be 2.0m AOD. As such there can be no impact on surrounding land in the remote possibility of a failure of the Tyddyn y Cob defence.

There will be little or no increase in run-off from the development which will soakaway as at present or discharge overland into the adjacent open field or the ditch fronting the A5025 on the boundary of the site.

The conclusion of the FCA states confirms that the Assessment satisfies the requirements outlined in Appendix 1 of TAN 15 and as such is considered to be suitable for less vulnerable development of this type.

Policy Context – Valley is defined as a Local Service Centre under Policy TAI 2 of the Joint Local Development Plan (JLDP). The application site is situated outside of the development boundary of the settlement.

The application site lies entirely within zone C2.

It is considered that the proposal meets the requirements of paragraph 6.2 (ii) of TAN 15; however, the proposal does not meet with the requirements of criteria (iii) as it is not a previously developed site.

The proposal is therefore contrary to TAN 15: Development and Flood Risk and therefore conflicts with Policy PCYFF 2 of the JLDP.

Affect on amenities of surrounding properties

Neighbouring properties have been notified of the development. The expiry date to receive representations being 5th April, 2019. At the time of writing the report no objections had been received.

It is not considered that the proposal will have a negative impact upon immediate residential properties.

Conclusion

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

In accordance with TAN 15, the development is not meet with the definition of previously developed land in accordance with paragraph 6.2 criteria iii.

Recommendation

Refuse

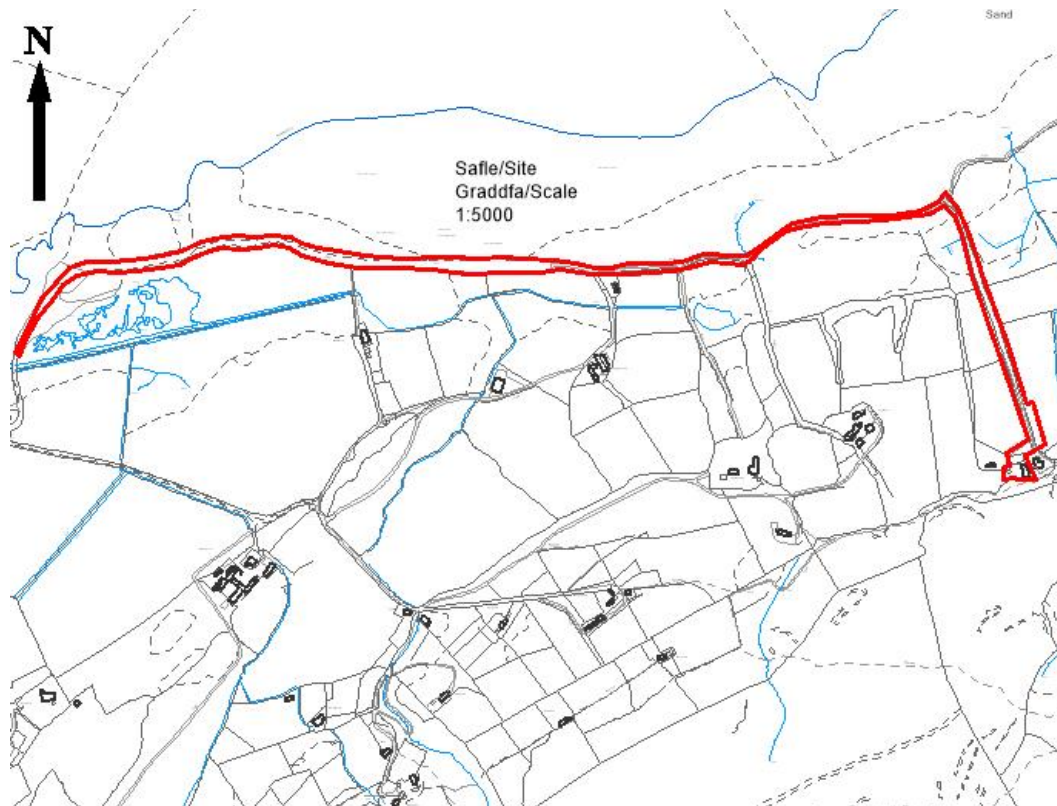
(01) The proposal does not meet the definition of previously developed land and is therefore contrary to Policy PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan and Technical Advice Note 15 – Development and Flood Risk (July 2004).

Application Reference: FPL/2019/31

Applicant: Mr & Mrs A Davies

Description: Cais llawn ar gyfer newid defnydd adeilad allanol yn uned gwyliau ynghyd a gosod tanc septig newydd yn / Full application for the conversion of an outbuilding into a holiday letting unit together with the installation of a new septic tank at

Site Address: Ty Mawr, Pentraeth



Report of Head of Regulation and Economic Development Service (Sion Hughes)

Recommendation: Gwrthod / Refused

Reason for Reporting to Committee

The application was called in to committee by Councillor Ieuan Williams to ensure policy compliance.

Proposal and Site

The site is located in the open countryside flanking Pentraeth forest and forms a part of a small group of dwellings, the majority of which have been disused until recently. Access is afforded to the site via a single track lane which is in poor condition and a large part of which crosses Pentraeth beach. It is noted from a recent site visit that access is not possible at high tide using the access given as a part of the Red

Line. The outbuilding is thought to have been erected pre 1840 and is of local architectural and historic interest. The design is traditional in nature, being entirely one storey in nature with lime rendered walls and a mixture of roofing materials including asbestos corrugated sheeting and slate. A number of small extensions have been added to the building since its erection which is obvious from the breeze block/brick construction which sharply contrasts to the stone construction of the main body of the outbuilding.

The proposal is for the conversion of the outbuilding to provision a 4 bedroom holiday unit together with significant alterations and extension to the building to allow the above. Foul water would be dealt with via the installation of a septic tank whilst the water will be supplied by a newly laid mains water connection.

