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CYNGOR SIR
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RHYBUDD O GYFARFOD	NOTICE OF MEETING	
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE	
DYDD MERCHER, 27 GORFFENNAF, 2022 am 1.00 o'r gloch yp	WEDNESDAY, 27 JULY 2022 at 1.00 pm	
CYFARFOD HYBRID – YN SIAMBR Y CYNGOR AC YN RHITHIOL	HYBRID MEETING – IN THE COUNCIL CHAMBER AND VIRTUAL	
Swyddog Pwyllgor	Mrs Mairwen Hughes	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Geraint Bebb
Jeff Evans
Neville Evans (**Cadeirydd/Chair**)
Glyn Haynes (**Is-gadeirydd/Vice-Chair**)
Trefor LI Hughes MBE
John I Jones
R. Llewelyn Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor
Alwen P Watkin
Robin Williams
Liz Wood

Please note that meetings of the Committee are streamed 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 live stream will be retained in accordance with the Authority's published policy

A g e n d a

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.

MEMBERS OF THE COMMITTEE

Councillors:-

Geraint Bebb
Jeff Evans
Neville Evans (**Cadeirydd/Chair**)
Glyn Haynes (**Is-gadeirydd/Vice-Chair**)
Trefor Ll Hughes MBE
John I Jones
R. Llewelyn Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor
Alwen P Watkin
Robin Williams
Liz Wood

INDEX the link to the Public Register is given for each individual application as shown

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_(Pages 1 - 24)

To submit, for confirmation, the minutes of the previous virtual meeting of the Planning and Orders Committee held on 6 July, 2022.

4 SITE VISITS_(Pages 25 - 26)

To present the minutes of the virtual Site Visits held on 20 July, 2022.

Please note that meetings of the Committee are streamed 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 live stream will be retained in accordance with the Authority's published policy

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING_ (Pages 27 - 54)

7.1 – FPL/2021/349 - Caerau,
Llanfairynghornwy, [FPL/2021/349](#)

7.2 – FPL/2022/7 - Mornest Caravan Park, Pentre Berw
[FPL/2022/7](#)

7.3 - FPL/2022/63 - Ocean's Edge, Lon Isallt, Treaddur Bay
[FPL/2022/63](#)

7.4 – FPL/2021/266 - Garreglwyd Road, Holyhead
[FPL/2021/266](#)

7.5 – FPL/2021/336 - Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll
[FPL/2021/336](#)

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_ (Pages 55 - 66)

10.1 – FPL/2022/116 – Gallt y Mwg (Wylfa) Ty Croes, Pencarnisiog
[FPL/2022/116](#)

10.2 – FPL/2020/149 – Stad y Felin, Llanfaelog
[FPL/2020/149](#)

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

12 REMAINDER OF APPLICATIONS_ (Pages 67 - 82)

12.1 – MAO/2022/13 – Bryn Meurig, Llangefni
[MAO/2022/13](#)

12.2 – MAO/2022/16 – Ysgol y Graig, Llangefni
[MAO/2022/16](#)

12.3 – FPL/2022/51 – Plas Rhianfa, Glyn Garth, Menai Bridge
[FPL/2022/51](#)

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13 OTHER MATTERS

None to be considered by this meeting.

PLANNING AND ORDERS COMMITTEE

Minutes of the virtual meeting held on 6 July, 2022

- PRESENT:** Councillor Neville Evans (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff Evans, Trefor Lloyd Hughes, MBE, John I. Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor, Alwen P. Watkin, Robin Williams
- Local Members: Councillors Paul Ellis (application 7.6) Dyfed Wyn Jones (application 7.7) Llinos Medi (application 7.3), Alun Mummery (applications 7.7 and 12.4), Dafydd Rhys Thomas (applications 7.4 and 7.10)
- IN ATTENDANCE:** Development Management Manager (RLJ)
Senior Planning Officer (CR)
Senior Planning Officer (JBR)
Development Management Engineer (Highways) (WIH)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** Councillors Robert Llewelyn Jones, Liz Wood
- ALSO PRESENT:** Councillor Nicola Roberts (Portfolio Member for Planning, Public Protection and Climate Change), Chief Planning Officer (DFJ) (from 2:00 p.m.), Business Systems Manager (EW)
-

1. APOLOGIES

Apologies for absence were noted as listed above.

2. DECLARATION OF INTEREST

Declarations of interest were made as follows –

Councillor Dafydd Roberts declared a personal and prejudicial interest with regard to application 7.2 on the agenda.

Councillor Glyn Haynes declared a personal and prejudicial interest with regard to application 12.5 on the agenda.

Having sought and received advice from the Legal Services Manager, Councillor Ken Taylor also declared a personal and prejudicial interest with regard to application 12.5 on the agenda.

Councillor Llinos Medi (not a member of the Committee but in attendance as a Local Member) declared a personal interest with regard to application 7.1 and was not present when the matter was discussed.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous virtual meeting of the Planning and Orders Committee held on 15 June, 2022 were presented and were confirmed as correct.

4. SITE VISITS

The minutes of the virtual site visits held on 15 and 29 June, 2022 were presented and were confirmed as correct.

5. PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.1, 7.4, 7.5, 7.7, 7.8, 7.9 and 12.5

6. APPLICATIONS THAT WILL BE DEFERRED

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

7. APPLICATIONS ARISING

7.1 OP/2021/10 – Outline application for the erection of 10 dwellings with associated access, internal access road and parking together with full details of access and layout on land adjacent to Tyn y Ffynnon, Llanerchymedd

The application was reported to the Planning and Orders having been called in by a former Local Member due to the concerns of residents and Community Council members about the likely loss of expedited parking.

At its meeting held on 15 June, 2022 the Committee resolved to undertake a site visit. A virtual site visit was subsequently held on 22 June, 2022.

Public Speaker

Sioned Edwards, Cadnant Planning addressed the meeting in support of the application saying that the proposed development for 10 dwellings would help meet the demand for housing on the Island locally; two of the 10 units would be affordable and would be made available for local people only and they would remain so in perpetuity. The application site has been designated for housing within the Joint Local Development Plan (JLDP) meaning that the principle of providing a residential development on the site has been considered and accepted. The proposal offers a mix of homes to attract families, couples and older people with provision for both houses and bungalows. The proposed housing mix has been assessed and is acceptable to the Council's Housing Service. Sioned Edwards said that while the original scheme had been for 16 residential units, it emerged during consultation with Welsh Water at the pre application stage that only 10 units could be accommodated by the water treatment network in the area. The other main issue arising was the loss of and impact of informal parking available to local residents on the road at the front of the site. Throughout the process the applicant and agent have sought to work with the Community Council and the Highways Service to make changes to the application in order to provide parking provision for those Llanerchymedd residents who currently park along the front of the site. It should be noted that these are not formal parking spaces and those cars are at present parked on the roadside. The proposal has now been amended to provide 12 formal on-site parking spaces to replace the informal parking lost at the front of the site. A late request by the Highways Service is that 3 of the parking spaces be moved closer to the highway; however this is not possible without having a damaging impact on the setting of the remainder of the site. Every effort has been made to improve the parking situation for current residents and the applicant can do no more in this respect. The proposal offers an improvement on the current situation for both residents and road users and it is considered the application is acceptable in terms of parking and road safety. It is therefore hoped the Committee is able to support the application.

The Development Management Manager confirmed that the principle of the provision of residential development on this site has been assessed and considered acceptable and that the other main issue has been parking provision. The original details submitted for approval provided for a total of 21 parking spaces spread across residential units on the site. Following comments made by the Highways Service, the scheme was amended to provide a total of 22 spaces associated with the residential units with a further 6 visitor spaces on site. The site boundary along the B1152 was also amended to allow for a further 6 parking spaces along the road which is considered to represent a significant improvement as it creates purposeful parking spaces whereas currently cars are parked on the highway. The reduction in the number of units on site as a result of concerns raised by Welsh Water about the capacity of the area's drainage network to accommodate the original 16 units has allowed the applicant to address the parking concerns raised and it is considered that the proposal now provides an appropriate number of parking spaces. Extensive discussions have taken place to try to mitigate the impacts on parking and it should be noted that parking is a problem currently and that the situation will be improved rather than exacerbated by the proposed development due to the applicant's efforts to provide additional spaces. The recommendation is therefore to approve the application.

Councillor Jackie Lewis in acknowledging the efforts made by the applicant in discussions with the Highways Service to overcome the parking issues arising in connection with the application which she was grateful for, commented that she would like to see the Highways Service continue those discussions with the Community Council in relation to ongoing parking issues in other estates in Llanerchymedd as well as the hazards caused by heavy traffic in the area. Councillor Ken Taylor likewise highlighted parking and traffic as recurring problems affecting most communities on the Island. He expressed appreciation for the applicant's endeavours in this instance and like Councillor Jackie Lewis was keen for the dialogue with the Council and the Community Council to continue to take matters forward.

Councillor Robin Williams proposed, seconded by Councillor Ken Taylor that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein and the completion of a Section 106 agreement to secure obligations with regard to the provision of affordable housing and a financial contribution towards the provision of suitable off-site parking space in lieu of direct provision within the development site.

7.2 FPL/2021/370 – Full application for amendments to planning permission reference FPL/2019/212 for the conversion of the outbuilding into holiday let accommodation at Chwarelau, Brynsiencyn

The application was reported to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 15 June, 2022, the Committee resolved to refuse the application contrary to the Officer's recommendation with the stated reasons being the unsuitability of the parking arrangements – the new parking arrangement being deemed dangerous with no provision for turning within the site and the location of the passing bay on a dangerous blind corner with no visibility. The previously approved parking scheme and passing bay arrangement were considered to be safer and more acceptable.

Having declared a personal and prejudicial interest in this application, Councillor Dafydd Roberts withdrew from the meeting during the discussion and determination thereof.

The Development Management Manager reported that the Highways Authority has confirmed that the proposed parking area and passing bay are acceptable with consideration having been given to the existing level of traffic using the single track road as well as to the

proposed use of the passing bay with the view being that these factors do not warrant objecting to the location of the passing bay that has been constructed. Based on the Highways Officer's professional opinion that the proposal is acceptable in relation to the need identified in the previous planning application, the recommendation remains to approve the application. The Development Management Manager highlighted that should the Committee be minded to keep to its previous decision of refusal contrary to the Officer's recommendation, the applicant is entitled to appeal the decision and if successful could claim costs against the Council if the decision is deemed unreasonable.

Councillor John I. Jones, a Local Member in this respect whilst confirming that he had no objection to the proposed changes to the building reiterated his concerns regarding the location of the passing bay which was to have been originally sited on a straight stretch of road with plenty of visibility on both sides. The original location would have afforded motorists at least 50m to slow down either way and pull into the passing bay. The actual siting of the passing bay on a blind corner 50 metres away from its original location affords little or no visibility and raises issues of road safety and is in contravention of condition (06) of the planning permission. Further, the proposed new parking arrangements provide little room for four vehicles to manoeuvre safely onto the road whereas the original scheme provided for a turning space within the curtilage of the building. Councillor Jones also highlighted issues with the status of the road and whether or not it is private or adopted which is an added complication especially as the parking spaces are attached to it. He was concerned about it being unadopted and the implications of approving a parking scheme attached to a road whose legal status is unclear; he also sought clarification of the speed limit for an unclassified road. Given these concerns he proposed that the Committee reaffirm its previous refusal of the application.

The Development Management Manager advised that the status of the road is not a consideration for this application and he noted that the road serves four properties and is not a through road for traffic.

The Legal Services Manager said that he understood that the road is a highway but is unadopted and that the Highways Authority has provided an opinion on the application on that basis. In respect of the Committee's reasons for objecting to the application he advised with regard to the parking arrangement that there are no issues if vehicles are reversed into the parking spaces. If they have to exit by reversing onto the road then consideration needs to be given to the volume of traffic on the road and he suggested that the risk of collision would likely be greater on a housing estate than in a quiet countryside location such as this. As regards the location of the passing bay, in the interest of avoiding a collision having the passing bay on a corner of a narrow road where it would serve to widen the road may be more helpful than having it on a straight section of road where the visibility allows ample time to slow down. If the Committee is still minded to refuse the application, it needs to consider whether the justification it gives is sufficiently robust in an appeal situation and in order to avoid cost consequences; based on the reasoning at present he believed that not to be the case.

The Highways Engineer clarified that the speed limit for an unclassified road by general rule of thumb is 60mph. He confirmed that discussions about the status of the road are ongoing and that the Highways Authority has dealt with the application on the basis of the road being a private road.

Councillor Jeff Evans proposed, seconded by Councillor Robin Williams that the application be approved in accordance with the Officer's recommendation stating that the Highways Authority has raised no objection on the grounds of safety and that he believed the application would be granted on appeal.

Councillor Ken Taylor seconded the proposal that refusal be reaffirmed highlighting that the applicant has acted in contravention of the planning condition.

In the ensuing vote the proposal that the application be approved was carried.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.

(As the meeting had now been in progress for three hours – applications 7.1, 7.4, 7.5, 7.7, 7.8, 7.9 and 12.5 having been taken under item 5 (Public Speaking) in the order of business - in accordance with the requirements of para. 4.1.10 of the Constitution the Chair asked the Members present whether they wished the meeting to continue. A majority of those Members present voted for the meeting to continue.

7.3 FPL/2021/349 – Full application for the creation of a private equestrian manège together with the change of use of agricultural land into an all year camping site at Caearau, Llanfairynghornwy

The application was called in to be determined by the Planning and Orders Committee at the request of a Local Member who expressed concern that the scheme would be tantamount to overdevelopment of the site. At its meeting held on 15 June, 2022 the Committee resolved to visit the site. A virtual site visit was subsequently conducted on 29 June, 2022.

The Development Management Manager reported that the key issues with regard to the application as raised by the Local Member and residents relate to the principle of the development; the proposal's effect on the Listed Building; traffic; ecology and the impact on an Area of Outstanding Natural Beauty (AONB). Under the Anglesey and Gwynedd Joint Local Development Plan, Policy TWR 5 supports the creation of new camping sites provided they conform to the seven criteria set out therein and listed in the Officer's report. Having assessed the application against those criteria, it is considered that the location of the proposal is acceptable and is sufficiently screened from public view. The principle of the development is therefore acceptable and complies with Policy TWR 5. Traffic generated by the development was a major concern for local residents and for the Local Members. This being so it was requested that a transport survey be carried out to assess current and potential traffic and the capacity of the highway network to accommodate this traffic. The survey was subsequently undertaken on an Easter Bank Holiday weekend and having been completed it was found that the traffic generated by the proposed development and the 9 holiday lodges on site would not have a material impact on the surrounding highway network. The Highways Authority had no further objection to the scheme. As regards the effect on the Listed Building and the AONB, the Council's Heritage Officer is of the opinion that the private manège would not materially affect the setting of the listed building on site. The Officer also considered that the landscaping scheme submitted provides sufficient mitigation to prevent harm to the setting of the listed building adjoining the proposed camp site. Likewise the Trees and Landscape Officer is satisfied with the Landscaping Scheme and considers that the proposal conserves the natural beauty of the AONB in line with Policy AMG 1 of the JLDP. It is considered that the proposal conforms to all relevant policies of the JLDP and that it will not cause any material harm to the local highway network; the proposal is therefore acceptable and the recommendation is to approve the application.

Councillor Llinos Medi, a Local Member informed the Committee that Cylch y Garn Community Council objects to the development and has had a meeting with the developer to discuss the same. She pointed out that a similar application in another area was refused over a year ago because of the impact on the AONB and she questioned whether the effects on the AONB had been given sufficient consideration in this instance. Also, an issue raised

with the other similar application that was refused was the impact of car journeys to and from the site by visitors and site users contrary to the provisions of Policy PS4 and 5 of the JLDP. She was particularly concerned by the impact of the proposal on the local road network and despite the findings of the traffic survey, she highlighted that a number of previous applications for holiday units had been approved for this site which have yet to be developed which will increase the traffic in the area. She queried the consistency of decision making especially as this proposal is also in the countryside served by a network of small rural roads. Although each application on the site has been considered on its own merits, collectively they have transformed a historically agricultural site into a holiday complex and because they have been submitted individually their cumulative impact on the area has not been considered sufficiently. She asked the Committee to give careful consideration to the application in the context of the cumulative impact both of the proposal and the movement of visitors on the AONB and the area's road network.

Councillor John I. Jones referred to application FPL/2019/223 which in his view seemed to be a "carbon copy" of the application under consideration, which was refused thus giving him too concern about the consistency of decision making. The 2019 application was considered to be harmful to the character and appearance of the area which is part of the AONB and was also considered not to conform to Policies TWR5, PCYFF 3 and 4, AMG 1 or 3 i.e. the application was assessed against the same policies of the JLDP and was found not to be compliant. Further, the proposal was seasonal and had links to sustainable travel modes. Councillor Jones suggested that it would be helpful to defer the current application to allow a comparison to be made with application FPL/2019/223.

The Development Management Manager advised that all applications are considered on their own merits and all relevant officers have been consulted on the current application in terms of impacts on the AONB, heritage and highways and their professional views have been taken into account. He advised that it may not be appropriate to compare two applications in two different areas where the influencing factors may be different. In response to a question about potential light effects, he confirmed that the manège is for the private use of the property and that no lighting impacts would result from it.

Councillor John I. Jones proposed, seconded by Councillor Ken Taylor that the application be refused contrary to the Officer's recommendation. In response to a request for clarification by the Legal Services Manager of the grounds for refusal and further, whether the intention is to refuse the application or to defer it to allow for a comparison to be made with the application cited as similar, Councillor John I. Jones confirmed that he was happy for a comparison of the two applications to be made during the next month and he amended his proposal accordingly to one of deferment to that end and was seconded by Councillor Ken Taylor. Councillor Jeff Evans agreed that deferment would be preferable to allow further examination to take place and to gain a better understanding of the position.

It was resolved to defer consideration of the application to allow the Officers time to compare the application with application FPL/2019/223 and report back.

7.4 FPL/2021/160 – Full application for change of use of residential dwelling (Class Use C3) into hot food takeaway business (Class Use A3) with alterations to vehicular access at Bryn Bela, Lôn St Ffraid, Trearddur Bay

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

At its meeting held on 15 June, 2022, the Committee resolved that a site visit was required. A virtual site visit was subsequently undertaken on 29 June, 2022.