An application for conversion has previously been refused on the site in 2018 on the ground of excessive scale.

Key Issues

The key issue of proposal is whether or not the scheme would comply with the relevant policies and if the scale of the scheme would damage the character of the building which is of local interest and importance.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Technical Advice Note 12: Design (2016)

Technical Advice Note 23: Economic Development (2014)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Policy TWR 2: Holiday Accommodation

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments
Ymgynghorydd Treftadaeth / Heritage Advisor	Supportive from a conservation perspective providing it complies with relevant policies.
Cynghorydd Vaughan Hughes	No response
Cynghorydd Ieuan Williams	Wishes to call in application to ensure compliance with policies.
Cynghorydd Margaret Murley Roberts	No response
Cyngor Cymuned Pentraeth Community Council	No comment
Ymgynghorydd Tirwedd / Landscape Advisor	The outbuilding is located close to the dwelling and remain visually part of this context from the sensitive viewpoint above. There would be no increase in ridge height (although it would be two storey in nature), and the extension should not be visible from the WCP in the image below (the site

	<p>is not visible from other points on the WCP). It may be visible from wider views where distance would hide design details. Light spill may result in low-light conditions. From the WCP to the rear, where views are largely enclosed by vegetation, the development would not harm wider natural beauty; however at this much closer distance, details of design, materials and appearance will be obvious.</p> <p>Heritage comments do not consider policy issues or design guidance. The Built Environment is listed a special quality of the AONB and Management Plan and the value of the building noted in Heritage/Conservation comments. Design guidance in 5.1 https://www.anglesey.gov.uk/documents/Docs-en/Planning/Planning-policy/Supplementary-Planning-Guidance-Design/Design-in-the-Urban-and-Rural-Built-Environment-Conversions.pdf notes that only minor external alterations unless it leads to significant enhancement of the building's appearance. The glazed elevation of the two storey extension would be hidden from the WCP, or substantially so. It is a matter for your judgement as to whether the design is acceptable as amended, given the AONB policy requirement for high quality in order to enhance special qualities – in this instance the (agricultural) Built Environment.</p>
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	License required from NRW
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Concerns have been raised in relation to the schemes compliance with national as well as local policy. Satisfied with business plan.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Does not object. Bat and foul sewage license required
Iechyd yr Amgylchedd / Environmental Health	Informative

Publicity was given to the application via the posting of personal letters to the occupiers of the neighbouring properties together with a site notice which was placed on the nearest post to the site. The latest date for representations was the 15/03/2019. At the time of writing this report, no letters of representation had been received at this department and it is not thought that the proposal as presented would affect any neighbouring properties to a degree that would warrant forming a part of the refusal.

Relevant Planning History

FPL/2018/5 - Full application for the conversion of outbuilding into holiday let together with installation of a new septic tank at Ty Mawr, Pentraeth. Refused 8/1/2019.

Main Planning Considerations

Effect upon character of the building - Purely from a design perspective, it is deemed the character would be maintained as traditionally used materials are utilised such as slate and lime render. Whilst modern design aspects are implemented in the scheme such as timber cladding and large glazed gables, it is deemed by the Authority Heritage adviser that it would not damage the character of the outbuilding to an extent that would form a part of the refusal.

Scale - The scale of the proposal is considered excessive with a large proportion of the outbuilding to be demolished and rebuilt as a two storey section to the front elevation. The building in its current form has a volume of approximately 377 m³ which does not include the outdoor toilet, store or lean to as these would not be suitable for conversion and would be unable to be utilised in the scheme due to their construction or absence of roof or walls being to an usable height. The proposal as currently presented has a volume of approximately 786 m³ which is a little over double the existing volume. Whilst it is noted that the increase in footprint is small, the two storey proportion of the building adds considerable volume and scale which would be to the detriment of the buildings character and appearance. To the rear section of the side elevation, a large extension is proposed to provision an additional bedroom. There is currently a small partly built extension in this location, however it is not considered as existing footprint due to its unsuitability for conversion. The existing partly built extension has no roof and has only been built 2 blocks high therefore would not be possible to utilise in its current form. Section 3.2 of TAN 23 relates to the re-use of existing rural buildings and states a positive approach to conversion is expected on the basis the following criteria is met:

- they are suitable for the specific use;
- conversion does not lead to dispersal of activity on such scale as to prejudice town and village vitality;
- their form, bulk and general design are in keeping with their surroundings;
- imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- if the buildings are in the open countryside, they are capable of conversion without major or complete reconstruction;
- conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and / or architectural interest.

The scheme would not comply with the majority of the above points. Whilst the building has been demonstrated by the accompanying structural report/ecological survey/business plan to be suitable for conversion to holiday use, the extent of the work required to alter the building provides clear evidence it is not suitable for the specific use of a 4 bedroom unit. The accompanying document do however support the use of the building for a unit with less bedrooms and reconstruction. Whilst the form and design of the building is considered in-keeping with its surroundings, the bulk is far out of context and in its current form would dwarf the existing building, adjoining farmhouse, newly permitted neighbouring replacement dwelling and adjacent bungalow. Whilst it is appreciated the scheme would only incur a modest increase in footprint, the two storey proportion would see an disproportionate increase in scale and volume to the building.

The building is located within the open countryside and the Anglesey Area of Outstanding Natural Beauty, some way away from the development boundary of Pentraeth at a distance of 2.3km. The proposal as presented would require major reconstruction of the building with a large proportion of it being demolished together with 2 large extensions which as described by TAN 23 is unsuitable for this rural location. Policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan states proposals for conversion of existing buildings into self serviced holiday accommodation will be permitted providing the development is appropriate in scale and makes use of a suitable previously developed site. The scale and extend of the works required under the scheme are not appropriate in consideration of the nature of the proposal to convert the outbuilding. The suitability of the site is doubted in light of the reconstruction work required and therefore contrary to TWR 2.