Public Speaker

Sioned Edwards, Cadnant Planning in her address to the Committee said that a planning application for a similar development was previously refused and the application was now being re-submitted with amendments and additional information to overcome the previous reasons for refusal which were in relation to the unacceptable impact on the residential amenities of nearby properties by virtue of noise and general disturbance; the lack of customer parking and the lack of information on how consideration has been given to the Welsh language.

In terms of the impact on residential amenities and the character of the area, changes made to the application include the removal of the outside seating area and the erection of an acoustic fence along the boundary with the neighbouring property. Lengthy discussions have taken place with Officers who are now satisfied that there will be no detrimental impact on the amenities of nearby properties. Lôn St Ffraid has a mixture of properties including houses, shops, restaurants and a garage. The area is not solely residential and it is not considered that the proposal would have an unacceptable impact on the character of the area.

Sioned Edwards referred to detailed discussions having taken place with the Highways and Planning Officers on the issue of parking. The amended plans now include staff and customer parking spaces at the front and rear of the property although it is expected that the number of staff with cars will be low as the majority will be young people from the local area most whom are not yet able to drive. The Highways Department is satisfied with the parking provisions which are in line with the SPG.

With reference to the Welsh language, the development will provide opportunities for local people, including Welsh speakers. There is no chip shop in Trearddur Bay and the proposal will lead to money being spent in the village rather than losing out to nearby villages. There will be bilingual signs in the shop. The Officer recommends approving the application and she hoped the Committee would also be able to support it.

The Development Management Manager referred to the main planning issues as set out in the Officer's report stating that one of the reasons for refusal of the previous application was the impact on the occupants of nearby properties from noise and general disturbance. The current application incorporates several amendments in an effort to overcome these issues as detailed in the Officer's report. The takeaway's opening hours will also be restricted. Given the amendments and the mitigation measures proposed as well as the planning conditions that would be imposed on the consent if approved, it is not considered that the proposed development will have an unacceptable impact on the amenities of the occupants of the adjacent dwellings.

The current application has been further amended to provide two car parking spaces at the front of the property and a further five spaces will be available at the rear. The two spaces along with a single space at the rear will be made available for customers while the remaining four spaces are available for staff members. In order to access the parking space at the rear of the property, the existing garage will be reduced in size to allow sufficient vehicle movement. After assessing the amendments included within the current application, the Highways Authority is of the view that the parking arrangements comply with the SPG Isle of Anglesey County Council Parking Standards. In addition, on street car parking spaces are available in the vicinity and a public car park is situated 180 metres south of the site.

The Development Management Manager confirmed that the proposed development is considered acceptable on policy terms overcoming the previous reasons for refusal. The amendments incorporated as part of the current application include the provision of customer and staff parking spaces together with mitigation measures in an effort to safeguard the amenity of the neighbouring property. The recommendation is therefore one of approval.

Councillor Dafydd Rhys Thomas, a Local Member expressed his gratitude for all the work that had gone into amending the application and although he did not object to the proposal he thought it was sited in the wrong place and that it had not changed sufficiently to mitigate all the traffic issues in the area. That said he respected the Officer's professional view. Councillor Thomas also highlighted issues with regard to the Welsh language pointing out that the Business Plan accompanying the application had been prepared in English only and he sought assurance that the signage, menu and website would be bilingual.

Councillor Trefor Lloyd Hughes, MBE expressed reservations about the parking situation and thought that the proposed provision would not be enough to cater for the number of jobs both full and part-time which the proposal will create and that further work is needed to address the parking issue otherwise it will lead to more problems on what is a busy thoroughfare. He also pointed out that a small road leads to a bungalow behind the subject property to which no reference has been made. For reasons of parking and traffic therefore, he felt unable to support the application.

Councillor Jackie Lewis believed that there needs to be more of a push towards ensuring bilingualism especially in terms of signage and place/establishment names; she referred to a Welsh signage scheme which was managed in previous years by Menter Môn in conjunction with the Council which entailed working closely with the Planning Service to ensure bilingual signage. Sioned Edwards, Cadnant Planning agreed that there is a role for the Council, the applicant and the applicant's agent to do what they can to ensure that a Welsh name is provided for the business and she confirmed that the applicant has agreed to do so and will also provide a bilingual menu thereby ensuring that Welsh is prominent within the business. In response to a question about the business employing predominantly young people she further clarified that the reference was to those of sixth form/college age who take on jobs in restaurants/cafes/hotels locally many of whom do not have a car and would travel to the site by walking, bus or a lift.

The Development Management Manager confirmed that the Planning Service has no statutory power to enforce the use of the Welsh language but welcomed the applicant's commitment to do so voluntarily.

Councillor Jeff Evans proposed, seconded by Councillor Robin Williams that the application be approved in accordance with the Officer's recommendation on the basis that the facility meets a public need in the area. Councillor Trefor Lloyd Hughes proposed, seconded by Councillor Ken Taylor that the application be refused because of parking and traffic concerns.

In the ensuing vote, the proposal to approve the application was carried.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.

7.5 FPL/2021/266 – Full application for the erection of 8 affordable residential apartments, construction of vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to Garreglwyd Road, Holyhead

The application was reported to the Planning and Orders Committee having been called in to be determined by the Committee at the request of a Local Member amid local concern for highway safety, overdevelopment of the site and the development's appearance in the locality.

At its meeting held on 15 June, 2022, the Committee resolved to visit the site. A virtual visit was subsequently conducted on 29 June, 2022.

The Development Management Manager reported that following concerns raised at Committee's previous meeting the applicant consented to commission a traffic survey; this has since been completed and was received by the Council yesterday. In light of this and to

allow the Highways Authority and Local Members time to consider the contents of the survey, it is recommended that consideration of the application be deferred to the next meeting of the Committee.

Councillor Robin Williams proposed, seconded by Councillor Trefor Lloyd Hughes, MBE that consideration of the application be deferred in line with the Officer's recommendation.

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

7.6 FPL/2021/361 – Full application for the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to Ysgol y Graig, Llangefni

The application was reported to the Planning and Orders Committee as the applicant is the Isle of Anglesey County Council.

The application was presented to the Planning and Orders Committee at its meeting held on 15 June, 2022 where Officers recommended that the Committee undertake a site visit. A site visit subsequently took place on 29 June, 2022.

The Development Management Manager reported that the scheme deals with schools in the Llangefni area as part of the 21st Century Schools Modernisation Programme and proposes the construction of a new Foundation Phase Primary school Unit on land adjacent to the existing school. There is insufficient space to extend the existing school on the current site to meet the required capacity in the area. The solution is to relocate the Foundation Phase Unit into the proposed new unit thereby increasing the capacity of Ysgol Y Graig from 330 pupils to 480 pupils together with nursery and child care provision. The application site was selected as the most suitable, located adjacent to and within walking distance of the existing school site.

The site is located outside the development boundary of Llangefni but lies immediately adjacent to the development boundary and built form of the town. Development Plan policies support the creation of community buildings and resources within or on the edge of existing settlements with Policy ISA 2 – Community Facilities – being the main JLDP policy that deals with new community facilities. Policy ISA 2 is supportive of maintaining and improving community facilities and grants the development of new community facilities provided that they meet the criteria as set out in the Officer's report. It is considered that the proposal meets all the criteria of Policy ISA 2 of the JLDP.

With regard to traffic and parking, the proposed development provides a large car park which will cater for the new development and help resolve severe traffic issues at the existing Ysgol Y Graig and eliminate safety issues on the highways outside the school. The parking arrangements include 22 spaces for staff, 86 visitor/parent spaces with a total of 10 charging points within the car park. Also proposed are 20 parent/visitor spaces located around the existing access road and roundabout to the existing school site. A covered and lit cycle shelter will be provided outside of the main entrance which will cater for 10 bikes and within the school, an additional 40 lit cycle shelters will be provided for 40 bicycles. It is considered that the proposal offers a significant improvement on the current parking arrangements.

The impact of the proposal upon the amenity of nearby land users has been considered in accordance with the criteria set out in Policy CYFF 2 (Development Criteria) with particular reference to the effects on health, safety and amenity of occupiers of local residences or other land and property users. A Noise Impact Assessment has been provided with the planning application to the satisfaction of the Environmental Health Section which agrees with its findings. It is not considered that the proposed new school will have any impact on the residential properties located nearest the site.

With regard to drainage regarding which some concerns have been raised locally, as of 7th January, 2019, all new developments of more than one property or where the construction

area with drainage implications is 100m² or more are required to have sustainable drainage systems to manage on site surface water in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. Neither Welsh Water nor Natural Resources Wales have raised objections regarding the proposal. In conclusion, the proposal for the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to Ysgol Y Graig, Llangefni complies with all relevant policies and is acceptable having weighed the material considerations as set out in the Officer's report. The recommendation is therefore to approve the application.

Councillor Paul Ellis, a Local Member highlighted local concerns reading the proposal particularly from a parking, traffic and pedestrian perspective. He raised issues with the proposed parking arrangements which he felt were insufficient to address the serious and hazardous traffic congestion around the existing school especially around the back roundabout which has necessitated a police presence at times. A traffic survey of the road leading to Ysgol Y Graig showed a pattern of usage of 200 cars in the morning and over 200 cars in the afternoon from 3 p.m. onwards (not taking into consideration the traffic to be generated by the new school block). He was also concerned by the fact that there would be two site entrances as the result of the new school meaning there would be two drop off points for parents with children of different ages potentially leading to a chaotic situation. A third concern was the proposed path connecting the two school sites which the local community believe to be dangerous as its exit is at the busy back roundabout – the community is looking for a safer solution than that proposed by the application.

The Development Management Manager advised that the Council has consulted with the community and others to ensure the sufficiency of the parking arrangements. The 86 spaces for visitors and 22 spaces for staff which the proposal provides to address the current parking and safety issues represent a significant over provision the statutory requirement being 2 spaces per classroom. The path connecting the two school sites crosses the woodland but is not on the main highway.

Councillor Robin Williams proposed, seconded by Councillor Ken Taylor that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.

7.7 FPL/2021/267 – Full application for the erection of holiday lodge together with associated works at Plot 13, Pentre Coed, Menai Bridge

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

At its meeting held on 15 June, 2022, the Committee resolved to visit the site. A virtual site visit subsequently took place on 29 June, 2022.

Public Speaker

Ann Rhian Hughes, an objector to the application said she was speaking on behalf of neighbours who live in the vicinity of the Plas y Coed development and who over the course of recent years have opposed the various phases of this development including the 8 holiday lodges, a further development of 4 houses and this the latest proposal making 13 houses in the Anglesey countryside. Ms Hughes said she was referring to them as houses because that is what the latest development is – a substantial housing estate. Over the years 13 applications have been submitted which have changed the nature of the 4 houses that have been newly completed. They are completely different to that which was originally permitted and step by step, the planning conditions have been deleted leading to houses which are oppressive and this without the addition of another unit. What is worse is that Planning Officers have allowed the owners of these houses and lodges to live there all year round

without any obstacles or monitoring. While Cadnant Planning notes in their Welsh Language Assessment document that one additional unit will not have any lasting impact on the language, people do live in these houses permanently and have done so despite a condition stipulating that they should not be used as a main or permanent residence and the risk is that this is what will happen in the case of this application and other holiday home estates on Anglesey. The influx of people into the countryside has intensified recently and when the number of people residing in what Cadnant Planning calls established lodge sites is taken into account, the crisis is worse than one thinks with second homes spreading from the coast into the countryside as in the case of Pentre Coed as highlighted in Simon Brookes' report to Welsh Government. Ms Hughes referred to the narrow winding road to Pentre Coed and to drainage issues on site which would be exacerbated by the current proposal and highlighted that although Cadnant Planning states that the holiday unit would be developed by a company employing Welsh language speaking workers, Omega the company which has been undertaking works in Pentre Coed, is a company from England. In addition, it is only in the amended application that any mention is made of adapting the unit for a person with special needs and none of the other homes seem to have been considered for similar adaptation. Cadnant Planning in its Business Plan states that Pentre Coed Holiday Park will improve and protect the Welsh Language and culture and will sustain local rural communities while providing opportunities for young people; Ms Hughes said that in her view being able to buy, rent or build homes in their community would really protect Welsh language and culture and at present young people face innumerable obstacles in trying to do so.

Sarinha Farook, Cadnant Planning spoke in support of the application saying that the application site comprises land that already forms part of the holiday park and has been used as a temporary compound and storage area. When viewed the plot forms natural extension to the built form within the park and the addition of a holiday lodge in this location would not look out of place in the context of its surroundings as it would match the design, scale and layout of the other lodges on site. The proposal is for the addition of one lodge only and therefore the development would not result in any significant impact upon the existing road network and infrastructure in the area. The lodges in Pentre Coed Holiday Park are used for holiday purposes only and if permitted the proposed development would have a condition attached to ensure that the occupation of the unit would be for holiday purposes only. The holiday lodge is specifically sought for an individual with specific needs. There is currently a lack of provision of holiday accommodation within rural North Wales for visitors with disabilities and the proposed development would help address this gap in the market and would allow for this individual to continue to visit rural North Wales despite his disability. The proposal would also support local rural business which in turn would support the local rural economy through knock-on benefits brought about by the tourist industry. The proposed lodge would be sited a considerable distance from any residential dwelling and would not result in any adverse impact on residents in the area. Cadnant Planning consider that the application should be approved.

The Development Management Manager reported that the key issue is whether the proposal complies with relevant local and national planning policies with Policy TWR 2 being the main policy in this case. Policy TWR 2 relates to holiday accommodation and states that proposals will be permitted provided they are of a high quality in terms of design, layout and appearance and conform to the relevant policy criteria. Given its scale and its location on an established holiday lodge park it is considered that the proposal complies with criteria (i), (ii) and (iv). Criterion (v) of Policy TWR 2 requires that the proposal does not lead to an over-concentration of such accommodation within the area. The most recent council tax data shows that the proportion of second homes and self-catering holiday accommodation in the Menai Bridge community council area amounts to 8.23% which is lower than the 15% threshold set out in the SPG. This being an application for one lodge only, the Highways Authority has raised no objection. The application also includes a Landscaping Scheme which will improve the biodiversity of a site that is currently being used as a compound. The

proposal is considered to be compliant with relevant development plan policies and is acceptable in terms of siting and design, and it is not considered that it would be detrimental to highway safety or the amenities of neighbouring properties. With reference to the objections to the proposal, the Development Management Manager advised that these have focused on the present usage of the lodges which is not the subject of the current application; any concerns about usage should be brought to the attention of the Enforcement team. In addition, condition (02) is intended to ensure that the proposal will be used as short term holiday accommodation and not occupied as a sole or primary residence and also requires that a register of occupiers be kept at the lodge to this end. As the Planning Service cannot monitor each and every holiday home on the Island, such a register is essential in the event of an inspection. It is not considered that the proposal will have an adverse impact on the Welsh language as it is only for a single lodge and not a permanent residential home and whilst the report by Simon Brookes to which reference has been made deals with the impact of second homes rather than holiday accommodation, the Council's SPG sets out a threshold of 15% for the proportion of second homes and holiday accommodation in any community and/or town council area for the purpose of safeguarding the Welsh language and rural communities. The percentage of holiday accommodation and second homes in Menai Bridge falls well short of this threshold. Taking all these factors into consideration therefore, the recommendation is to approve the application.

Councillor Alun Mummery speaking as a Local Member in saying that the proposal is for much more than a lodge referred to the fact that there have been 9 applications since the original application was granted on appeal and no reference is made in the report to how the original 4 lodges have grown into 12. Planning Officers state that there is no permission for the lodges to be used as permanent residences even though there are allegations that this is the case. He expressed concern about how the proposed register would be monitored and enforced saying that if no inspection system is implemented then the lodges will become permanent residences. He believed it to be a classic example of how easy it is to delete planning conditions.

Councillor Dyfed Wyn Jones, also a Local Member in agreeing with Councillor Alun Mummery said that a number of piecemeal changes in the end lead to a very big change and that is the concern locally with regard to the application site. To the left of the site are lodges and to the right are what can only be described as houses and this should be taken into consideration.

Councillor Robin Williams said that the park has over time grown from a small development into something that has trebled the number of houses on what is a narrow road from the Penmynydd road to the Pentraeth road exiting from which has now become almost impossible. This being so it is not sensible to be increasing the number of units on this site still further. The site and the series of developments on it have been the subject of dispute over many years. He thought the proposal for a thirteenth unit constituted an over development of a site in the countryside and should not be supported on that basis.

In considering the application the Committee sought clarification of the legislation in relation to holiday occupancy and sought assurance also that occupancy conditions are able to be monitored and enforced by the Planning Authority to ensure that units meant as short term holiday accommodation are not eventually occupied permanently as someone's home.

The Development Management Manager confirmed that the while the principle of monitoring is important to the Planning and Enforcement services, to be able to carry that out in practice for every holiday accommodation on the Island is not possible. Many of the concerns raised e.g. the current use of the lodges are outside the scope of the application and while the application site has been the subject of a number of applications, each application has been considered individually on its own merits. As regards the length of time holiday accommodation can be occupied the stipulation was for 10 months of the year but guidelines now allow for up to 12 months occupation providing the holiday accommodation is not the

primary or permanent residence. The Officer further confirmed that the proposal complies with the SPG in relation to the adjacent property known as Efail Newydd and that the Highways Authority is also satisfied with the proposal.

Sarinha Farook, Cadnant Planning clarified that all the lodges on site are used as holiday homes be that as a rented holiday home or second home.

Councillor Jeff Evans said that he thought that the greatest benefit to be derived from holiday homes is from their being occupied rather than lying empty and that 12 month occupation is not therefore in contravention of the law. If the Planning Service does not have the capacity to monitor occupation then the condition is unenforceable. He proposed that the application be approved in accordance with the Officer's recommendation. Councillor Dafydd Roberts seconded the proposal.

Councillor Robin Williams proposed that the application be refused as contrary to Policy TWR 2 by virtue of its scale within its location. The proposal was seconded by Councillor Alwen Watkin. In the ensuing vote the proposal to approve the application was carried.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.

7.8 FPL/2021/317 – Full application for the demolition of an existing three storey building comprising two residential flats and ground floor ancillary residential storage and the construction of a replacement three-storey building comprising two residential flats and a 10 room hotel with associated ground floor restaurant and water sports facility for guests and associated parking at Cumbria and High Wind, High Street, Rosneigr

The application was reported to the Planning and Orders Committee as it had been called in by a former Local Member.