The above raised issues support the notion that the scheme would unacceptably impact the form and structure of the building and would see a major reformation of the character of the building which is viewable from both ends from public rights of way in the Anglesey Area of Outstanding Natural Beauty.

Conclusion

The scheme would require major reconstruction and alterations which is contrary to national and local conversion policies and guidelines. Whilst the principle of conversion is widely accepted, the mode in which the scheme proposes to do so is considered unsympathetic and excessive, raising the question if the proposal is indeed a conversion or the erection of a new dwelling in the open countryside. Due to the above mentioned issues and failure to take into account the reason for the previous refusal, the application is recommended for refusal.

Recommendation

Refusal

(01) The proposed conversion and associated alterations by virtue of their size and scale would detract from the character of the existing building and appearance of the location which is identified as a designated Area of Outstanding Natural Beauty. The proposal as such would be contrary to PCYFF3, PCYFF 4 and TWR 2 of the Gwynedd and Anglesey Joint Local Development Plan, Technical Advice Note 12: Design (2016), Technical Advice Note 23: Economic Development (2014) and Supplementary Planning Guidance: Design Guide for the Urban & Rural Environment.

Application Reference: FPL/2019/9

Applicant: Mr Terry Barton

Description: Cais llawn ar gyfer dymchwel y garejys cyfredol ynghyd ag adeiladu maes parcio, ffordd fynediad a lle troi newydd yn / Full application for the demolition of the existing garages together with the construction of a new car park, access road and turning area at

Site Address: Maes y Coed, Ffordd y Ffair Porthaethwy / Menai Bridge



Report of Head of Regulation and Economic Development Service (Sion Hughes)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

Application made by County Council on County Council owned land.

Proposal and Site

The site is located within the town of Menai Bridge at the end of Maes Y Coed road, adjacent the block of flats. It is also within the area designated as the Menai Bridge Conservation Area. The site is currently a tarmacked area which includes a number of prefab style garages.

The application is for the demolition of existing garages and the creation of 14 parking spaces. The site is enclosed by trees which restricts views from the adjacent Dale street. The trees in the boundary are protected by a tree preservation order.

Key Issues

The application's key issues are whether the proposal will affect the character of the local area, its highway safety or the health of adjoining TPO protected trees.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

Response to Consultation and Publicity

Adain Dechnegol (Draenio) / Technical Section (Drainage): No response to date

Dwr Cymru/Welsh Water: Informative - Conditions to adhere to during construction

Priffyrdd a Trafnidiaeth / Highways and Transportation: No response to date

Ymgynghorydd Treftadaeth / Heritage Advisor: Demolition of garages will require conservation area consent.

Iechyd yr Amgylchedd / Environmental Health: Informative to prevent nuisance during construction

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: No response to date

Landscape Advisor: Suggested conditions

Town Council – Approval recommended

Councillor Meirion Jones – No Response

Councillor Alun Wyn Mummery – No Response

Councillor Robin Wyn Williams - No Response

Relevant Planning History

39LPA1007A/CC - Full Planning - Cais llawn i ddymchwel modurdai presennol ynghyd ag adeiladu maes parcio newydd, ffordd fynediad a man troi yn / Full application for the demolition of existing garages, together with the construction of a new car park, access road and turning area at - Wood Street, Porthaethwy/Menai Bridge. Withdrawn

39C476/TPO - Works to 2 trees protected by a TPO at Dale Street, Menai Bridge. Approved 31/7/2009

Main Planning Considerations

Affect Upon Character Of The Area – The application consists of demolishing the existing garages and creating 14 car parking spaces in their place. The current garages are of little architectural interest or importance therefore their demolition is not opposed despite their siting within the Menai Bridge Conservation Area. The garages are currently unsightly and are in a state of somewhat disrepair, consequently the proposal will improve the character of the area and create a more useable space for the occupiers of the nearby Maes y Coed Flats. The trees which enclose the site are mature and provide a thick screen to restrict the views therefore the proposal will do little to alter the character of the site within the wider context of the town.

Highway Safety – Although a response was awaited from the Highway Authority at the time of writing it is not anticipated that there is an objection as they raised no concerns in relation to a similar scheme submitted previously but which was withdrawn whilst an arboricultural report was being prepared.

TPO Tree Health – The Authority Landscape adviser was satisfied with the arboricultural survey which informed the proposal and its implementation in the plans to avoid damage to the health of the trees which are protected by a TPO and within the Menai Bridge Conservation area. The landscape advisor also recommend conditions in order to protect the trees during the construction phase.

Conclusion

The proposal will enhance the site and provide car parking accommodation in a manner respectful of the surrounding area and its character. It is considered the scheme will not have any negative effects, subsequently the department are mindful to recommend approval.

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

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

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- **Location Plan / EL(--)** 01
- **Proposed Kerbing and Surfacing / EL(92)**01
- **Proposed Setting Out / EL(92)**02
- **Proposed Vehicle Tracking / EL(92)**03
- **Proposed Drainage Layout / EL(95)**01
- **Proposed Section 38 Layout / EL(95)**03
- **Proposed Areas / EL(05)**04
- **Tree Protection Plan D1 / Maes y Coed_TPP_131218**
- **Tree Survey Plan / Maes y Coed_TSP_261118**

Reason: To ensure that the development is implemented in accord with the approved details.

(03) Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the site manager/foreman and a representative from the Local Planning Authority (LPA) to confirm that all tree protection measures have been installed in accordance with the tree protection plan reference Tree Protection D1 Rev B. The development shall thereafter be carried out in accordance with the Arboricultural Method Statement (MaesyCoed AMS 201218) or any variation as may subsequently be agreed in writing by the LPA.

Reason: Required prior to the commencement of development in order that the trees to be retained will not be damaged during development works

(04) Prior to the commencement of the development hereby approved, the tree works shown in plan reference Tree Protection D1 Rev B shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to avoid any irreversible damage to retained trees

(05) The Arboricultural Method Statement (MaesyCoed AMS 201218) and plan Tree Protection D1 Rev B submitted in support of the application shall be adhered to in full and subject to tree protection monitoring and site supervision by a suitably qualified tree specialist.