At its meeting held on 15 June, 2022, the Committee resolved that a site visit was required. A virtual site visit was subsequently undertaken on 29 June, 2022.

Public Speaker

Mr Andrew Dawson an objector to the application said that while there are well documented general reasons for objecting to the proposal including the increased traffic on an already chaotic high street, blind access on the road opposite the library, insufficient parking for the development particularly the restaurant and shop elements and the clear noise disturbance such a development will create, his main concern was the impact on his and his wife's privacy and enjoyment of their home as the owner of the adjoining property. He disagreed with the Planning Service's assessment that there will be no adverse impact on the amenity of the neighbouring property i.e. his property as there is a shared wall with the development which if approved, is to be demolished and rebuilt twice as high in places with windows inserted into the wall and directly overlooking his property. He accepted that the current building is an eyesore and needs to change but thought that the propped development is completely over the top and unsuited to the quaint seaside village of Rhosneigr. There is no need for a 10 bed hotel restaurant and surf shop when there are an increasing number of holiday lets available, at least 10 catering establishments and 2 surf shops which are ample for the size of Rhosneigr. In its current form the proposed development would be overbearing and overwhelming for his own property and the proposal to put a window directly in the shared wall albeit a privacy window some 6 feet away from the dining room and kitchen windows is surely not allowable. Furthermore, the proposed rear balcony directly adjoins and overlooks his own property's patio where he and his wife eat and entertain. Also the proposed development's roof appears to overhang his property which he felt was not legally allowed.

Mr Nick Smith of Emery Planning spoke in support of the application as a proposal that would create a high quality hotel within a central location of the village and improve the

provision of serviced accommodation in the area. The local plan acknowledges that the area lacks an adequate range of such accommodation and the proposal would assist in meeting that need. The proposal would make sufficient use of previously developed land in a sustainable location. A detailed business plan has been submitted with the application which confirms that the hotel would be commercially attractive and viable and would make significant economic and community contributions to the locality.

The building would occupy the same footprint as the existing building and would be no higher. It would be a contemporary design providing high quality development in the centre of the village, there would be no harm to the character and appearance of the area. The building has been designed to ensure there would be no adverse impact on the amenity of neighbouring properties including the dwelling to the south. It should be noted that there are clear views into the property at present from existing windows and balconies. Amended plans have been submitted to ensure there would be no adverse impact on amenity; balconies have been carefully positioned and screened to ensure there would be no loss of privacy including the house to the south. The car park is well contained by existing buildings and would not result in any loss of amenity.

Mr Smith referred to the parking arrangements confirming that the 10 parking spaces proposed for the hotel comply with the Council's guidelines; an additional 4 spaces proposed for the apartments would be sufficient having regard to the location and type of units proposed. There would be sufficient space for all vehicles to enter and leave in a forward direction without harm to highway safety.

The proposal would add to the choice of tourist accommodation in the village and create local employment opportunities and economic benefits. At all times the Welsh language has been kept at the forefront of the design team's mind and would be incorporated into the design including signage and restaurant menu. The Committee was requested to approve the application.

The Development Management Manager reported that the main JLDP policy in dealing with the proposed hotel development is Policy TWR 2. Criterion 2 of Policy TWR 2 states that proposals for the development of new permanent serviced or self-serviced holiday accommodation will be permitted provided they are of high quality in terms of design, layout and appearance and that all the five criteria listed in the Officer's report can be met. For the reasons detailed in the Officer's report it is considered that the proposal satisfies all five criteria and is therefore acceptable in policy terms.

In terms of site context the proposed building would reflect the existing pattern of design by continuing the three storey aspect and directly abutting the main highway. Although it is acknowledged that the site is limited as regards its area, planning policy puts emphasis on the need to make best and efficient use of land in particular on previous developed land in sustainable locations. Having given due consideration to the existing development and having received amended plans which reduce the bulk and scale of the building, it is considered that the proposed development can acceptably integrate into the site without appearing cramped or overdeveloped.

In relation to the impact of the proposal, the applicant has submitted amended plans in an attempt to overcome local concerns regarding the impact of the proposed development on the amenities of nearby residential properties. In a development of this nature, some impacts will be created which may have a negative effect upon the amenity of neighbouring properties. However, having considered the existing building and its use as well as the mitigation measures proposed it is not considered the proposal will have a significant detrimental impact on the amenity of nearby properties. If approved, conditions will be attached to the permission to ensure the amenity of neighbouring properties are safeguarded.

The proposed development will include an area at the rear for car parking and manoeuvring. The car park will have a total of 14 car parking spaces with 10 spaces designated for hotel guests including 2 disabled bays and 4 for the occupiers of the residential units. The vehicle parking and manoeuvring area will be accessed from an existing access at Awel y Mor. A Transport Assessment has been submitted as part of the application and in response to concerns raised by the Highways Authority; a speed/volume survey was also submitted providing data and information with respect to the number of vehicle movements within the area. Having assessed the findings of the survey which showed there to be low intensity low speed operating conditions on Awel y Mor, the Highways Authority is satisfied that the access can provide suitable visibility to ensure the safe operation of this access point. Although the proposal provides 10 parking spaces in accordance with the SPG for new hotel development and provides an additional 4 parking spaces for the residential apartments, the jobs created by the development together with public use of the restaurant has been taken into consideration. Given the application site is within the development boundary and within very close proximity to the defined local centre and is considered to be in a sustainable location, it is not considered that any increase in parking would have such a significant negative impact on the available parking provision within the area. There are also public car parks and off street parking in the immediate vicinity. The recommendation is therefore to approve the application.

Councillor Ken Taylor referred to the current trialling of a one way traffic system in Rhosneigr and said that he felt unable to come to a determination on the application at this meeting until the conclusion and outcome of the trial is known. He was worried that any decision on the application made at this meeting could influence that outcome. He asked therefore whether a deferral was possible pending the outcome of the one way trial; failing that he would be opposing the application.

The Legal Services Manager advised that the Committee is required to assess the application in the context of the current situation; it would not be appropriate to defer determining the application to await the outcome of the consultation as the outcome of that process is beyond the control of applicant, and as it is not guaranteed the Committee would in effect be "penalising" the applicant for something over which he has no control. Approval of the application will in any case feed into the Highways Authority's assessment of the traffic situation at the end of the consultation process. The consultation is only one consideration of many that may contradict or confirm the impact of the proposal on the road network in the area.

The Highways Engineer in confirming that it was the Highways Authority's intention to retain the one way traffic system advised that there are two stages to the consultation the first with the Emergency Services has already commenced and will proceed to include Local Members and the Community Council. The subsequent stage will involve input by the public. In response to further comments he clarified that the first stage can take around five weeks and that a request has been received for a time extension until the end of August; the ensuing consultation with the public will take around three weeks meaning that a decision may not be made until mid-September.

Councillor Jeff Evans said that he could not see any advantage in deferring; given that the proposal provides 14 parking spaces linked to the hotel element and given the availability of public car parking nearby he didn't think the outcome of the consultation would have a material effect on the proposal.

The Chair speaking as a Local Member referred to the serious parking and traffic issues in Rhosneigr the situation having worsened during the pandemic. While some preferred to see a hotel rather than holiday homes in this location the main concerns regarding the development have been focused on the traffic situation and the access in and out of the site. It was his personal view that the parking provision offered would not resolve the matter as cars park on both sides of the road.

Councillor Jeff Evans proposed, seconded by Councillor Robin Williams that the application be approved in accordance with the Officer's recommendation. Councillor Ken Taylor proposed, seconded by Councillor Geraint Bebb that the application be refused. In the ensuing vote the proposal to approve the application was carried.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.

7.9 FPL/2022/7 – Full application for the redevelopment of existing Caravan Park to accommodate static caravans and extension to site to accommodate touring caravan together with the erection of a toilet/shower block at Mornest Caravan Park, Pentre Berw

The application was reported to the Planning and Orders Committee having been called in to be determined by the Committee at the request of a Local Member.

At its meeting held on 15 June, 2022, the Committee resolved to visit the site. A virtual site visit was subsequently conducted on 29 June, 2022.

Public Speaker

Mr Andrew Jones spoke in support of the application and provided background information about himself and his family as the third generation to be running the caravan park which was established fifty years ago by his grandparents. The park has been full for 8 years and so it was decided to embark on the journey to expand the park to ensure a livelihood for his family and create employment for others.

Mr Jones said that while the Planning Authority does not object to the first part of the application involving the provision of a new touring caravan site the proposal to change the use of 45 touring caravans into 38 static caravans is recommended for refusal. The original application was refused a year ago and following a meeting on site with the Principal Planning Officer the feedback was that an application should be made for a Certificate for Lawful Use and that landscaping improvements be made after which the Department would be willing to consider the change of use. Not for one second was feedback received that the number would be too high for the scheme in doing so.

The best way of measuring improvement is through Visit Wales which scores on the basis of location, facilities and landscaping features. The proposed improvements are enough to raise the park's score from 3 to 5 stars. The application is being refused on the basis of one part of Policy TWR 3 but the policy states that this is a general guide and that every application will be assessed according to its merits due to the considerable variety in the size, nature and location of sites. What makes this application unique is that the tourers have a Certificate of Lawful Use allowing them to be sited permanently on the land as statics and enabling them to be connected permanently to services in the same way as statics. In terms of size, tourers can be the same length as statics.

Policy TWR 5 defines a tourer as a unit whose physical connection to the ground is limited and which is capable of being moved from the site off season. With the Certificate of Lawful Use the permanent tourers contradict their definition in the policy thereby undermining the policy that refuses the application. Tourers should therefore be considered as permanent units. At present the park has 20 static and 45 permanent tourers, namely 65 permanent units. The application seeks approval for 58 static units which is in effect tantamount to a reduction in the number of permanent units within the same land boundary. There is no change in the visual impact from changing the tourers to statics.

Mr Jones referred to a recent application in Brynteg for change of use of 53 touring caravans to 49 statics which was similarly refused on the basis of the same part of Policy TWR 3. The application was granted on appeal. Mr Jones asked the Committee on the basis of the above to interpret the policy with common sense and in the context of the unique circumstances that apply in this case and to support the application.

The Development Management Manager reported that with regard to the principle of the touring caravan site Policy TWR 5 permits the creation of new touring caravan sites provided they adhere to the criteria listed in the Officer's report. The application site is considered to be well screened locally by topography, mature vegetation and other buildings. Views are most prominent directly outside of the site on the A5 highway; however screening planting has been carried out and their effectiveness will increase over time as they establish. Despite the open countryside location of the site as defined in the JLDP the area is well developed with several residential dwellings in the immediate vicinity and the Gaerwen industrial estate on the adjacent side of the highway. As such it is not anticipated that the proposal would significantly harm the visual quality of the landscape to the extent that would run contrary to the thrust of the policy. This being so it is considered that the touring element of the proposal is acceptable when considered against the criteria of Policy TWR 5 and the recommendation is to approve this part of the application.

In relation to the second element which is the static caravan site extension, Policy TWR 3 permits extensions to existing static caravan sites provided they adhere to the criteria listed in the Officer's report. Paragraph 6.3.74 of the JLDP states that outside Areas of Outstanding Natural Beauty and Special Landscape Areas a minor increase in units on site may be approved if it can be demonstrated that the proposal offers significant landscape or environmental improvements to the site reducing its landscape and environmental impact. As a general rule an approximate 10% increase in the number of units at the original application is considered minor although each application will be assessed on its merit within this general guide due to the considerable variety in the size, nature and location of sites. At present there are 20 static caravans on site with the application proposing an additional 38 units which will take the total number of static caravans on site up to 58 units. This equates to a 190% increase in the number of units on site which far exceeds the 10% figure. It is not therefore considered that the proposed increase is at all minor in nature and it is therefore not considered that this element of the proposal conforms to policy TWR 3 and consequently the recommendation is that this part of the application be refused.

With regard to its effect upon amenity it is not considered that the proposal would give rise to negative effects upon residential amenity being situated at a distance of 84m from the nearest residential properties and, because of its proximity to bus stops and associated amenities, the proposal is considered to be in a sustainable location.

With regard to the reference made to a similar application in Brynteg that was granted on appeal, the Inspector did note at Paragraph 12 that relevant considerations had led him to conclude that a decision that is not compliant with Policy TWR 3 could be justified in this case. The Council must determine applications in accordance with the JLDP unless relevant considerations state otherwise. Even though there is no specific policy in the JLDP governing the change of touring caravans into statics, the guidance is clear that an increase of approximately 10% in the number of units is considered acceptable. The policy states that each application must be considered on its own merits because each site is different meaning that a 10% increase is not always acceptable. Although the Council recognises that the proposal in this instance entails the exchange of statics for tourers and that the applicant has a Certificate of Lawful Use, the Local Planning Authority has a duty to determine applications in line with policy.

Councillor Alwen Watkin speaking as a Local Member said that the applicant had worked closely with the Planning Authority over the course of 5 years and several site visits to make the application acceptable and many amendments have been made; at no time was there a suggestion that part of the proposal was unacceptable. She referred to the site being situated in a cleft and therefore not visible from the A55 nor A5 although the relocation of the new touring caravan site will increase its visibility but this is not opposed by Planning Authority. At present the site comprises 20 static caravans and pitches for 45 touring caravans and the proposal entails changing the 45 touring pitches to 38 static caravans. Councillor Watkin highlighted that the applicant is entitled to have the tourers on site

permanently throughout the year by virtue of the Certificate of Lawful Use and that their surface area is similar to that of a static caravan. In reality therefore the proposal reduces the number of caravans from 45 to 38. The JLDP supports local tourist developments. Although Policy TWR 3 states that proposals for new static caravan sites will be refused in Areas of Outstanding Natural Beauty in her experience large caravan parks owned by faraway companies seem to popping up like mushrooms all over the Island's coastline. This application is not in AONB. She referred to section 4 of policy TWR 3 and explained how in her view the proposal complies with the criteria listed in this section. She referred to the statement in Policy TWR 3 that each application will be assessed on its merits due to the considerable variety in the size, nature and location of sites and said that this was key in this instance. She referred also to the Brynteg application which was permitted on appeal and said that that was not the only decision to have been overturned on appeal with costs then awarded against the Council. Some objections to the proposal have been raised in the neighbourhood; however the nearest neighbour is the applicant's son who is fully supportive of the proposal. While some objections have been on the basis of potential noise disturbance, there are strict rules governing noise on caravan parks and owners can eject anyone guilty of creating a disturbance. This has only happened once in fifty years at Mornest Caravan Park. She asked the Committee to consider the application carefully and to remember that this is a Welsh family trying to make a living in their community.

Councillor Dafydd Roberts, also a Local Member said that the report addresses the concerns of the local community with regard to the touring caravan element of the proposal and that in any case the static caravan element of the proposal is out of sight. He therefore proposed that the application be approved in its totality i.e. the touring caravan site and the static caravan site extension contrary to the recommendation of the Officer. Councillor Jeff Evans seconded the proposal saying that he wanted Anglesey be an island that is welcoming to tourism; he thought the Committee should be supporting tourism especially as this is a family that has fifty years' experience in the tourism business.

Councillor Trefor Lloyd Hughes, MBE proposed seconded by Councillor Ken Taylor that the Officer's recommendation be adopted i.e. the touring caravan site be approved and the static caravan site extension be refused.

In the ensuing vote, the amendment put forward by Councillor Dafydd Roberts that the application be approved in its totality was carried with Councillors Geraint Bebb, Jeff Evans, Glyn Haynes, John I Jones, Jackie Lewis, Dafydd Roberts and Alwen Watkin voting for the amendment and Councillors Trefor Lloyd Hughes MBE, Ken Taylor and Robin Williams voting against.

It was resolved to approve the application in totality contrary to the Officer's recommendation on the grounds that the static caravan site extension element was deemed to comply with Policy TWR 3.

In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason given for approving both parts of the application.

7.10 FPL/2022/63 – Full application for the erection of a food and beverage sales kiosk for ice cream, waffles and soft drinks at Ocean's Edge, Lon Isallt, Trearddur Bay

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

At its meeting held on 15 June, 2022, the Committee resolved to approve the application. However, at the meeting the Officer inadvertently reported that the Highways Authority had been consulted and had raised no objection to the proposed development whereas in fact, the Highways Authority had not been consulted. Given the highway concerns raised by Members at the June meeting, the Planning Service on discovering that the Highways Authority had not been consulted informed the Chair and the two Local Members who

participated at the June meeting that Highways would be consulted and the matter reported again to the Committee. Having now been consulted, the Highways Authority confirms it has no objections to the scheme. The application is reported to the Committee in the interest of completeness, openness and transparency and to ensure that all matters have been taken into account in determining the application.

The Development Management Manager reminded the Committee that the proposal is made for the erection of a retail kiosk which will serve ice cream, waffles and soft drinks. It will be a subservient element to the existing restaurant on site and with a proposed floor area of 13m² is considered minor in scale. Due to the scale of the unit, it is not considered that the volume of generated business would be of such extent as to significantly harm nearby village shops and other businesses. No residential properties are located in the immediate vicinity of the site and the site will be accessible by local bus stops which are in close proximity. It is considered that the proposal conforms to Policy MAN 6 of the JLDP and the recommendation is therefore one of approval.

Councillor Dafydd Rhys Thomas, a Local Member said that although he did not envisage the proposal would add to the traffic problem in the area he did have reservations about its design from the perspective of the proposed cladding to be used which he thought was out of keeping with other buildings in the immediate vicinity. Of more significance was the ice cream van situated nearby which is a longstanding business recently taken over by a new proprietor – Councillor Thomas said that the proposal would be in competition with the ice cream van business potentially to the latter's detriment which he thought unfair given that the Ocean's Edge could sell ice creams from within its premises. Councillor Jeff Evans was in agreement and thought it very unfair that a busy restaurant would propose to open up an ice cream business within metres of the existing ice cream van business just when the new owner has invested in the lease. He highlighted that the Council will be receiving an income from the ice cream van business and he thought it was not right and reflected poorly on the Council to then "sell out" the ice cream van business to the restaurant.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation; in seconding the proposal Councillor Trefor Lloyd Hughes, MBE highlighted the recurrence of traffic and parking issues in a number of applications which he believed needed to be addressed policy wise in the long-term.

Councillor Dafydd Roberts proposed that the application be refused on the basis that it is contrary to Policy MAN 6 specifically where it states that proposals for small scale shops or extensions to existing shops outside development boundaries will be granted "if the shop will not significantly harm nearby village shops" which he thought applied equally in this instance the proposal being deemed to potentially cause harm to the ice cream van business. Councillor Jeff Evans seconded the proposal of refusal.

The Development Management Manager advised that competition is not a material planning consideration and that the Ocean's Edge restaurant could in any case sell ice cream from inside the premises without planning consent. With regard to Policy MAN 6 he advised that the policy is intended to apply to shops rather than mobile vans.

In the ensuing vote Councillors Geraint Bebb, Jeff Evans, Glyn Haynes, Jackie Lewis, Dafydd Roberts and Alwen Watkin voted to refuse the application and Councillors Trefor Lloyd Hughes, MBE, John I. Jones, Ken Taylor and Robin Williams voted to approve the application. The vote to refuse the application contrary to the Officer's recommendation was therefore carried.

It was resolved to refuse the application contrary to the Officer's recommendation on the basis that it was deemed not to conform to Policy MAN 6 of the JLDP.

In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason given for refusing the application.

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

11.1 HHP/2022/163 – Full application for alterations and extensions at Tan y Garnedd, Lon Fferam Uchaf, Pentraeth

The application was reported to the Planning and Orders Committee as the applicant is a "relevant officer" as defined within paragraph 4.6.10.2 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Development Management Manager reported that the dwelling is a detached property situated within its own grounds. The proposal entails the construction of a pitched roof garage and sun room to the side elevation. The proposed extension is considered modest in terms of its size, scale and massing and can be accommodated within the applicant's land without resulting in over development of the site. The newly formed extension will not overlook neighbouring properties due to timber fencing and panelling and will not unacceptably impact on the amenities of neighbouring properties to such a degree to warrant refusal. The proposal fits in with the immediate area as regards scale and design and is considered to be compliant with the policies of the JLDP. The recommendation is therefore to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Ken Taylor that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.

12. REMAINDER OF APPLICATIONS

12.1 VAR/2022/36 – Application under Section 73 for the variation of condition (02) (submission of reserved matters) of planning permission reference OP/2019/6 (demolition of former chemical works and erection of 7 business units) so as to allow further time for the submission of the reserved matters at the former Peboc site, Llangefni

The application was reported to the Planning and Orders Committee as it has been submitted by the Local Authority.

The Development Management Manager reported that there has been no change in circumstances or local policy since the outline permission was granted and so the variation of the condition to allow additional time for the submission of the reserved matters is therefore acceptable. The recommendation is therefore one of approval.

Councillor Robin Williams proposed, seconded by Councillor Geraint Bebb that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.

12.2 FPL/2022/87 – Full application for the change of use of part of the former school playing field into a children's play area at Llangaffo Primary School, Llangaffo

The application was reported to the Planning and Orders Committee as the application is made on land which is owned by the County Council.

The Development Management Manager reported that former Llangaffo Primary School is located along the B4419 in the middle of the village. The former school building itself is located within the development boundary as defined by the JLDP whilst the playing field is located outside but adjoining the boundary. Access to the proposed playing field will be afforded via a wooden gate off the highway; the highway is paved throughout the village providing safe access to all users. The application site is considered to be in a sustainable location and is easily accessible on foot, by cycle or other means of transport. Although it is expected that most users will be local as the nearby villages of Gaerwen and Newborough have their own playing fields, the village hall located up the road could be used as a parking hub should people want to come to the playing field by car. Being a small scale development adjoining the development boundary and within a sustainable location, the proposal is considered to conform to Policy ISA 2 of the JLDP which is the relevant policy for assessing a community facility development of this type. The site is well screened and given the previous use of the land as a school playing field, it is not considered that the proposal will impact the neighbouring properties to such a degree as to warrant refusal. The recommendation is therefore to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Ken Taylor that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning condition contained therein.

12.3 VAR/2022/3 – Application under Section 73A for the variation of conditions (05) (Manure Management Plan), (08) (Landscaping Scheme), (09) (TPO Tree Protection), (10) (Light Mitigation Strategy), (11) (Woodland Management Plan), (12) (Construction Environmental Management Plan), (17) (Archaeological Works), and (18) (Construction Traffic Management Plan) of planning permission reference FPL/2019/251/EIA (erection of a poultry unit) so as to allow the details to be submitted and approved following the commencement of development works at Cae Mawr, Llanerchymedd

The application relates to the variation of conditions of consent of an application which was accompanied by an Environmental Impact Assessment. It is therefore referred to the Planning and Orders Committee for determination in accordance with paragraph 3.5.3.10 of the Council's Constitution.

The Development Management Manager reported that planning permission was granted in September 2021 for the development of a free range poultry unit to accommodate 32,000 chickens for egg production under planning permission FPL/2019/251/EIA. The permission remains extant and the development has commenced. There has been no change in policy since application FPL/2019/251/EIA was granted. The permission was subject to 18 conditions many of which required the submission of further details either prior to the commencement of the development or prior to being brought into use/operation and were intended to manage, mitigate and control the impacts of the development. Despite this the development commenced and has continued contrary to the advice of Officers and in breach

of several conditions of the permission. The S73A application is therefore submitted in order to vary the requirements of the conditions to allow the relevant details to be submitted and approved after the commencement of the development. In addition, the details required under the provisions of the relevant conditions have also been submitted as part of the application and as documented in the Officer's report. These details are considered acceptable by the Local Planning Authority meaning that Conditions (05), (08), (09), (10), (11), (12) (18) can be discharged and Condition (17) varied to require the further submission of a detailed SME report in fulfilment of part (b) of the condition, part (a) having been met.

Councillor Geraint Bebb proposed, seconded by Councillor Ken Taylor that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.

12.4 FPL/2021/336 – Full application for alterations and extensions to health centre, the construction of new parking spaces together with soft landscaping at Llanfairpwll Health Centre, Penmynydd Road, Llanfairpwll

The application is reported to the Planning and Orders Committee at the request of a Local Member.

Councillor Alun Mummery, a Local Member requested that a site visit be undertaken due to concerns about the lack of standard parking provision to meet the needs of the application.

Councillor Robin Williams proposed, seconded by Councillor Geraint Bebb that a site visit be conducted in accordance with the Local Member's request.

It was resolved to undertake a virtual site visit in accordance with the Local Member's request for the reason given.

12.5 FPL/2022/46 – Full application for the erection of 12 dwellings together with the creation of an internal access road and associated works on land near Bryn Glas Estate, Brynsiencyn

The application was reported to the Planning and Orders Committee at the request of a Local Member due to concerns regarding density and surface water along with highway concerns.

Having declared a personal and prejudicial interest in this application, Councillors Glyn Haynes and Ken Taylor withdrew from the meeting during the discussion and determination thereof.

Public Speaker

Sioned Edwards, Cadnant Planning spoke in support of the application saying that the application is submitted by DU Construction who would be developing the proposed units on behalf of the County Council, all of which would be provided as affordable housing to meet a local identified need for this type of housing. The application site is within the development boundary of Brynsiencyn with residential housing to the north, east and south of the site and an open field to the west.

A Local Member has raised concerns about the density of the development and about surface water drainage and highways matters.

The development will provide 12 dwellings equivalent to a density of 31.6 housing units per hectare thereby satisfying Policy CYFF 2 of the JLDP which requires a minimum density of 30 housing units per hectare. Officers have raised no concerns on the basis of the density of the proposed development. Access to the site will be through the adjacent Bryn Glas estate. The application is accompanied by a Transport Statement which notes that the increase in vehicle movements as a result of the development would be very small. Each unit will have adequate parking provision and parking spaces will also be provided for visitors. A condition requiring the submission of a Construction Traffic Management Plan is included to minimise the impacts on nearby residents during the construction phase. The Highways Authority is satisfied with the proposal.

With regard to drainage concerns the development is not within a flood zone and surface water drainage would be via soakaways on site; SAB approval would be required prior to the commencement of works. Given the clear need for affordable housing in the area, it is hoped the Committee can support the application which will help in meeting that need.

The Development Management Manager reported that the main planning considerations in relation to housing, parking and highways, amenities and drainage have been outlined and addressed by the Public Speaker. Having confirmed that the proposal aligns with material policies and having weighed the material planning considerations, the Officer's recommendation is to approve the application.

Councillor Dafydd Roberts said that as a Local Member he was satisfied that concerns expressed with regard to the density of the development, drainage and highways issues had been addressed.

Councillor Jackie Lewis proposed, seconded by Councillor Geraint Bebb, that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.

13. OTHER MATTERS

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

**Councillor Neville Evans
Chair**

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PLANNING SITE VISIT

Minutes of the virtual meeting held on 20 July, 2022

- PRESENT:** Councillor Neville Evans (Chair)
- Councillors Jeff Evans (for part of the meeting), Trefor Lloyd Hughes, MBE, R. Llewelyn Jones, Jackie Lewis, Ken Taylor, Alwen Watkin, Robin Williams
- IN ATTENDANCE:** Development Management Manager (RLIJ)
Senior Planning Officer (SOH)
Senior Engineer (Traffic and Parking) (AR)
Committee Officer (ATH)
- APOLOGIES:** Councillors Glyn Haynes, Dafydd Roberts
- ALSO PRESENT:** Local Member: Councillor Alun Mummery
-

1. FPL/2021/336 – Full application for alterations and extensions to health centre, the construction of new parking spaces together with soft landscaping at Llanfairpwll Health Centre, Penmynydd Road, Llanfairpwll

The Senior Planning Office provided a brief overview of the application and Members were shown the site plan. Members were shown two videos – the first showed the access to the application site and associated visibility, the perspective from the access towards the health centre along with 3 proposed additional parking spaces to the front of the building and 2 to the side. The area to the rear of the building was also shown where the proposed extension was to be sited to accommodate 5 consulting rooms. Members were informed that the proposed extension would not run along the whole length of the rear of the health centre. The trees to the rear of the health centre were shown some of which are proposed for removal as part of the proposal. The second video showed the view towards the health centre from the neighbouring playing field.

In response to a question about the number of trees to be felled and whether it was intended to erect a fence along the boundary with the playing field, the Senior Planning officer confirmed that five trees are proposed for removal, and that the current fence would be retained. The tree stumps would be preserved to allow future growth.

In response to a further question about the impact of the extension on the nearby Llys Marcwis flats through overlooking, the Senior Planning Officer confirmed that the proposed extension is modest in size; additionally the new consultation rooms will have rear facing windows looking towards the woodland and will not overlook the flats.

Councillor Alun Mummery, a Local Member said that the site visit had been requested due to concerns about the sufficiency of the parking provision; he provided background information about the application site and the health centre and referred to historical parking issues.

Councillor Neville Evans (Chair)

Planning Committee: 27/07/2022

7.1

Application Reference: FPL/2021/349

Applicant: Mrs. Bente Whyatt

Description: Full application for the creation of a private equestrian manège together with the change of use of agricultural land into an all year camping site at

Site Address: Caerau, Llanfairynghornwy, Cemaes



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

Recommendation: Permit

Reason for Reporting to Committee

The application was called in to be determined by the Planning Committee at the request of Local Member Cllr. Llinos Medi, who showed concern that the scheme would be tantamount to over-development of the site.

In the meeting held on the 15th June, 2022, members resolved to visit the site. The virtual site visit was conducted on the 29th June, 2022, and the members will now be familiar with the site.

At the meeting held on the 6th July, 2022, members resolved to defer the application to the next committee until the officer has revisited the application and made comparisons to application FPL/2019/223.

Proposal and Site

The proposal is made for the creation of a year round camping site together with the creation of a private ménage.

The camping site is located in the open countryside of the Llanfairynghornwy area and directly North of Caerau house, with access afforded to the site via a series of single width lanes which lead from the A5025 highway. Agricultural use is currently made of the application site, with improved grassland forming the entirety of the site itself and hawthorn hedges/drystone walls forming the boundaries. The site is set back from the highway and is well screened due to mature vegetation, intervening buildings and local topography. The site includes a slight gradient, which runs from the south-east to the north-west.

The private ménage directly adjoins the cluster of buildings which are part of the Caerau site and more specifically directly to the south east the recently approved and erected stable block. This site is currently used for private horse training, with electric fencing dividing the enclosure into smaller pens. Boundaries are defined by mature vegetation and traditional 'clawdd' and provides effective screening. The site follows the same gradient as the camp site, with the higher land in the south east gently sloping to the north west and onto the current yard area.

Key Issues

The key issues as expressed by the local member and residents are as follows:

- Principle of development
- Effect on Listed Building
- Traffic
- Ecology
- Effect on Area of Outstanding Natural Beauty

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

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

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 5: Local Biodiversity Conservation

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

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	Satisfied with landscaping scheme
Cynghorydd Llinos Medi Huws	Called in
Cyngor Cymuned Cylch-y-Garn Community Council	No response

Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Dim ymateb
Ymgynghorydd Tirwedd / Landscape Advisor	Condition securing landscaping
Cyfoeth Naturiol Cymru / Natural Resources Wales	Condition requiring landscape management plan
Ymgynghoriadau Cynllunio YGC	Developer should be aware of risk from surface water flooding
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments
Dwr Cymru/Welsh Water	No objection
Iechyd yr Amgylchedd / Environmental Health	No objection
Cynghorydd Llio Angharad Owen	No response
Cynghorydd Jackie Lewis	No response

Publicity was afforded to the scheme by the posting of personal letters to local residents, together with the placing of an advert in the local newspaper and the placing of a notice in the vicinity of the site. The latest date for representations to be made in response to the above was the 08/06/2022. At the time of writing this report, 14 letters of objection had been received which raised issues as highlighted in the key issues section of this report (above).

Relevant Planning History

LBC/2020/20 - Caniatâd Adeilad Rhestredig ar gyfer addasiadau mewnol yn/ Listed Building Consent for internal alterations at - Caerau, Llanfairynghornwy - [object Object] - Caniatáu / Permit

18C223G/SCR - Screening Opinion - Barn Sgrinio i newid adeilad allanol i lety gwyliau ynghyd a gosod tanc septic yn / Screening Opinion for conversion of an outbuilding into a holiday unit together with the installation of a septic tank at - Caerau, Llanfairynghornwy

18C223K - Full Planning - Cais llawn i newid defnydd adeilad allanol i lety gwyliau ynghyd a gosod tanc septic newydd yn / Full application for the conversion of outbuilding into a holiday accommodation together with the installation of a septic tank at - Caerau, Llanfairynghornwy

18C223D/LB - Listed Building Consent - Cais am Ganiatâd Adeilad Rhestredig ar gyfer newid adeilad allanol i lety gwyliau ynghyd a gosod tanc septic yn / Application for Listed Building Consent for conversion of an outbuilding into a holiday unit together with the installation of a septic tank - Caerau, Llanfairynghornwy

18C223E - Full Planning - Cais llawn i newid adeilad allanol i lety gwyliau ynghyd a gosod tanc septic yn / Full application for conversion of an outbuilding into a holiday unit together with the installation of a septic tank at - Caerau, Llanfairynghornwy

18C223H/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer newid defnydd adeilad allanol i lety gwyliau yn / Listed Building Consent for conversion of an outbuilding into holiday accommodation at - Caerau, Llanfairynghornwy

18C223A - Full Planning - Cais llawn i ail-doi'r to llechi presennol gyda llechi Cymreig naturiol, ail-rendro ac ail-bwyntio'r simneiau ynghyd â gosod ffenestri gromen yn / Full application to re-roof the existing slate roof with natural Welsh slate, re-render and repoint the chi - Caerau, Llanfairynghornwy

18C223/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig i ail-doi'r to llechi presennol gyda llechi Cymreig naturiol, ail-rendro ac ail-bwyntio'r simneiau, gosod ffenestri gromen ynghyd a gosod nwyddau dwr glaw newydd yn / Listed Building Consent to re-roof the existing slate roof - Caerau, Llanfairynghornwy

18C223B/LB - Listed Building Consent - Cais Adeilad Rhestredig ar gyfer gwaith newidiadau mewnol ac ailwampio yn / Listed Building Consent for internal alterations and refurbishment at - Caerau, Llanfairynghornwy

18C223L/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer dymchwel ac addasiadau i dau simneiau yn / Listed Building Consent for demolition and alterations to two chimneys at - Caerau, Llanfairynghornwy

18C223N/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer gwaith altro mewnol yn / Listed Building Consent for internal alterations to - Caerau, Llanfairynghornwy

Main Planning Considerations

Principle of Camping Development

Under the Anglesey and Gwynedd Joint Local Development Plan, Policy TWR 5 is the relevant policy whilst considering the principle of camping type developments. Policy TWR 5 supports the creation of new camping sites providing that they conform with the following criteria:

1. 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;
2. Avoids excessive areas of hard standing;
3. Have limited physical connection to the ground and is capable of being removed off the site out of season;
4. Any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated and commensurate with the scale of the development.
5. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features;
6. Occupation is limited to holiday use.
7. That the site is used for touring purposes only and any units are removed from the site during periods when not in use."

The location is considered to be unobtrusive and is well screened from public views. Distant views from the highway are possible from the north east of the site, however a robust landscaping scheme was agreed with the local authority Trees and Landscape Officer which bolsters the existing hedge to ensure a more effective screening over time. It must also be considered that the site is directly adjoining the cluster of buildings at Caerau and as such it is considered that the development will be readily assimilated into the landscape. The camping site is located in somewhat of a natural depression in the land and is not considered to be a prominent location. Any views of the site will be seen in the context of the existing development of Caerau and would not incur any additional visual impact that would be of an extent that would warrant refusal.

Traffic

Traffic generated by the development was a major concern of local residents and also by the local members. Having raised this concern with the highways department, it was requested that a transport survey was carried out which assessed the current traffic on the affected roads, the traffic generated by the development (and other developments on site) and the capacity of highway network to accommodate this traffic. Having completed this survey, it was found that the traffic generated by this development and the 9 holiday lodges on site would not have a material impact on the surrounding highway network. The survey was completed on an Easter bank holiday weekend therefore the highway department was satisfied that the survey was fit for purpose and accounted for current traffic peaks. Highways had no further objection to the scheme.

Listed Building and Area of Outstanding Natural Beauty.