Reason: Required to safeguard the character of the Conservation Area and to avoid any irreversible damage to retained trees

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PS 20.

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

Application Reference: 28C527B/VAR/ENF

Applicant: Mr Rhys Owen

Description: Cais o dan Adran 73A i ddiwygio amodau (05) (mynedfa) a (10) (cynlluniau a ganiatwyd) o ganiatâd cynllunio rhif 28C527A (creu safle carafannau teithiol, codi bloc cawod a creu mynedfa newydd i gerbydau) er mwyn diwygio'r fynedfa, gosodiad y safle a dyluniad y bloc cawod yn / Application under Section 73A for the variation of conditions (05) (access) and (10) (approved plans) of planning permission reference 28C527A (formation of a touring caravan site, erection of a shower block and creation of a new vehicular access) so as to amend the access, site layout and design of the shower block at

Site Address: Maes Carafannau Afallon Caravan Site, Llanfaelog



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

At the request of the Local Member (Councillor G O Jones)

Proposal and Site

The proposal is an application under Section 73A for the variation of condition (05) and (10) so as to amend the means of access to the site and to amend the design of the shower block and site re-configuration.

The site lies on land to the rear of Dolwar and to the front of the property known as Neuadd. The property known as Dolwar is within the applicant's ownership. Access to the site is afforded off the Class III Highway which runs from Llanfaelog to Bryngwran.

Key Issues

The application's main issues are whether the amendments will have a detrimental impact on the amenities of the surrounding properties, locality and have a detrimental impact on highway safety.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation

Policy TWR 5: Touring Caravan, Camping and Temporary Alternative Camping Accommodation

Strategic Policy PS 14: The Visitor Economy

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

Technical Advice Note 11: Noise (1997)

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 10, December 2018)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	Recommended conditional approval
Environmental Health	Standard comments in regards to general disturbance (noise and hours of construction works), foul water drainage scheme and water supply and general health and safety at work. These comments will be forwarded with the decision notice.
Cyngor Cymuned Llanfaelog Community Council	Concerns about the development and requested that the site be re-visited. Members were particularly concerned about the extra height of the shower block, the space created for storage tanks and the site access.
Cynghorydd Richard Dew	No response
Cynghorydd Gwilym O Jones	Call-in .- due to concerns raised by the Community Council and local residents

Swyddog Llwybrau / Footpaths Officer	Comments in regards to public footpath and advised that the applicant should remove all obstructions across the path or submit an application for the extinguishment or diversion of the footpath. The applicant has confirmed that they wish to submit an application to extinguish the footpath.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No comments
Dwr Cymru Welsh Water	No comments
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 15/03/2019. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

28C527 - Application to determine whether prior approval is required for the erection of an agricultural shed to store hay/ - Neuadd, Llanfaelog - Permitted Development 29/03/2016

28C527A - Full application for a touring caravan site and erection of a shower block at - Neuadd, Llanfaelog - Granted 15/09/2017

Main Planning Considerations

The site benefits from planning permission for the use of the site as a touring caravan site. As stated above the current application is to vary conditions imposed on planning permission 28C527A so as to retain the amended access location and to retain the amenity block as built.

The access, as constructed has been located 10 metres further south than the approved access. The Highway Authority have confirmed that the access, as constructed, can achieve the necessary visibility splay and has been constructed to the required specification and have raised no objection.

The amenity/toilet block approved under planning application reference number 28C527A was a single storey pitched roof building. The building as constructed is a two storey building. The approved toilet/amenity block measured 12.5m x 6.0m x 4.4m. The toilet/amenity block as built measures 12.5m x 6.0m x 5.8m. This is an increase of 1.4 metres in the height of the building. The applicant has confirmed that the additional building height was required for the installation of rainwater harvesting, private water supply treatment/storage and hot water buffer tanks to serve the site. The applicant goes on to state that installing the aforesaid will significantly reduce the developments impact upon the environment by reducing the carbon footprint. Access to the first floor will be via a mobile safety ladder or motorized access platform through the first floor windows . Direct access is not required from the within the building to the first floor space.

Impact on surrounding properties – The Local Member referred the application to the Planning and Orders Committee for determination due to concerns raised by the Community Council and local residents. However to date no letters of representation has been received at the department.

Planning application reference 28C527A was a full application for a 25 pitch touring caravan site and the amended scheme is for the re-configuration of the site with the same number of pitches. The landscape

scheme approved under planning application reference 28C527A is to be slightly amended to allow for the amended site layout. The Five number touring units were to be placed along the north west boundary of the site (boundary with the adjoining property known as Neuadd) and as part of the amended scheme six units are to be placed along the north western boundary. However due to the existing woodland that is located along the north western boundary the increase in the height of the toilet/amenity block and the siting of one additional pitch along this boundary will not have a detrimental impact on the amenities currently enjoyed by the occupants of the dwelling.

There is a distance of 60 meters between the front of the property known as Neuadd and the boundary of the application site. Woodland and hedgerows are situated along the boundary of the site with the adjoining property and along the boundary of the site with the private track which leads to Neuadd which obscures the site from the adjoining property. Further planting is also proposed along the boundary of the site with the private track.

The approved touring pitches were located 70 metres away from the boundary of Neuadd. The position of the touring pitches have been positioned further away from the boundary of the site with Neuadd and are now located 90 metres away from the boundary of Neuadd and therefore the amended scheme is set further away from Neuadd.

Due to these distances and the existing scr and additional screen proposed it is not considered that the siting of one additional unit along the north western boundary and the increase in height by 1.4 metres will harm the amenities currently enjoyed by the occupants of the dwelling.