Myself as the case officer and the County Council's Tree and Landscape Officer visited the site to ascertain the possible visual impacts of the scheme upon the AONB and to agree a suitable landscaping scheme. Having finalised a landscaping scheme to the satisfaction of the local authority Landscape Officer, it is considered that the development at minimum conserves the natural beauty of the area of outstanding natural beauty and to that effect, conforms with policy AMG 1 of the joint local development plan which seeks to ensure that all developments in the AONB either conserve or enhance natural beauty.

The County Council's Heritage Officer was of the opinion that the private ménage would not materially effect the setting of the listed buildings on site. The landscaping scheme submitted was also considered by the Heritage Officer to be sufficient mitigation to prevent harm to the setting of the listed building adjoining the proposed camp site.

Ecology

Under policy AMG 5 and The Environment (Wales) Act, all proposals are expected to show a net gain in biodiversity. The proposal includes the planting of a substantial amount of native hedgerow which is considered to be appropriate and sufficient mitigation and provides biodiversity enhancement.

Sustainability

Paragraph 3.39 of Planning Policy Wales states that:

"In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys."

This is supported by paragraph 3.11 of Technical Advice Note 18: Transport which 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. Most development should be located in places accessible by a range of travel modes.

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.

The principle of siting new developments in sustainable locations is reiterated in the Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020) which states that:

“The planning system needs to support developments which are sited in the right locations, where they can be easily accessed by active and sustainable travel modes without the need for a car. The planning system must ensure the chosen locations and resulting design of new developments support sustainable travel modes and maximise accessibility by walking and cycling. New development should improve the quality of place and create safe, social, attractive neighbourhoods where people want to walk, cycle and enjoy. We should not be promoting sites which are unlikely to be well served by walking, cycling and public transport.”

The development is located in the open countryside of the Llanfairynghornwy area, however it must be noted that the village itself includes a bus stop which is within 1.1km walking distance of the site. As such it is considered that the proposal is accessible by a range of modes of transport.

Comparison with FPL/2019/223

As mentioned earlier in the report, the members resolved to defer the application until comparisons had been made between this proposal and another which was refused in 2019. Application FPL/2019/223 was made for the creation of a seasonal camping site at Pen-Wal Bach at Newborough and refused on the 3 following grounds:

1. Harmful impact upon Area of Outstanding Natural Beauty
2. Unacceptable impact upon residential amenity
3. Proposal is sited in an unsustainable location.

It is acknowledged that both sites are located in the Anglesey Coastal Area of Outstanding Natural Beauty, however the character of the AONB in these 2 locations are vastly different. Pen-Wal bach is located in the Penlon area of Newborough and in close proximity to the highway leading to a public carpark and also closely adjoining the Newborough Warren sand dunes. The landscape in this area is flat and open in nature, with very little topographic features aside from hedgerows which provide screening. The area also includes a number of other established camping and caravan sites and did not propose any additional screening. The local authority landscape advisor made the following comments as a formal response to the Pen-Wal bach application:

'The proposal would affect the sense of openness locally with local effects on expansive views and peace and tranquillity. There would consequently be localised seasonal effects on natural beauty with seasonal obtrusiveness. The removal and likely reduction of the roadside hedge above would reduce the screening present and add to the obtrusiveness of the site and fail to comply with the landscape and visual related criteria of TWR 5, PCYFF4 and AMG 1.'

Caerau is located in the open countryside of the Llanfairynghornwy area of the AONB. The area is typically characterised by a highly undulating topography, with the site of the proposed camping pitches being in a natural depression in the land and the land beyond the site rising in elevation to a hill. The site also includes mature vegetation to a substantial height. The site is distant from the nearest public highway and the boundary with which is also defined by a mature hedgerow. When the site is viewed from the public highway, it is seen against the backdrop of mature trees, hills and the cluster of buildings at Caerau. Due to the above, the proposal would not harm the sense of openness of the AONB as was the case with the Pen-Wal Bach application. Whilst the site includes a substantial amount of screening, a comprehensive landscaping scheme has been agreed with myself as the officer and the landscape officer. Subject to a condition securing the landscaping scheme, the landscaping officer had no objections to the scheme.

As can be seen from the above, the schemes are incomparable in their context and settings and due consideration was given in each circumstance to the AONB and the effects the respective schemes would have upon it. Having liaised with the Landscape officer on the proposed scheme at Caerau, it was deemed that the proposal was acceptable in terms of its impact upon the AONB.

The proposed site at Caerau is some 480 metres away from the nearest neighbouring property and therefore it cannot be reasonably deemed that the scheme would impact residential amenity. The final

reason for refusal at Pen-Wal Bach was that the site was located in a unsustainable location and users of the site would be dependent on private transport. Since this decision in 2019, the local authority have been in receipt of several appeal decision which have subsequently amended our interpretation of sustainability. Most recently, an appeal was lost at Wern Farm, Llanddona, which a greater distance away from the village of Llanddona than what Caerau is from Llanfairynghornwy. It was further acknowledged in the appeal that the site was some 2km away from the nearest bus stop, whilst Caerau is closer to a bus stop at 1.1km. Having been guided by appeal decisions, it cannot be reasonably said that Caerau is sited in an unsustainable location.

Conclusion

The proposal conforms with all the relevant policies of the Joint Local Development Plan and has reasonably demonstrated that no material harm will be caused to the local highway network. Having considered the above and all objections received as part of the application, It is considered that the proposed development is acceptable.

Recommendation

That the application 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 Planning Act 1990 (as amended).

(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 (Camping) / SH3291NW**
- **Location Plan (Menage) / SH3291NW**
- **Landscape Plan / N/A (Received 22/03/2022)**
- **Proposed Camping Area / BSW 20/12/2021**
- **Proposed Elevations Menage / 1312/MEN/01**
- **Proposed Floorplan Menage / BSW 20/12/2021**

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

(03) The site shall be landscaped strictly in accordance with landscape management plan received 22.03.22 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs 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 in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(04) The manege shall be used for the private use of horses incidental to the enjoyment of the dwelling house known as Caerau only and shall not be used for livery or any commercial purpose.

Reason: To ensure that inappropriate uses do not take place in the locality.

(05) The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

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 1, PCYFF 2, PCYFF 3, PCYFF 4, AMG 1, AMG 5, TWR 5, PS 4, PS 5, PS 20.

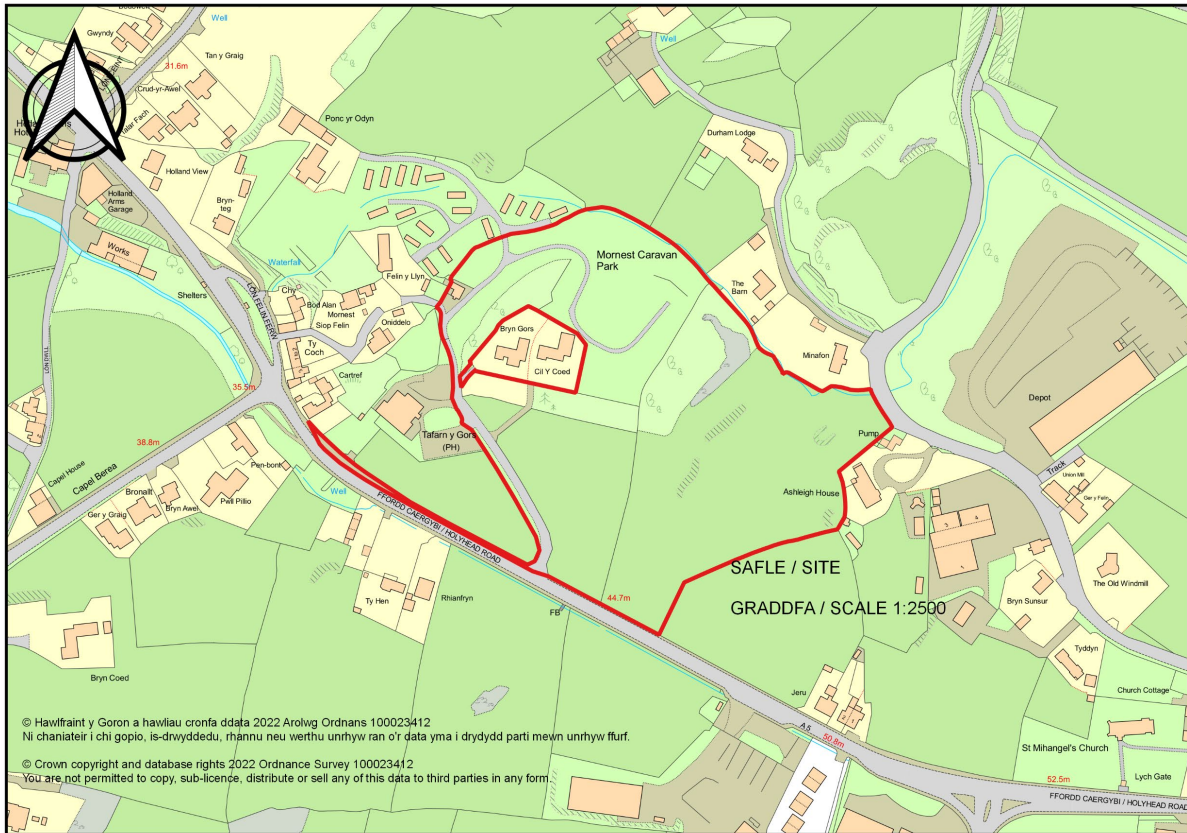
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/7

Applicant: Mr Moris Jones

Description: Full application for the redevelopment of existing caravan park to accommodate static caravans, and extension to site to accommodate touring caravans, together with the erection of a toilet/shower block at

Site Address: Mornest Caravan Park, Pentre Berw



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

Recommendation: Refuse and Permit

Reason for Reporting to Committee

The application was called in to be determined by the planning committee at the request of Local Member Cllr. Dafydd Roberts.

In the meeting held on the 15th June, 2022, members resolved to visit the site. The virtual site visit was conducted on the 29th June, 2022, and the members will now be familiar with the site.

At the subsequent meeting of 6th July, 2022, members resolved to refuse the application contrary to officer recommendation. The given reasons were that the proposal conforms with policy TWR 3 and other material considerations in the form of the lawful use certificate on site indicate approval should be given.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters.

The static caravan element of the scheme was refused purely on the grounds that the 190% increase in numbers is not considered a minor extension as is permitted under the policy. The local member further sited that improvements have been made to the site and thus conforms to TWR 3, which states minor extensions will be permitted providing *'that any increase in the number of static holiday caravan or holiday chalet units is minor and is commensurate with the scale of any improvements to the site'*. Having discussed further with the policy department, they have confirmed that the commensurate improvements are in order to justify the minor extensions (up to 10%) and not over this figure. It is acknowledged that a certificate of lawful use has been granted on the site for the year round siting of the touring caravans and this may indeed allow some additional units over the 10%, however it is not considered that this is a sufficiently material consideration to permit a 190% increase in numbers, which is substantially over the guide figure. The local members stated that the 190% increase was acceptable as it would not create any visual impact and would not be visible from the public realm. Whilst this is indeed true, policy TWR 3 does not include any mechanisms which allows extensions over the minor level based on the visual merits of a proposal.

To conclude, the department retains it's stance that the proposal is contrary to policy TWR 3 as the proposed increase in static caravan numbers represent a 190% increase to the units on site, which far exceeds any interpretation of the term minor. Further to this, approval of the scheme would damage the departments ability to consistently apply the policy and would set a dangerous precedent. It is our opinion that the members are recommending approval contrary to policy, with no reasonable or genuine material considerations which indicate that approval should be given.

Relevant Planning History

FPL/2021/16 - Cais llawn i ail ddatblygu'r maes carafanau presennol i letya carafanau sefydlog ac ymestyn y safle i gynnwys carafanau symudol, ynghyd â chodi bloc toiledau/cawodydd llawn yn / Full application for the redevelopment of existing caravan park to accommodate static caravans, and extension to site to accommodate touring caravans, together with the erection of a toilet/shower block at - Mornest Caravan Park, Pentre Berw - Gwrthod / Refused

LUE/2021/14 - Cais llawn am Dystysgrif Cyfreithlondeb Defnydd Presennol ar gyfer 5 carafan statig ychwanegol yn ogystal a'r carafanau teithiol sydd wedi eu lleoli yn barhaol yn / Full application for a Certificate of Lawfulness of Existing Use for an additional 5 static caravans along with the permanently

Recommendation

Refuse the extension to the number of existing static caravans for the following reason:

(01) The proposal by virtue of the number of new static caravans it proposes would not be minor in nature and therefore would run contrary to the provisions of policy TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan.

Approve the touring caravan element of the application 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 Planning Act 1990 (as amended).

(02) The development (Touring caravan site only as edged in green on the plan attached) 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 / 2587:18:1
- Proposed Site Plan / 001 1
- Proposed Site Plan / 2587:18:3E
- Proposed Shower/Toilet Block / 2587:20:4b

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

(03) The site shall be landscaped strictly in accordance with proposed site plan (Reference: 001 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 the lifetime of the development hereby approved. Any trees or shrubs 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 in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(04) The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

(05) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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.

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 1, PCYFF 2, PCYFF 3, PCYFF 4, TWR 3, TWR 5, AMG 5, PS 4, PS 5, PS 19.

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/2022/63

Applicant: Mrs Maria Watkinson

Description: Full application for the erection of a food and beverage sales kiosk for ice cream, waffles and soft drinks at

Site Address: Ocean's Edge, Lon Isallt, Trearddur Bay



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

Recommendation: Permit

Reason for Reporting to Committee

The application was called in to be determined by the Planning Committee at the request of Local Member Cllr. Dafydd Rhys Thomas.

At the Planning Committee held on the 15th June 2022, Members resolved to approve the application. However, at the meeting the Officer inadvertently noted that the Highway Department had been consulted and had raised no objection to the proposed development, whereas, in fact, the Highways Department had not been so consulted. Given the highway concerns raised by Members at the June meeting, the Planning Department, on discovering that highways had not been consulted, informed the Chair and the two local Members who participated at the June meeting that Highways would be consulted and the

matter reported again to this Committee. Having now been consulted, the Highways Department confirm that they have no objection.

The application is reported again to Committee in the interest of completeness, openness and transparency and to ensure that all matters have been taken into account in determining the application.

At the subsequent meeting of 6th July, 2022, members resolved to refuse the application contrary to officer recommendation. The given reasons were that the proposal was contrary to policy MAN 6, with specific reference to criterion 2 which states '*The shop will not significantly harm nearby village shops*'.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters.

The local members allege that the scheme is contrary to policy MAN 6 of the Joint Local Development Plan by virtue of contravening criterion 2 of the policy, which states proposals will only be supported providing '*The shop will not significantly harm nearby village shops*'. At the committee, members made specific reference to a 'Mr Whippy' ice cream van which parks up and trades in the vicinity of the site. The department would contest that a mobile ice cream van does not constitute a 'village shop' as is cited in the policy as it is a temporary use that can relocate with ease. Indeed, the local member himself stated that 'Mr Whippy' departs the site every evening and returns the following morning. It is considered that the local Spar shop would be much more innkeeping with what is considered as a 'village shop' as sited in the policy. Nonetheless, Treaddur Bay is a popular tourist destination and it was stated by the local members that the area is gridlocked with traffic and people in the summer months therefore the department would question if a small ancillary unit would amount to over provision of such facilities to an extent that would '*significantly harm nearby village shops*' in consideration of the level of demand for such facilities. Further to the above, I would direct the members to paragraph 119 of Planning Policy Wales (11th edition) which states '*It is not the function of the planning system to interfere with or inhibit competition between users of and investors in land*' and again remind the members that competition is not a material planning consideration. As such, it is not considered that members are voting for refusal on a material basis and therefore risk costs and being overturned at appeal as set out in 4.6.12.1 of the Council's Constitution.

The planning department maintain their stance that the proposal is in accordance with all relevant policies as set out in the previous committee report.

Conclusion

The proposal conforms with the relevant policy of the JLDP and therefore will be recommended for approval.

Recommendation

That the application 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 Planning Act 1990 (as amended).

(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 / TQRQM21335124942801
- Proposed Kiosk / DWG No: 14

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

(03) The retail kiosk hereby approved shall only be used ancillary to restaurant as shown in the red line provided on the location plan (Reference: TQRQM21335124942801).

Reason: To ensure that inappropriate uses do not take place in the locality.

(04) The retail kiosk shall be used for food and drink and for no other purpose (including any other purpose in class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: To ensure that inappropriate uses do not take place in this locality.

(05) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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.

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 1, PCYFF 2, PCYFF 3, MAN 6, PS 1, PS 4, PS 5.

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/2021/266

Applicant: Mon Developers

Description: Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to

Site Address: Garreglwyd Road, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application was called in to be determined by the Planning Committee at the request of Local Member Cllr. Trefor Lloyd Hughes amid local concern for highway safety, overdevelopment of the site and the developments appearance in the locality.

In the meeting held on the 15th June, 2022, members resolved to visit the site. The virtual site visit was conducted on the 29th June, 2022, and the members will now be familiar with the site.

At the meeting held on the 3rd July, 2022, members resolved to defer the application to allow further highways information to be consulted upon.

Proposal and Site

The site is located in the town of Holyhead and its associated development boundary. The site is located in a dense urban area, with Maes Cybi flanking the east of the site and other residential development on South stack and Carreglwyd Road defining the west and northern boundary. The remaining boundary is bound by Carreglwyd road itself, which also provides a means of access to the site. Unmaintained vegetation covers most of the site at present with several rocky outcrops located throughout the site. The gradient of the site follows that of Carreglwyd Road, with higher ground in the east gently sloping to the west.

The proposal is made for the reducing of the level of the site together with the erection of an 8 unit block of flats together with the creation of an internal access road and associated parking area.

Key Issues

The key issues of the proposal are as below:

- Principle of housing development
- Design of proposal
- Effect on neighbouring amenity
- Effect on local highway network.
- Effect on ecological matters.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 16: Housing Provision
Policy AMG 5: Local Biodiversity Conservation
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TAI 8: Appropriate Housing Mix

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Affordable Housing (2004)
Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd Keith Robert Roberts	No response
Cynghorydd Trefor Lloyd Hughes	Called in to committee.

Cyngor Tref Caergybi / Holyhead Town Council	Object with concerns in regards to privacy.
Iechyd yr Amgylchedd / Environmental Health	Advisory in regards to contaminated land and vibration from rock pecking.
Gwasanaeth Addysg / Education Service	No contribution required
Dwr Cymru Welsh Water	No objection in principle
Ymgynghoriadau Cynllunio YGC	No objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Capacity in windfall indicative provision for development
Strategol Tai / Housing Strategy	Satisfied with proposed housing mix.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Construction traffic management plan condition
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection provided ecological survey is included on list of approved plans
Gritten Ecology	Mitigation and enhancement measures suggested in ecological survey need to be followed.

The proposal was afforded publicity by the posting of personal letters to the occupiers of neighbouring properties, with a latest date of 27/10/2021 for observations to be made in response. At the time of writing this report, 7 letters of objection had been received and their contents will be addressed later in this report.

Relevant Planning History

FPL/2021/42 - Cais llawn ar gyfer codi 8 fflat preswyl fforddiadwy, adeiladu mynedfa newydd i gerbydau, adeiladu ffordd newydd ar y safle ynghyd â thirlunio caled a meddal ar dir ger / Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to - Ffordd Garreglwyd Road, Caergybi/Holyhead - Tynnwyd yn ôl / Withdrawn

Main Planning Considerations

Principle of Development

Under the adopted Anglesey and Gwynedd Joint Local Development Plan, Holyhead is defined as an Urban Service Centre and therefore any housing proposals will be considered against policy TAI 1 of the plan. Policy TAI 1 aims to deliver a strategic level of housing in urban service centres through allocated housing sites and suitable windfall sites subject to the indicative provisions set out in table (ii) of the policy. The site subject to this proposal is outside of any housing allocations and therefore is considered as a windfall site. Current figures provided by the policy department indicate that there is capacity within the Holyhead windfall indicative provision to accommodate the proposal and therefore it is considered that the scheme is in accordance with policy TAI 1.

Policy TAI 8 of the Joint Local Development Plan seeks to ensure that housing developments contribute to improving the balance of housing stock and meets the identified needs of the whole community. The application was accompanied by a housing mix statement which justified the units proposed and supplementary to this, it was confirmed by the local authority housing department that the proposed mix of flats was satisfactory and that there was a strong demand for socially rented flats in the Holyhead area. Due to the above, it is considered that the scheme is in accordance with policy TAI 8. The local authority housing mix supplementary planning guidance document is consistent with TAI 8 in aiming to *provide a*

mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population.”

Policy TAI 15 of the Joint Local Development Plan seeks to secure an appropriate provision of affordable housing on housing developments of 2 or more units. Under the policy, it is noted that an affordable housing provision of 10% is viable in the Holyhead area. It has been noted as part of the application that the proposal is to be 100% affordable and therefore conforms with policy TAI 15. As the policy requirement is 10% affordable, it is only this percentage that can be secured via a section 106 legal agreement. The remainder of the development will be affordable at the discretion of the developer.

PCYFF 1 of the adopted Anglesey and Gwynedd Joint Local Development states 'Proposals within Development Boundaries will be approved in accordance with the other policies and proposals of this Plan, national planning policies and other material planning considerations'. Due to the above considerations, it is considered that the proposal effectively accords with the provisions of policy PCYFF 1.

Design of Proposal

The proposed building is spread over two storeys and will include a pitched anthracite standing seam roof. The walls of the building will be finished in facing brick or white render with rainwater goods and windows/doors in anthracite to match the roofing material. The above materials are locally prevalent and as such it is not considered that the design of the building would be incongruous with the general appearance of the area. It must also be considered that there are a range of materials and dwelling types locally and as such it is not considered that the area has a set pattern or type of development. The design of the building was an observation raised in the letters of objection along with concerns in regards to the proposal amounting to overdevelopment to the site due to its massing.

As detailed above, the department considers the proposal to be of an acceptable design which does not cause harm to the appearance of the local area. The building does not dominate the site in terms of its footprint and includes amenity area surrounding the building along with parking and refuse areas.

Subsequently, the local authority do not consider the development to amount to overdevelopment. Policy PCYFF 2 of the plan also states that proposals should make the most efficient use of land. As a vacant plot within the development boundary, it is considered that the use of the site for housing purposes is the most efficient use of land. Further to this, the use of windfall sites for housing is an important aspect of the Joint Local Development Plan's strategy for delivering strategic levels of housing as noted in policy PS 16 (Housing Provision).

Residential Amenity

The application was previously withdrawn amid concern that the scheme would be an oppressive structure which would overlook and affect the outlook of the dwellings on Cybi Street, which define the eastern boundary of the site. This revised scheme has been amended by reducing the level of the site so as to ensure the finished floor levels of the proposal and the dwellings on Cybi Street are similar and thus will not overbear upon the neighbouring properties. A 1.8m boundary fence will also be provided on this boundary which together with the reconfiguration of the building to set back primary and secondary windows the required distance away from the neighbouring properties as set out in the supplementary planning guidance design guide, ensures that any overlooking is sufficiently mitigated against. The 1.8m boundary fence will also prevent the headlights of vehicles within the site from negatively affecting the amenities of neighbouring properties. Due to the above, it is considered that the scheme conforms with policy PCYFF 2 of the Joint Local Development Plan, which states planning permission will be refused where the proposed development would have an unacceptable adverse impact on residential amenity.

The supplementary planning guidance design guide sets out recommended distances between properties so as to avoid unacceptable impacts upon residential amenity. In this circumstance, the distances required is 12 metres from the ground floor main to side (blank wall) and 18 metres from ground floor

main to secondary. 16 and 19.5 metres are provided respectively and therefore it is not considered that the proposal would overlook the properties on Cybi Street to an extent that would warrant refusal. In this dense urban setting it must also be considered that there is an existing baseline of overlooking.

Concern was also raised by the community council in regards to the effect of the proposal on the privacy of the bungalows in the locality of the site. The properties on the north and west boundaries of the site are bungalows, however due to the orientation and distance of the building to these properties, it is not considered that any overlooking that would occur would do so to an unacceptable extent.

Impact upon residential amenity formed the basis of objections in response to the publicity afforded to the scheme, however due to the above it is not considered that there is grounds for refusal on this basis.

Effect on Local Highway Network

Concern was raised by the local member and by local residents that the scheme would overload the local highway network. Having consulted the highways department of the local authority, they had no concern in regards to the scheme and only requested additional information regarding parking spaces, refuse collection and estate road management and maintenance. The required spaces in line with local authority parking standards is 10 spaces, however only 8 are provided. Despite the shortfall of 2 parking spaces, it is considered the proposal is acceptable as it is located in a highly sustainable location which is accessible by bus and rail with local amenities also within walking and cycling distance. Subsequently, occupiers of the development are not reliant on private transport and as such private transport is not considered a necessity in this location. A construction traffic management plan will also be conditioned so as to ensure the construction phase causes the least amount of disruption to the local highway network.

Ecology

Concern was also raised as part of the objection that the accompanying ecological survey was incorrect and did not consider all relevant ecological issues on site. Having consulted the local authority ecological advisor, no objection was raised with the survey and only commented that the enhancement measures should be included on the proposed plans. The ecological survey will be included in the list of approved plans to ensure that biodiversity enhancement and mitigation is adhered to. Due to the above, the proposal is considered to adhere to policy AMG 5 of the joint local development plan and also fulfils the local authority's duty under the Environment (Wales) Act to attain net gain to biodiversity in the carrying out of its functions.

Other Matters

Objections were also raised in relation to the capacity of the local sewerage network to accommodate the additional flows. Having consulted the local authority drainage department and Dwr Cymru as the statutory undertaker, no objection was received. It is therefore considered that this objection does not form grounds for refusal. As the application is for new dwellings, a SUDs application will be required which will give closer scrutiny to the drainage of the site.

As mentioned earlier in this report, the site will be reduced in level so as to allow the finished floor levels of the building to be similar to that of the dwellings on Cybi Street, which will require ground breaking and rock pecking. A condition will be imposed on the consent which requires details of the construction methods along with a condition which limits the hours of pecking. As set out in the Environmental Health response, an advisory will also be imposed on the consent which recommends the developer to undertake pre condition surveys of the nearest neighbouring dwellings. The surveys will protect the developer from future legal claims and also provide the residents a degree of comfort that any issues caused can be identified and addressed. With regard to paragraph 3.47 of the Welsh Government Circular WGC 016/2014, these surveys cannot be conditioned as its requirements extend outside of land owned by the applicant and therefore would have no reasonable prospect of being able to adhere to the requirements of the condition.

Conclusion

Having considered all objections received as part of the statutory publicity alongside the relevant policies and supplementary planning guidance, no valid reasons for refusal have been encountered. The proposal will make the best and most efficient use of a suitable windfall site within the development boundary in order to contribute to delivering an identified local need for housing.

Recommendation

That the application 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 Planning Act 1990 (as amended).

(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.

- **Site Location / A-03-01**
- **Proposed Site Layout / A-03-03**
- **Proposed Elevations / A-03-05**
- **Fence Detail / A-03-07**
- **Proposed Floor Plans / A-03-04**
- **Site Sections / A-03-06 Rev 01**
- **Garreglwyd Road, Holyhead Ecological Impact Assessment for Mon Developers February 2020 Updated June 2021 3129/11**

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

(03) 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 type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for loading and unloading and the storage of plant and materials;**
- (viii) 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.

(04) No development shall commence, including any works of ground breaking or rock pecking, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;**
- ii. loading and unloading of plant and materials;**
- iii. storage of plant and materials used in constructing the development;**
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v. wheel washing facilities;**
- vi. measures to control the emission of dust and dirt during ground breaking / rock pecking ;**
- vii. a scheme for recycling/disposing of waste resulting from ground breaking / rock pecking works;**
- delivery, demolition and construction working hours;**
- viii. details of all machinery being used including measures to control noise, vibration and pollution control impacts and mitigation**

The approved Construction Method Statement shall be adhered to throughout the ground breaking / rock pecking and construction period for the development.

Reason: To protect the amenity of nearby occupants

(05) In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site. The Remediation Strategy shall be submitted and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the Remediation Strategy.

Reason; To safeguard the amenities of future occupants.

(06) Ground breaking / rock pecking or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

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 1, PCYFF 2, PCYFF 3, PCYFF 4, TAI 1, TAI 8, TAI 15, PS 16, PS 1, PS 4, PS 5, AMG 5, PS 19.

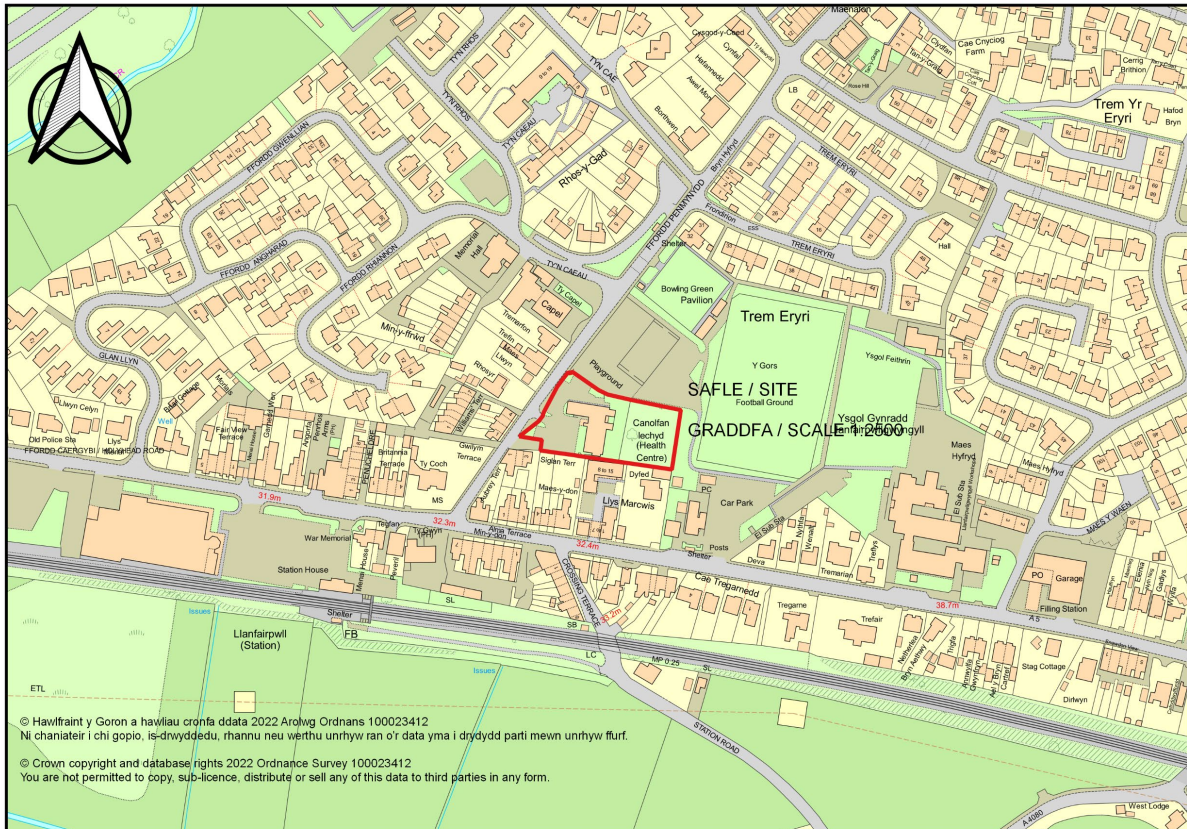
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/336

Applicant: Ms. Liz Ormerod

Description: Full application for alterations and extensions to health centre, the construction of new parking spaces together with soft landscaping at

Site Address: Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee on the request of the Local Member – Councillor Alun Wyn Mummy.

The planning application was presented to the planning and orders committee on the 6th July 2022, where members requested a site visit. The site visit has taken place on the 20th July 2022, and the members are now aware of the site and its settings.

Proposal and Site

The application is made for an extension to the existing Health Centre. Other associated development comprises the creation of five additional car parking spaces together with soft landscaping in the form of a paved path.

The application site is the Llanfairpwll Health Centre, located along Ffordd Penmynydd within the development boundary of Llanfairpwll, as defined by the Joint Local Development Plan.

Key Issues

The key issues are if the proposal complies with current policies, and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

Policies

Joint Local Development Plan

Policy ISA 2 - Community Facilities
Policy PCYFF 2 – Development Criteria
Policy PCYFF 3 – Design and Place Shaping
Policy PS 1 – Welsh Language and Culture
Policy TRA 2 – Parking Standards
Policy TRA 4 – Managing Transport Impacts

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 15: Development and Flood Risk (2004)

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the application and requested that a Construction Traffic Management Plan (CTMP) be placed as a condition.
Ymgynghoriadau Cynllunio YGC	Initially objected to the application as the site is within an area at risk of flooding from surface water and small watercourses. At their request, a Flood Consequence Assessment was produced, which highlighted that the proposed development would have minimal risk of flooding. No objection during the second consultation period, and provided SuDS advice for the applicant.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections if the ecology report is included in the list of approved plans. Acknowledge that bats are present at the application site, but the proposed development represents a lower risk for bats.

Ymgynghorydd Tirwedd / Landscape Advisor	The trees to be removed (G1 and W1) are not high value amenity trees. Removal of these trees would have negligible effect on wider amenity and it is considered that felling is justified in relation to the proposed extension. Clarification was sought regarding the future status of willow tree TN 1, with the agent confirming that this tree is to be retained, as shown on the proposed site plan.
Iechyd yr Amgylchedd / Environmental Health	Informatives for the applicant.
Dwr Cymru Welsh Water	Informatives for the applicant, and requested a condition regarding surface water.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments regarding relevant policies.
Cynghorydd Meirion Jones	No response at the time of writing the report.
Cynghorydd Alun Wyn Mummery	Supportive of this long awaited application, but called in to Planning Committee due to concerns regarding the parking situation.
Cynghorydd Robin Wyn Williams	No response at the time of writing the report.
Cyngor Cymuned Llanfairpwll Community Council	Supportive of this long awaited application, but concerned over lack of parking spaces.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 31/12/2021. Three letters of objection were received during this consultation period. The main points raised were:

- Plans submitted in 2019 had 21 new parking bays whereas this application only has 5
- There doesn't seem to be enough space on site to create the proposed parking spaces
- The car park is not big enough to accommodate the extension and increase in patients
- Object to all the trees being cut down and turned into a car park

In response to these comments:

- The Highways Department have no objections regarding the parking situation
- The agent has confirmed that since Covid the number of patients attending the Health Centre has reduced, which should cause less parking issues
- Plans clearly show that only a small section of woodland to the rear is being removed to accommodate the extension

Following the submission of additional information in the form of a Flood Consequence Assessment and an updated ecology report, a second consultation period started. The latest date for receipt of any representations was the 24/06/2022. At the time of writing this report, two letters of objection had been received. The comments made were:

- 5 new parking spaces not enough, and not enough space to create them
- Existing car park is too small, this extension will make it busier

It is considered that the response to the first consultation period comments address these objections, and the points raised will be further addressed in the main body of this report.

Relevant Planning History

31C285 - Minor refurbishment works and office accommodation including enlarging existing windows at Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll. Approved 15/12/2003.

FPL/2019/284 - Full application for alterations and extensions together to the health centre together with change of use of land to the rear to incorporate an extension to car park at Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll. Returned to Applicant.

Main Planning Considerations

The main planning considerations are the design and appearance of the extension, its impact on its surroundings, and the acceptability of the parking scheme. Concerns have been raised regarding the inadequate provision of parking spaces on site.

Llanfairpwll Health Centre is located along Ffordd Penmynydd, within the development boundary of Llanfairpwll as defined in the JLDP. The existing car park is located to the west of the health centre, closest to the highway, with a small woodland located to the east. The proposal is for a rear extension to the health centre. This will allow space for an additional five consultation, which will benefit the Health Care staff and the service users.

The extension will extend approximately 7.4m beyond the rear of the Health Centre, and will be 17m wide, set off both side elevations. This extension will have two different roof pitches, one at 7.4m in height and the other at 6m, with all the eaves at 3.3m in height. It is to be finished with render, with some brickwork to the bottom, which is considered acceptable and will integrate into the surrounding built environment. Additionally, the roof tiles will match the existing building, ensuring integration. Each consultation room will have a rear facing window, looking towards the woodland behind, and creating no concerns of overlooking. The extension has been purposefully set 12m away from neighbouring Llys Marcwis flats, which complies with the indicative minimum distances set out in the SPG. It is considered that the proposed development will have no greater impact upon the privacy and amenity of any neighbouring properties, and is compliant with policy PCYFF 2.