Impact on the locality – The site lies close to the A4080 and the neighbouring settlement of Llanfaelog and Rhosneigr can be seen from the application site. The nearby RAF Valley buildings and caravan sites are also visible from the application site. Planting has previously been undertaken along the boundary of the site with the Class III highway and the Highway Authority have confirmed that the required visibility splay is achievable with the existing planting scheme.

The approved toilet/amenity block measured 12.5m x 6.0m x 4.4m. The toilet/amenity block as built measures 12.5m x 6.0m x 5.8m. This is an increase of 1.4 metres in the height of the building. It is not considered that the 1.4 metre increase in the height of the building will have a detrimental impact on the surrounding area to such a degree as to warrant the refusal of the application.

The re-configuration of the site layout will not have a detrimental impact on the surrounding area as landscaping works are proposed as part of the amended scheme.

As stated previously planning permission has been granted for the touring caravan site. The 1.4 metre increase in the height of the toilet/amenity block, re-location of the proposed access and re-configuration of the site layout will not have a detrimental impact upon the locality.

Impact on highway safety – Although the access has been re-located 10 metres further south than the approved access the Highway Authority have been consulted and have confirmed that whilst 4m of the approved visibility splay will be lost there is no basis to refuse the application as the change does not cause significant harm to highway safety.

Conclusion

The variation of the conditions in order to amend the location of the vehicular access, the re-design of the toilet/amenity block and re-configuration of the site will not have a detrimental impact on the amenities of the surrounding properties, surrounding area or on highway safety.

Recommendation

(01) The site shall be landscaped strictly in accordance with Eryri Arboriculture and Consultancy Tree Planting and Mitigation Plan TPM Version 3, and Planting scheme and 5-year maintenance plan, Version 2 within 12 months of the date of this permission. Trees and hedges that form of

part of the landscaping scheme shall be retained for lifetime of the development hereby approved. Any trees or hedge plants that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced by plants of the same specification within 12 months.

Reason: To integrate the development into its surroundings.

(03) No more than 25 touring caravans shall be placed on the parcel of land outlined in green on the attached plan (drawing number 1294-A3-02e) between 1st March and 31st October in any year and shall only be occupied for holiday purposes. A register identifying those occupying the seasonal touring caravan shall be maintained and shall be made available for inspection by the local planning authority at all times.

Reason: The permission is granted on the basis that the units will be used for holiday purposes only.

(04) Any touring caravan which is not occupied shall be removed from the site.

Reason: In the interest of visual amenity.

(05) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

**1294-A3-02e - Location and site plan - 04/04/2019
1294-A3-03b - Proposed elevations
1294-A3-06a - Proposed floor plan
1294-A3-08 - Proposed first floor plan
Eryri Arboriculture and Consultancy Report Version 2
FIG.TPM - Landscaping scheme - 16/04/2019**

Reason: To ensure that the development is implemented in accord with the approved details.

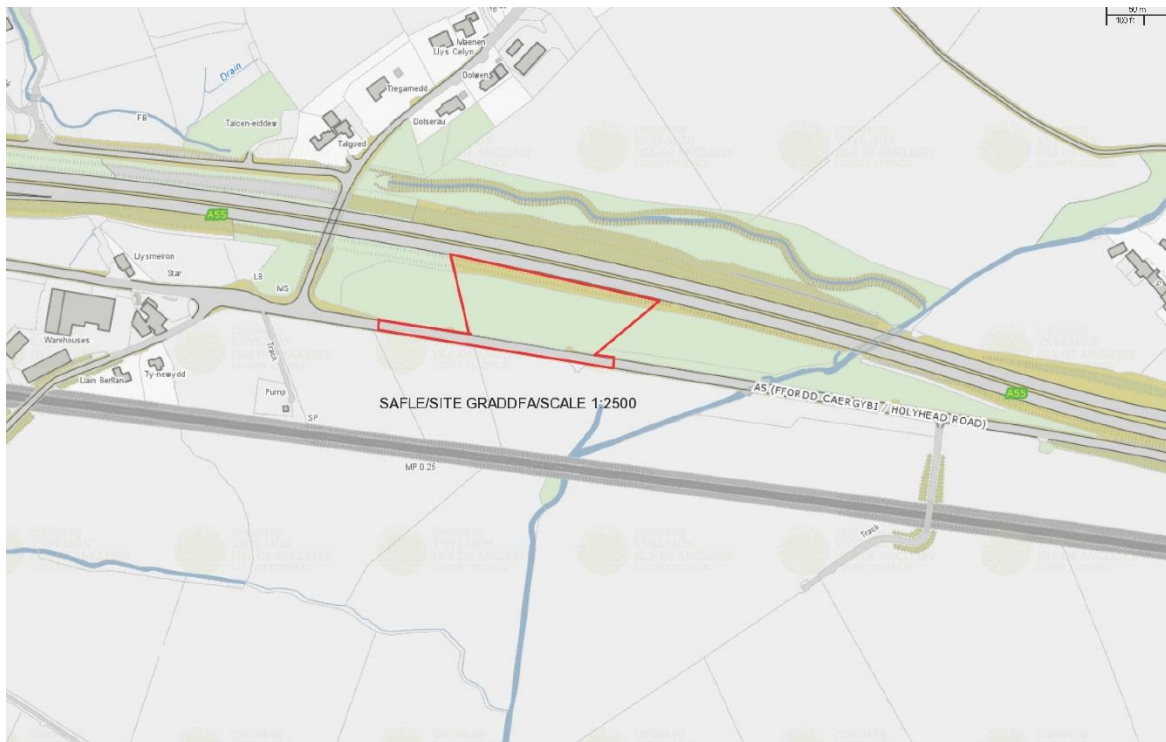
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DIS/2019/20