The principal of development to a community facility is supported by policy ISA 2, subject to it meeting a set criteria. Criteria i, iv and v of ISA 2 are relevant to this application. As the site is located within the development boundary, is of an appropriate scale and is easily accessible by foot, cycle and public transport, it is considered to comply with policy ISA 2. This application must also give consideration to the Welsh Language under policy PS 1. In regards to this specific application, the agent has confirmed that all signage on the application site is to be bilingual, ensuring compliance with policy PS 1.

Six trees are proposed for removal to accommodate this extension as highlighted in the ecological appraisal. The initial version of the report noted potential for bats in the woodland behind the surgery, and suggested a further tree climbing survey to determine bat presence in the trees to be felled. An updated report confirmed that there were no sign of bats or roosts in the trees proposed for felling, but did confirm bat presence in the woodland. As stated by the landscape advisor, the trees proposed for felling are not of high value, and it is considered that the felling is acceptable to accommodate the extension. During the consultation period, an objection was received from the drainage department as the site lies in an area at risk of flooding from surface water or small watercourses. A Flood Consequence Assessment was produced by the agent, which highlighted that the proposed development has minimal risk of flooding, and is compliant with TAN 15.

This site was subject to a previous application, reference FPL/2019/284, for alterations and extensions to the health centre, together with the change of use of land to the rear to create a car park. This included the removal of all the trees to the rear to create a large car park. This application was returned to the applicant as it was considered unacceptable from an ecological perspective and from the point of view of the Environment Wales Act. The site did not offer adequate space to achieve biodiversity gain in relation

to the loss of the whole woodland. This application before us now has taken into consideration the comments from the previous application, with the majority of the woodland to remain.

Objections were received from neighbours and a Local Member regarding the parking situation on site. They are of the belief that this proposal provides inadequate additional parking spaces that the Health Centre needs. The proposal includes the creation of five additional parking spaces, two to the north of the health centre and three outside the main entrance. It is considered that this application provides ample space for parking, whilst maintaining biodiversity on site. Additionally, the Highways Department had no objections towards the development, which is considered to comply with policy TRA 2. Furthermore, the site is in a sustainable location, and is easily accessible on foot, cycle or by public transport. Llanfairpwll also has public car parks in short walking distance. The agent has also confirmed that since Covid the number of patients attending the surgery has reduced, thus reducing the pressure on the car park.

Conclusion

This development is considered a small scale extension that will provide essential additional space within the Health Centre, which will ease the strain on Health Care staff, and will improve its service to its patients and the wider community. It is a simple design that is subservient to the existing building, and will integrate into the site, creating little or no greater impact upon the privacy and amenity of neighbouring properties.

Regarding the parking situation, it is considered that providing an additional five parking spaces is an improvement on the existing situation. Whilst objections were received regarding this, the Highways Department had no objections, and due to changing medical practices as a result of the Covid pandemic, it is anticipated that less patients will be present at the Health Centre at a given time, reducing the strain on the car parking situation.

Recommendation

That the application 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 Planning Act 1990 (as amended).

(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:

- 18077 LHC-TACP-EB-00-DR-A-100 Rev P04: Proposed ground floor plan
- 18077 LHC-TACP-EB-01-DR-A-101 Rev P02: Proposed roof plan
- 18077 LHC-TACP-EB-ZZ-DR-A-200 Rev P01: Proposed elevations
- 18077 LHC-TACP-ES-ST-DR-A-702 Rev P01: Proposed site plan
- Enfys Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment - Version V3 - 23/05/2022
- KRS Environmental - Flood Consequence Assessment - March 2022

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

(03) 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 type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vi) The arrangements for loading and unloading and the storage of plant and materials;**
- (vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**
- (viii) The working days and hours on site.**
- (ix) The length of time the proposed works will take to complete on site.**

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.

(04) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to 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.

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: ISA 2, PCYFF 2, PCYFF 3, PS 1, TRA 2, TRA 4

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.

Planning Committee: 27/07/2022

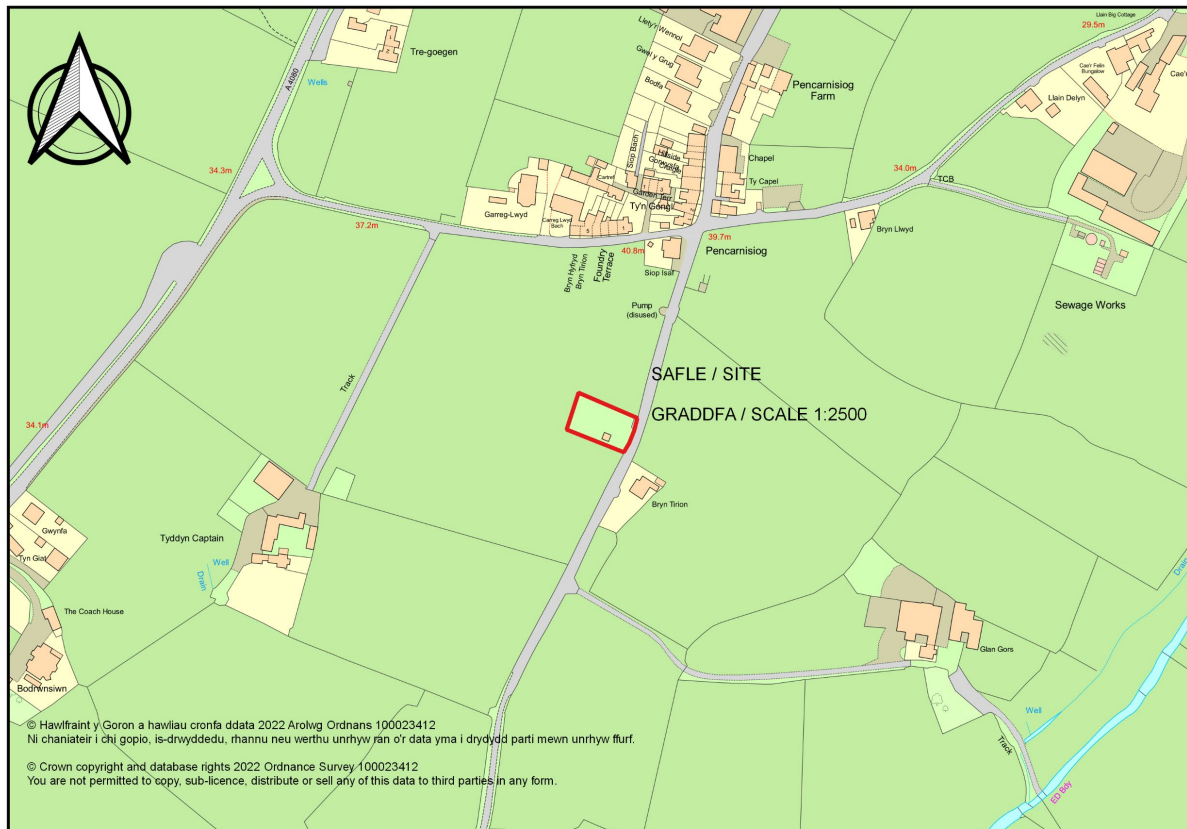
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Application Reference: FPL/2022/116

Applicant: Peter Brooks & Ronnie Calderwood

Description: Full application for the erection of a dwelling together with associated development (so as to amend the design approved under appeal ref APP/L6805/A/11/2158396) at

Site Address: Gallt y Mwg (Wylfa), Ty Croes, Pencarnisiog



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

Recommendation: Permit

Reason for Reporting to Committee

The application is recommended for approval which is contrary to Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan.

Proposal and Site

The site is located in the open countryside of the Pencarnisiog area, which is not part of any development boundary or cluster settlement as defined under the Joint Local Development Plan. The site benefits from a safeguarded permission for a replacement dwelling, which received permission under application reference 28C108D. Site boundaries are currently defined by mature vegetation and stone walling, which

adjoin agricultural land surrounding the site. Access is afforded to the site via its own private access, leading from a un-named single width country lane.

The proposal is made for the erection of a new dwelling which seeks to amend the design of the previously approved and safeguarded consent.

Key Issues

The key issue is whether the proposal is an improvement to that originally approved under appeal reference APP/L6805/A/11/2158396.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

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 Gwilym O Jones	No response
Cynghorydd Richard Dew	No response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Outline of relevant policies
Priffyrdd a Trafnidiaeth / Highways and Transportation	Condition requesting construction traffic management plan.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No matters relevant to Natural Resources Wales
Cyngor Cymuned Llanfaelog Community Council	No response
Draenio Gwynedd / Gwynedd Drainage	No objection

Publicity was afforded to the application via the posting of personal letters to the occupiers of the neighbouring properties. The latest date for response to be made was the 25/05/2022. At the time of writing this report, no letters of representation had been received at this department.

Relevant Planning History

VAR/2019/55 - Cais o dan Adran 73A i ddiwygio amod (02)(cyffordd i gerbydau) ynghyd â gwneud i ffwrdd ag amodau (04)(Cartrefi Cynaliadwy), (05)(Cartrefi Cynaliadwy) a (06)(Cartrefi Cynaliadwy) o apêl cynllunio cyfeirnod APP/L6805/A/11/2158396 (Codi annedd newydd) er mwyn caniatáu i gynlluniau diwygiedig adleoli mynediad i gerbydau ar ôl i'r gwaith ddechrau ar y safle a gwneud i ffwrdd â'r codau ar gyfer y gofynion Cartrefi Cynaliadwy yn / Application under Section 73A for the variation of condition (02)(Vehicular junction) together with removal of conditions (04)(Sustainable Homes), (05)(Sustainable Homes) and (06)(Sustainable Homes) of planning appeal reference APP/L6805/A/11/2158396 (Erection

of new dwelling) so as to allow amended plans to relocate vehicular access after works have commenced on site and removal of codes for Sustainable Homes requirements at - Gallt y Mwg (Wylfa), Ty Croes, Pencarnisiog - [object Object] - Tynnwyd yn ôl / Withdrawn

Main Planning Considerations

The principle of a dwelling in this location has been established under previous planning permission 28C108D which has been safeguarded via a material start and therefore is valid in perpetuity. 28C108D was an application for the demolition of the existing dwelling on site together with the erection of a replacement dwelling on the footprint of the previous dwelling. A subsequent application was submitted (28C108F) for an amended siting of the dwelling to the rear of the plot and was refused on the grounds it would harm the character and appearance of the area. This decision was overturned at appeal and permission was granted for the siting of the dwelling to the rear of the plot. It is not clear whether or not the appeal permission has been safeguarded, however it is not considered sufficiently material in this case as this application seeks to site the dwelling for the most part in the footprint (slightly further back) of the safeguarded consent. Nonetheless, the appeal decision establishes the acceptability of the siting of a dwelling to the rear of the plot. Having established the lawfulness of the safeguarded consent on the site, the main considerations of this application are whether or not the proposal is considered acceptable when compared to the safeguarded consent.

The safeguarded consent is for a 1.5 storey bungalow with an internal floor area of 120m² and a finished ridge height of 7.9 metres. Primary finishing materials are noted as slate roofing, stone cladding and lime mortar rendering. This proposal seeks to obtain permission for a 2 storey property with a internal floor area of 165m² and a finished ridge height of 7.1m, with finishing materials proposed as slate, render and stone/cement board cladding.

The reduced height of the dwelling will ensure that the proposal is not more visually prominent than the safeguarded permission despite the larger massing resultant of the increased floor area. The proposed dwelling is similar in it's scale to the other dwellings in the locality and therefore it is not considered that the proposed dwelling would be harmful to the character of the area. The nearest neighbouring property is 25 metres to the south east of the site, however it is not anticipated that the scheme would impacts their residential amenity drastically worse than what would occur from the safeguarded scheme. It must be further considered that a highway separates the 2 properties.

Conclusion

Having considered the scheme against the safeguarded consent and the relevant policies of the current Joint Local Development Plan, the proposal is deemed to be acceptable and a betterment to the extant permission.

Recommendation

That the application 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 Planning Act 1990 (as amended).

(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/Block Plan Proposed / 2164-A3-02**
- **Proposed Elevations / 2164-A3-03**

- **Proposed Ground Floor Plan / 2164-A3-04**
- **Proposed First Floor Plan / 2164-A3-05**

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

(03) 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 type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for loading and unloading and the storage of plant and materials;**
- (viii) 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.

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 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 19.

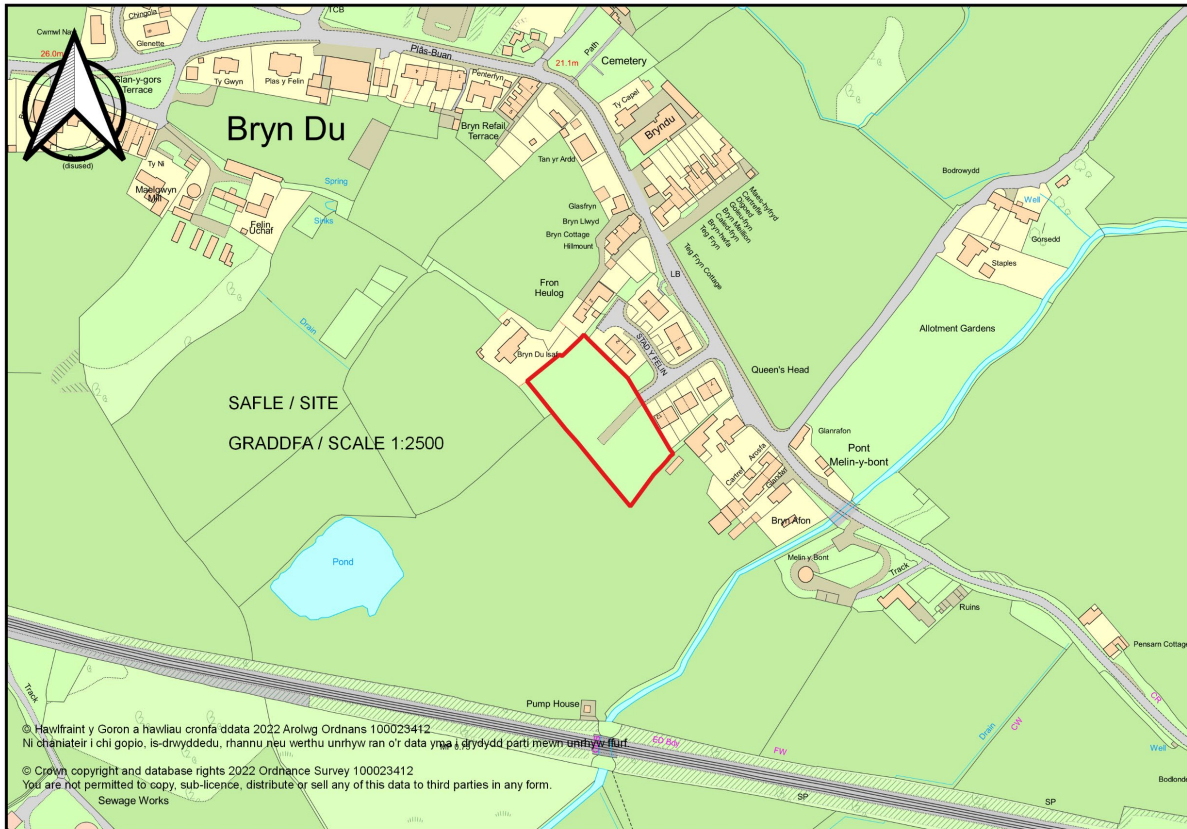
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2020/149

Applicant: Grwp Cynefin

Description: Full application for the erection of 8 affordable dwellings together with the creation of a new vehicular access and associated development on land at

Site Address: Stad y Felin, Llanfaelog



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

Recommendation: Permit

Reason for Reporting to Committee

The application is reported to the committee as it is recommended for approval, contrary to the provisions of policy TAI 16 of the Anglesey and Gwynedd Joint Local Development Plan.

Proposal and Site

The site is located adjoining the rural village of Ty Croes, which is defined as a cluster settlement under the Joint Local Development Plan. Site access is provided via the residential estate road of the existing housing estate of Stad y Felin, which the proposal site directly adjoins and will form an extension thereto. The proposal site is currently an unused area of scrubland, with its boundaries to the rear of the site

defined by mature hedgerow and the boundaries with the residential dwellings to the north and west defined by timber fencing. The site does not undulate or vary in gradient/elevation from the surrounding properties.

The proposal is made for the erection of 8 affordable dwellings together with associated estate road, landscaping and drainage infrastructure.

Key Issues

The key issues are if the proposal is considered acceptable in policy terms, its effect on residential amenity and other material considerations.

Policies

Joint Local Development Plan

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 6: Housing in Clusters
 Policy TAI 8: Appropriate Housing Mix
 Policy TAI 16: Exception Sites
 Policy TAI 15: Affordable Housing Threshold & Distribution
 Policy TAI 17: Safeguarding Existing Gypsy and Traveller Sites
 Policy AMG 5: Local Biodiversity Conservation

Response to Consultation and Publicity

Consultee	Response
Strategol Tai / Housing Strategy	Agree that there is local need for affordable dwellings and that there are no opportunities to meet need in development boundaries.
Dwr Cymru/Welsh Water	No objection
Gwasanaeth Addysg / Education Service	Financial contribution required
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditions
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Cynghorydd Richard Dew	No response
Cynghorydd Gwilym O Jones	No response
Cyngor Cymuned Llanfaelog Community Council	No response
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	Satisfied with drainage detail.
Ymgynghorydd Tirwedd / Landscape Advisor	Landscaping detail required (Agent in process of preparing information)
Network Rail	No objection

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Scheme is contrary to policy TAI 6.
Ymgynghorydd Treftadaeth / Heritage Advisor	Proposals are unlikely to have a significant adverse impact on the setting of the listed buildings.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Recommend further landscaping detail and bat tubes

The proposal was initially afforded publicity by the posting of personal letters to occupiers of surrounding properties. No objections were received in response to these letters. Following recent guidance from the policy department, it has come to light that the proposal is a departure application and therefore requires additional publicity. In addition to personal letters, a site notice has been placed in the vicinity of the site and an advert has been placed in the local press. The latest date for representations to be made in response to these are the 03/08/2022, which surpasses the date of the committee. However should the members resolve to approve the application, no decision will be released until the relevant publicity periods have expired.