Applicant: Cyngor Sir Ynys Môn

Description: Cais i ryddhau amod (14) (Datganiad dull yn nodi bod yr holl argymhellion a ddisgrifir yn adran 7 o'r adroddiad asesiad ecolegol a gyflwynwyd yn cael eu dilyn a'u mabwysiadu) o ganiatâd cynllunio 41LPA1041/FR/TR/CC cais llawn ar gyfer newid defnydd tir amaethyddol i'w ddefnyddio fel man stopio dros dro (10 llecyn) ar gyfer Sipsiwn a Theithwyr, creu mynedfa gerbydau newydd, ffurfio mynedfa newydd i gerddwyr a phafin ynghyd â datblygiadau cysylltiedig ar dir i'r Dwyrain o/ Application to discharge condition (14) (method statement setting out that all recommendations described in section 7 of the submitted Ecological Assessment report are adhered to and adopted) from planning permission 41LPA1041/FR/TR/CC full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land East of

Site Address: Cyffordd Star Crossroad, Star



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Amod wedi ei Ryddhau / Condition Discharged

Reason for Reporting to Committee

The planning application is presented to the Planning Committee for consideration as the land is owned by the Council.

Proposal and Site

This is an Application to discharge condition (14) (method statement setting out that all recommendations described in section 7 of the submitted Ecological Assessment report are adhered to and adopted) from planning permission 41LPA1041/FR/TR/CC full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development.

Key Issues

The applications key issue is whether the submitted information satisfies the requirements of the condition and can be discharged.

Policies

Joint Local Development Plan

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy TRA 4: Managing Transport Impacts
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy TAI 8: Appropriate Housing Mix
Policy TAI 19: New Permanent or Transit Pitches or Temporary Stopping Places for Gypsies and Travellers

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	Satisfied that the condition can be discharged.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied that the information provided with the application is satisfactory and confirmation that the condition can be discharged.

There is no requirement to notify adjoining property owners with this type of application.

Relevant Planning History

41LPA1041/FR/TR/CC - Development By County Council - Cais llawn ar gyfer newid defnydd tir amaethyddol i'w ddefnyddio fel man stopio dros dro (10 llecyn) ar gyfer Sipsiwn a Theithwyr, addasiadau i'r fynedfa gerbydau bresennol, ffurfio mynedfa newydd i gerddwyr a phafin ynghyd â datblygiadau cysylltiedig ar - Star Crossroad, Star

Main Planning Considerations

Planning application reference 41LPA1041/FR/TR/CC was approved on the 10/10/18 for change of use of agricultural land for use as a temporary stopping place for Gypsies and Travellers, formation of a new

pedestrian access and pavement together with associated development on land East of Star Crossroads, Star.

Condition (14) of the permission stated the following:-

'The applicant shall submit a method statement setting out that all recommendations described in section 7 of the submitted Ecological Assessment report are adhered to and adopted. This method statement shall be approved in writing by the planning authority prior to the commencement of development on the site.

'It was considered necessary to include this condition to preserve and protect the ecological interests of the development site.'

An Ecology Method Statement has been received with the planning application which sets out all the recommendations described in section 7 of the Ecological Assessment. The Ecological and Environmental Advisor has confirmed that the information is satisfactory and the condition can be discharged.

Conclusion

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

The information submitted is considered acceptable and meets the requirements of condition (14) of planning application 41LPA1041/FR/TR/CC.

Recommendation

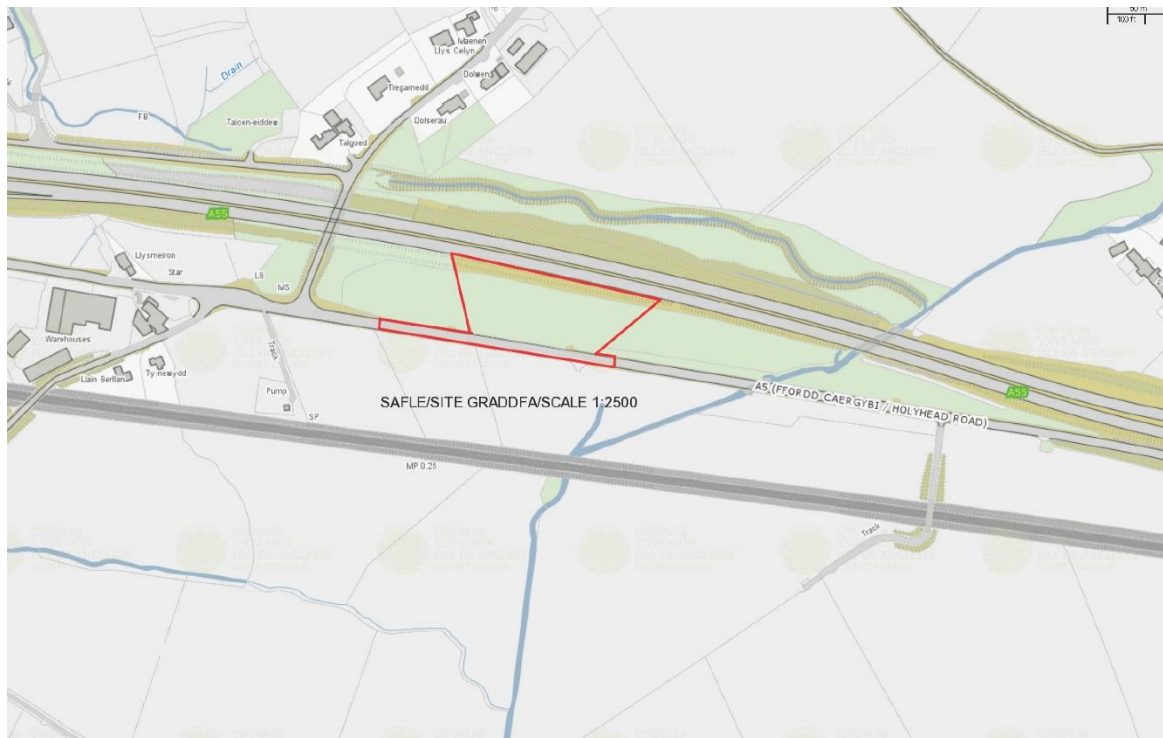
Discharge Condition (14) of planning application 41LPA1041/FR/TR/CC.

Application Reference: DIS/2019/28

Applicant: Cyngor Sir Ynys Môn

Description: Cais i ryddhau amod (12) (cyfrifiadau dylinio ategol cefnogi cyfrifiadau dylinio ar gyfer y system ddraenio dwr wyneb gwanedig) o ganiatâd cynllunio 41LPA1041/FR/TR/CC cais llawn ar newid defnydd tir amaethyddol i'w ddefnyddio fel man stopio dros dro (10 llecyn) ar gyfer Sipsiwn a Theithwyr, creu mynedfa gerbydau newydd, ffurfio mynedfa newydd i gerddwyr a phafin ynghyd a datblygiadau cysylltiedig ar dir i'r Dwyrain o/ Application to discharge condition (12) (supporting design calculations for the attenuated surface water drainage system) of planning permission 41LPA1041/FR/TR/CC full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land East of

Site Address: Cyffordd Star Crossroads, Star



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Amod wedi ei Ryddhau / Condition Discharged

Reason for Reporting to Committee

The planning application is presented to the Planning Committee for consideration as the land is owned by the Council.

Proposal and Site

This is an Application to discharge condition (12) (supporting design calculations for the attenuated surface water drainage system) of planning permission 41LPA1041/FR/TR/CC full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development.

Key Issues

The applications key issue is whether the submitted information satisfies the requirements of the condition and can be discharged.

Policies

Joint Local Development Plan

Policy PS 4 – Sustainable Transport, Development and Accessibility.
Policy PS 5 – Sustainable Development.
Policy PS 6 – Alleviating and Adapting to the Effects of Climate Change.
Policy PS 19 – Conserving and Where Appropriate Enhancing the Natural Environment.
Policy TRA 4 – Managing Transport Impacts.
Policy PCYFF 1 – Development Boundaries.
Policy PCYFF 2 – Development Criteria.
Policy PCYFF 3 – Design and Place Shaping.
Policy PCYFF 4 – Design and Landscaping.
Policy AMG 3 – Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character.
Policy TAI 8 – Appropriate Housing Mix.
Policy TAI 19 – New Permanent or Transit Pitches or Temporary Stopping Places for Gypsies and Travellers

Response to Consultation and Publicity

Consultee	Response
Adain Dechnegol (Draenio) / Technical Section (Drainage)	

There is no requirement to notify adjoining property owners with this type of application.

Relevant Planning History

41LPA1041/FR/TR/CC - Full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land East of Star Crossroads, Star – Approved 10/10/18

Main Planning Considerations

Planning application reference 41LPA1041/FR/TR/CC was approved on the 10/10/18 for change of use of agricultural land for use as a temporary stopping place for Gypsies and Travellers, formation of a new pedestrian access and pavement together with associated development on land East of Star Crossroads, Star.

Condition (12) of the permission stated the following:-

'The applicant shall submit supporting design calculations for the attenuated surface water drainage system. This information shall be approved in writing by the planning authority prior to the commencement of development works on site.

'It was considered necessary to include this condition to ensure the application site is adequately drained..'

Drainage information has been received and the Drainage Section has confirmed that the drainage strategy and plans appear sufficient to manage surface water run-off from the proposed development.

Conclusion

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

The information submitted is considered acceptable and meets the requirements of condition (12) of planning application 41LPA1041/FR/TR/CC.

Recommendation

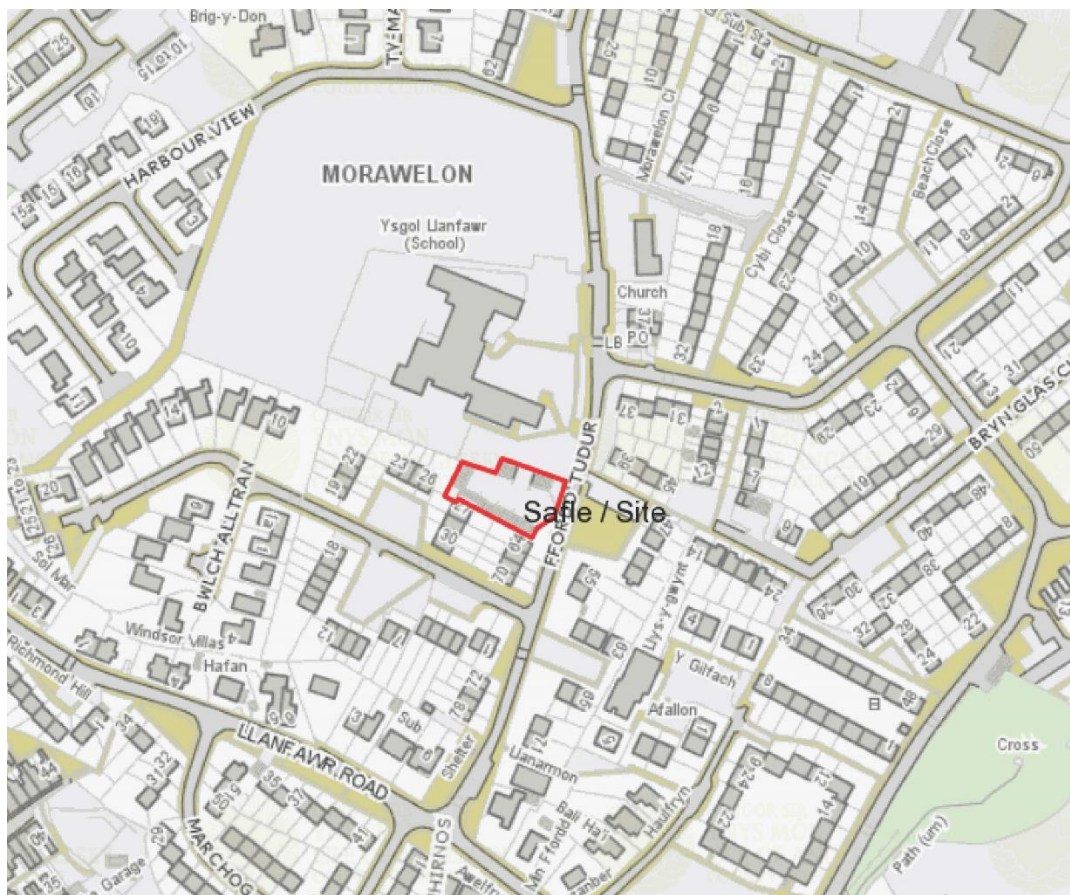
Discharge Condition (12) of planning application 41LPA1041/FR/TR/CC.

Application Reference: DIS/2019/24

Applicant: Cyngor Sir Ynys Môn

Description: Cais ar gyfer rhyddhau amodau (04) (Cynllun Rheoli Traffig Adeiladu), (06) (darpariaeth ar gyfer tai fforddiadwy), (07) (cyllun manwl ar gyfer yr ardd gymunedol) o caniatad cynllunio FPL/2018/4 (cais llawn ar gyferdymchwel y modurdai presennol ynghyd a chodi 4 annedd un person yn cynnwys lle parcio) yn / Application for discharge of conditions (04) (Construction Traffic Management Plan), (06) (provision of affordable housing) and (07) (detailed plan for the communal garden) of planning application FPL/2018/4 (full application for demolition of the existing garages together with the erection of 4 single person dwellings with associated parking) at

Site Address: Maes yr Ysgol, Caergybi / Holyhead



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Amod wedi ei Ryddhau / Condition Discharged

Reason for Reporting to Committee

The planning application is presented to the Planning Committee for consideration as the land is owned by the Council.

Proposal and Site

This is an Application to discharge conditions (04) (Construction Traffic Management Plan), (06) (provision of affordable housing) and (07) (detailed plan for the communal garden) of planning application FPL/2018/4 (full application for demolition of the existing garages together with the erection of 4 single person dwellings with associated parking).

Key Issues

The application's key issue is whether the submitted information satisfies the requirements of the conditions and can be discharged.

Policies

Joint Local Development Plan

Strategic Policy PS 17: Settlement Strategy
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 8: Appropriate Housing Mix
Policy TAI 15: Affordable Housing Threshold & Distribution

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	Confirmation that the condition can be discharged.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied that the condition can be discharged.
Adran Tai / Housing Services	No response at the time of writing the report.

There is no requirement to notify adjoining property owners with this type of application.

Relevant Planning History

19LPA1038/CC – Full application for the demolition of the existing garages together with the erection of 4 single person dwellings with associated parking at Maes yr Ysgol, Holyhead – Approved 7/2/18

FPL/2018/4 – Full application for demolition of the existing garages together with the erection of 4 single person dwellings with associated parking at Maes yr Ysgol, Holyhead – Approved – 9/1/18

Main Planning Considerations

Planning application reference FPL/2018/4 was approved on the 9/1/18 for the demolition of the existing garages together with the erection of 4 single person dwellings with associated parking at Maes yr Ysgol, Holyhead .

This planning application is to discharge conditions (04) (Construction Traffic Management Plan), Condition (06) Provision of Affordable Housing and condition (07) (Detailed Plan for the Communal Garden)

Condition (04) (Construction Traffic Management Plan) stated the following:-

The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Authority, a Construction Traffic Management Plan.

A Construction Traffic Management Plan has been received with the planning application and the Highways Authority has confirmed that they are satisfied with the information submitted and the condition can be discharged.

Condition (06) (Provision of Affordable Housing) stated the following:-

' The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:

-The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;

-The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

-The arrangements for the transfer of the affordable housing to an affordable housing provider 9 or the management of the affordable housing9 (if no RSL involved);

- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The applicant has confirmed that the development consists of 4 x 1 bedroom bungalow units, and 100% of the units will be affordable and will be let as social rent levels. All of the proposed affordable units will be transferred to the Isle of Anglesey County Council's Housing Services for management upon completion, which is expected to be in July 2019. The site is owned by the Isle of Anglesey County Council and upon completion, the affordable units will be transferred to and added to the Council's housing stock and will be managed by the Isle of Anglesey Housing Services. The affordable housing units will be constructed using Welsh Government Affordable Housing Grant funding. In accordance with Welsh Government procedures, the Isle of Anglesey County Council will have to enter into a legal charge with The Welsh Ministers. This will mean that the affordable units will remain as social rented units in perpetuity. The Right to Buy scheme has been abolished in Wales, and therefore tenants will not have the right to acquire the units in the future. The Isle of Anglesey County Council lets social housing units through the Council's Common Housing Register that is administered by the Council's Housing Options Team. The affordable units will be let to first tenants and all future tenants from the Council's Common Housing Register in accordance with the Council's Common Housing Allocation Policy. The Housing Department has confirmed that one of the dwellings on the application site will be allocated for a local person in affordable need.

It is considered that the above information is acceptable and complies with condition (06) and can be discharged.

Condition (07) (Detailed Plan for the Communal Garden) stated the following:-

Prior to the commencement of work on the application site, a detailed plan for the communal garden should be submitted to and approved in writing by the local planning authority. The detailed plan should specify planting and maintenance details, with suitable native trees and shrubs. The trees and shrubs would thereafter be maintained for the lifetime of the permission'.

Details of the communal garden has been received and the Environmental and Ecological Advisor has confirmed that the information is acceptable and the condition can be discharged.

Conclusion

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

The information submitted is considered acceptable and meets the requirements of conditions (04), (06) and (07) of planning application FPL/2018/4

Recommendation

Discharge conditions (04), (06) and (07) of planning application FPL/2018/4.