Relevant Planning History

None

Main Planning Considerations

Principle of Development

Bryn Du has been allocated as a cluster under the provisions of the Joint Local Development Plan and therefore policy TAI 6 is applicable. Policy TAI 6 supports new housing in clusters subject to adherence with it's criterion as below:

1. The need for an affordable house for local need (in accordance with the Glossary of Terms) has been proven;
2. The site is an infill site between buildings coloured on the relevant Inset Map, or is a site directly adjacent to the curtilage of a coloured building;
3. The development is of a scale that is consistent with the character of the settlement;
4. The proposal will not create an intrusive feature in the countryside, and will not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement;
5. The size of the property reflects the specific need for an affordable dwelling in terms of the size of the house in general and the number of bedrooms;
6. Because of the more sensitive rural location, the development must utilize the natural features of the site in the best way and retain any natural features present at the peripheries of the site or on its boundary that are worth retaining;
7. That mechanisms restrict the occupancy of the dwelling both on first occupation and in perpetuity to those who have a need for an affordable dwelling.

Whilst not strictly applicable to development in clusters, TAI 16 also sets a useful background to the policy context. Specific attention is drawn to paragraph 6.4.111 which states:

'Due to the rural nature of the area, exception sites will be considered for all the settlements identified in the Plan. They should however be of a scale compatible to the role of the settlement. The only exception to this is if justification is provided to explain how a proposal serves a wider area than the settlement itself e.g. due to lack of opportunities in other settlements within the same area. Sites adjacent to the boundary should not form an unacceptable intrusion into the countryside or create a fragmented development pattern'

Policy TAI 6 stipulates that in the identified clusters, new housing units must be affordable housing units that meet local needs. The Joint Local Development Plan Glossary of Terms defines local need in relation to Clusters which are people in need of an affordable house who have resided within the Cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past. The housing needs assessment submitted with the application identifies that there are 54 households on the Social waiting list in close proximity to the site, with a further 35 households on the Tai Teg register. However, it is not clear from the assessment whether these households would satisfy the definition of local need as outlined above i.e. within 6km but outside development boundaries.

Having established that it is unclear if there is a local need within the cluster of Bryn Du and the surrounding rural area for 8 affordable dwellings, the agent provided additional information which shows that there is a significant shortfall of affordable units in the wider surrounding area and that there are limited opportunities to deliver these units within the development boundaries of Rhosneigr, Llanfaelog and Pencarnisiog. Whilst it has been confirmed by the council policy and legal departments that policy TAI 16 is not applicable to developments in clusters, it had been agreed that the information provided by the agent is sufficient in demonstrating the need for affordable units in the wider area and that there was limited opportunities to deliver these as mentioned above. Section 38(6) of the Compulsory Purchase and Planning Act specifies that proposals must be determined in accordance with the relevant development plan policies unless other material considerations indicate otherwise. Having considered all the information provided by the agent, the local planning authority are satisfied that the affordable needs of the wider area combined with the limited opportunities to address this need within and adjoining the development boundaries are sufficient material considerations to allow recommendation of approval for the scheme contrary to the provisions of TAI 6.

Having established the need for the development, other criterion of TAI 6 can be addressed. The proposal site directly adjoins the residential curtilage of the dwelling known as Bryn Du Isaf which is shown shaded in red on the relevant inset map of the Joint Local Development Plan. As such, it is considered the proposal adheres with criterion 2 of the policy. The proposal consists of 8 affordable units, which is considered a minor scaled development which is appropriate considering the scale of Bryn Du as a settlement. The site is an extension to an existing housing estate and does not incur drastic additional visual impacts as it does not protrude further into the open countryside. Whilst it is acknowledged the proposal does not constitute infill development in policy terms, it is considered that the development does infill the built form of the settlement, filling the gap between the residential curtilages of Bryn Du Isaf and Bryn Afon. The retention and enhancement of the existing native hedge defining the rear of the site will further ensure the visual qualities of the area are maintained. Due to the above, it is considered that criterion 3,4,5 and 6 of TAI 6 have been complied with. A section 106 agreement will be sought which restricts the occupancy of the dwelling to those in affordable need only as is required by the final criterion of the policy.

Further to the above, development in clusters must also be considered against the indicative housing supply allocated for clusters under the plan. The indicative housing supply for all clusters within Anglesey for the Plan period (2011-26) is 105 units. In the period 2011-19, a total of 121 units have been completed in all the identified clusters within Anglesey. The windfall sites landbank for all these settlement i.e. sites with existing planning permission, in April 2019 was 80 units with 42 of these likely to be developed. Developing all the units that have planning permission within the landbank would mean that the Clusters in Anglesey would meet its housing provision. Strategic Policy PS 17 'Settlement Strategy' and Table 14 within the Joint Local Development Plan ('Distribution of Housing Supply within the Plan') specify how Clusters such as Bryn Du contribute towards 25% of the Plan's housing growth level i.e. the growth that is expected from villages, clusters and the open countryside. Whilst an indicative supply figure is provided for the Clusters in Anglesey, it is important to consider the wider situation across the Plan area - especially in terms of the Villages, Clusters and Open Countryside hierarchy level. The provision in some of the villages within this hierarchy level could be slightly lower than their indicative figure, whilst it could be higher for other villages and/or for the clusters as a whole. Due to the above, the approval of this site can be supported against the overall provision anticipated within the Villages, Clusters & Open

Countryside category. However, in accordance with criterion 1(b) of Policy PS1 'The Welsh Language and Culture', as this development, collectively, provides more than the total indicative housing provision for Clusters in Anglesey, a Welsh Language statement should be submitted with the application. Such statement has been provided in support of the application and was considered acceptable by the joint planning policy unit.

Policy TAI 8 requires that proposals contribute to improving the balance of housing stock and meet the identified needs of the whole community. The proposal consists of 2 and 4 bed properties, which corresponds with the local needs identified by the local authority housing department in their response to the proposal. As such, it is considered that the proposal complies with policy TAI 8.

Design

The proposed dwellings are a mixture of 2 storey properties and bungalows, which reflects the character of the existing housing estate which the development adjoins. The dwellings will utilise the following finishing materials:

- Slate roofing
- Timber/stone cladding
- Off white render
- Grey UPVC windows/doors

These materials will also reflect those used in the existing estate and therefore it is not considered that the design of this proposal would harm the visual amenities of the area. Further to this, the materials and form of the dwellings will respect and replicate the character of the local area and would not introduce any new design features to this semi rural landscape. As such, it is considered that the scheme is consistent with the aims and objectives of policies PCYFF 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

Drainage

The proposal intends to dispose of foul water via connection into the public sewer system, with surface water discharged into a private SUDs system. Concern was raised initially by the Ministry of Defence in relation to the SUDs features of the site as it lies in a bird strike zone, however following additional information from the agent, the Ministry of Defence withdrew their concerns. Dwr Cymru had no objections to the foul water arrangements and therefore the proposal is considered acceptable in terms of its drainage arrangements.

Ecology

Under policy AMG 5 of the Joint Local Development Plan and the councils duty under The Environment (Wales) Act, all proposals must demonstrate a net gain to biodiversity. Proposed plans indicate that the scheme includes the provision of bat tubes on the gables of the dwellings as was recommended in the mitigation and enhancement section of the accompanying ecological report. As such, it is considered that biodiversity net enhancement will be achieved.

Conclusion

Whilst the proposal may not strictly accord with the relevant policy of the development plan, material considerations indicate that approval should be recommended as the scheme will meet an identified need for affordable housing.

Recommendation

That the application 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 Planning Act 1990 (as amended).

(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 / 001
- Drainage Layout / P01.3
- 4P2B Bungalow / 046 D
- 7P4B House / 071 C
- Street Elevations / 005 A
- Proposed Site Plan / 003 C
- Proposed Boundary Treatment Plan / 004
- 4P2B House - Rear Lounge / 052 C

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

(03) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

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

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

(05) Before any development commences, plans shall be submitted and approved by the Local Planning Authority in consultation with the Highway Authority showing details of the following reserved matters:

- The proposed road layout and typical construction details based on ground investigation information to verify its adequacy.
- The location and the type of street lighting furniture.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access. To enable vehicles to draw off and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

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

(06) The estate road(s) and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(07) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(08) The site shall be landscaped strictly in accordance with [PLAN TO FOLLOW] in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs 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 in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

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 1, PCYFF 2, PCYFF 3, PCYFF 4, TAI 6, TAI 8, TAI 15, TAI 16, TAI 17, PS 19, AMG 5.

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: 27/07/2022

12.1

Application Reference: MAO/2022/13

Applicant: Director of Education, Skills and Young People

Description: Minor amendments to scheme previously approved under planning permission FPL/2019/7 (erection of new primary school and creation of vehicular access) so as to create a new 2.5m wide path to provide better access to the new school, remove the existing wall and the erection of a new fence/wall in its place together with the removal of an Ash tree on land opposite

Site Address: Bryn Meurig, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is being made on behalf of Isle of Anglesey County Council.

Proposal and Site

This is an application for minor amendments to a scheme previously approved under planning permission FPL/2019/7 for the erection of a new primary school. The amendments include the creation of a new 2.5m wide footpath to provide better access to the new school on land opposite Bryn Meurig, Llangefni.

The new school is under construction and is located at the western edge of Llangefni's main urban area. The land is located at the junction of the Cildwrn road B5109 and B4422.

Key Issues

The key issue is whether the amendments are non-material and whether the scale of the proposed change would cause an impact different to that caused by the original planning approval.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 6: Water Conservation
 Policy TRA 4: Managing Transport Impacts
 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 ISA 1: Infrastructure Provision
 Policy ISA 2: Community Facilities
 Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
 Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11)

Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	Comments in relation to the lifespan of the Ash tree.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response at the time of writing the report.

There is no requirement to notify neighbours on a non-material application; however, the local planning authority notified the closest neighbour to the application site. To date no comments have been received.

Relevant Planning History

SCR/2018/2 - Screening opinion for the erection of a new primary school together with the creation of new vehicular access onto the B5109 on land opposite - Bryn Meurig, Llangefni - EIA Not Required

FPL/2019/7 - Full application for the erection of a new primary school together with the creation of new vehicular access onto the B5109 on land opposite - Bryn Meurig, Llangefni – Permit

DIS/2019/55 - Application to discharge condition (03) (Tree protection plan) (06) (Construction method statement) (15) (Construction traffic management plan) of planning permission FPL/2019/7 on land opposite - Bryn Meurig, Llangefni - Condition Partially Discharged

MAO/2019/11 - Minor amendments to scheme previously approved under planning permission FPL/2019/7 so as to amend the approved external appearance, design of the main entrance and adjoining access gate, relocation of a substation and the design and positioning of fencing on land opposite - Bryn Meurig, Llangefni Permit

DIS/2019/83 - Application to discharge conditions (10) (Great Crested Newt Mitigation and Compensation Method Statement), (11) (Great Crested Newt Site Ecology Management) and (12) (Post construction Amphibian Surveillance) of planning application FPL/2019/7 (erection of a new primary school) on land opposite - Bryn Meurig, Llangefni - Condition Partially Discharged

DIS/2020/90 - Application to discharge condition (06), (Construction method statement) (15), (Construction traffic management plan) of planning permission FPL/2019/7 on land adjacent - Bryn Meurig, Llangefni - Condition Discharged

DIS/2020/91 - Application to discharge condition (03) (Tree protection plan) of planning permission FPL/2019/7 on land adjacent - Bryn Meurig, Llangefni - Condition Partially Discharged

MAO/2020/31 - Minor amendments to scheme previously approved under planning permission FPL/2019/7 (Erection of primary school) so as to amend cladding and remove 2 classrooms on land adjacent - Bryn Meurig, Llangefni - Permit

Main Planning Considerations

The Welsh Government have published "Planning Guidance: Approving Non-material amendments to an Existing Planning Permission" which is helpful in setting out the "starting point" in determining what may be deemed as being "non-material". It states:

"2.6 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as non-material amendment, local planning authorities may wish to consider the following tests:

(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved scheme; and

(a) (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?

(b) would the interests of any third party or body be disadvantaged in planning terms; or

(c) would the proposed change conflict with national or development plan policies?

2.7 The tests are considered a 'starting point' for local planning authorities in their consideration of non-material amendments. There may be other considerations that will identify if a proposed amendments is non-material depending on the circumstances of each case.

The amendments that are proposed are as follows:-

Creation of a 2.5m wide footway running from the junction of the Cildwrn road B5109 and B4422 towards the relocated agricultural access. This will involve demolition of the existing stone wall together with re-building the wall with blockwork/pebbledash and set back 1m. Permission has already been granted for a 2m wide footway in this area under the previously approved permission.

Creation of a 2.5m wide path from the agricultural access to the new school by removing the stone wall, hedge and tree to be replaced with a mixture of 1.2m high weldmesh fence with a new native mixed

hedgerow located behind, and a new limestone wall together with the planting of 2 no trees. The lighting column on the roadside will be re-located to the line of the new fence. The previously approved scheme identified a 2.5m wide footway in this area; however, there was some discrepancy in the proposed plans and a 2.5m wide footway is not possible without removal of the existing stone wall and Ash tree which was not part of the previously approved scheme.

An Arboricultural report has been submitted and has identified that the tree is infected by Ash Dieback. The recommendation of the report states that the tree needs to be removed within 6 months. The Landscape Officer has confirmed that the presence of the disease it is unlikely that the tree can be retained beyond 10 years.

Further details of the landscaping scheme would be required and this will be added as a condition.

Conclusion

The amendments are considered to be non-material amendments. The scale of the proposed change would not cause an impact different to that caused by the original approval. The proposal would not result in a detrimental impact visually or in terms of local amenity, no third party would be disadvantaged and the proposal would not conflict with national or development plan policies.

Having considered the above and all other material, the application is deemed to be non-material and therefore approved under Section 96A of the Town and Country Planning Act 1990 with the following revised condition (02) and additional condition (18).

Recommendation

That the application is permitted subject to the following condition:

(18) Full details of the replacement landscaping as shown on drawing number YNL-LST-00-XX-DR-L-2105 Rev 1 shall be submitted to and approved in writing prior to the use commencing. The replacement landscaping shall be carried out in the first planting season following the approval of the details and retained for the lifetime of the development hereby approved. Any trees or shrubs 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 in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

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.

Planning Committee: 27/07/2022

Application Reference: MAO/2022/16

Applicant: Director of Education, Skills and Young People

Description: Minor amendments to scheme previously approved under planning permission FPL/2021/361 (erection of new foundation phase unit) so as to allow the re-wording of conditions (07) (biosecurity risk assessment), (17) (construction traffic management plan), (18) (landscaping), (20) (pedestrian paths) and (21) (landscape) on land adjacent to

Site Address: Ysgol y Graig, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

Application is being made on behalf of Isle of Anglesey County Council.

Proposal and Site

This is an application for minor amendments to a scheme previously approved under planning permission FPL/2021/361 for the erection of a new foundation phase unit at Ysgol y Graig. The amendments are to

change the wording on conditions (07), (17), (18), (20), (21) so as to allow temporary works to the access before discharging the conditions.

Key Issues

The key issue is whether the amendments are non-material and whether the scale of the proposed change would cause an impact different to that caused by the original planning approval.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 5: Carbon Management
Policy PCYFF 6: Water Conservation
Policy TRA2: Parking Standards
Policy TRA 4: Managing Transport Impacts
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 ISA 1: Infrastructure Provision
Policy ISA 2: Community Facilities
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
PS1 – Welsh Language and Culture
Technical Advice Note 11: Noise
Technical Advice Note 12: Design (2016)
Technical Advice Note 15: Development and Flood Risk (July 2004)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Welsh Language
Technical Advice Note 24: The Historic Environment

Supplementary Planning Guidance

Maintaining Distinctive and Sustainable Communities – July 2019
Design Guide for the Urban and Rural Environment – March 2008
Parking Standards – (2008)
PS20: Preserving and Where Appropriate Enhancing Heritage Assets
Policy AT4: Protection of Non-Designated Archaeological Sites and their Setting

Planning Policy Wales (Edition 11)
Technical Advice Note 5: Nature Conservation and Planning (2009)

Response to Consultation and Publicity

There is no need to consult or notify neighbours as part of a Non-material amendment application and it was not considered necessary to do so.

Relevant Planning History

FPL/2021/361 - Full application for the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to - Ysgol y Graig, Lllangfni - Permit

Main Planning Considerations

The Welsh Government have published "Planning Guidance: Approving Non-material amendments to an Existing Planning Permission" which is helpful in setting out the "starting point" in determining what may be deemed as being "non-material". It states:

"2.6 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as non-material amendment, local planning authorities may wish to consider the following tests:

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved scheme; and
- (a) (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or
- (c) would the proposed change conflict with national or development plan policies?

2.7 The tests are considered a 'starting point' for local planning authorities in their consideration of non-material amendments. There may be other considerations that will identify if a proposed amendments is non-material depending on the circumstances of each case.

The amendments that are proposed are as follows:-

- Condition (07) of the previous permission FPL/2021/361 stated that no development shall commence until a site-wide Biosecurity Risk Assessment, with potential to impact on invasive species has been submitted to and approved in writing by the Local Planning Authority. As it is necessary to open a temporary access for archaeologist to gain access to the site. It is considered acceptable to change the wording to (exclude archaeological and temporary access).
- Condition (17) stated that a Construction Traffic Management Plan be submitted prior to the commencement of work on site. However, a temporary access is required in order that Archaeological Works can take place. It is considered acceptable for the temporary access to take place prior to submitting a Construction Traffic Management Plan. There will be limited traffic entering the site at this stage. The condition will be worded to require a CTMP after archaeological works has been completed.
- Condition (18) states that development shall not commence (excluding archaeological works) until details of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. It will be necessary to open a temporary access for archaeologist to gain access to the site. It is considered acceptable to change the wording to (exclude archaeological and temporary access).
- Condition (20) states that no development shall commence (except archaeological works) until the route for pedestrian paths has been submitted to and approved in writing by the Local Planning Authority. As it is necessary to open a temporary access for archaeologist to gain access to the site. It is considered acceptable to change the wording to (exclude archaeological and temporary access).
- Condition (21) states that no development shall commence (except archaeological works) until a pre-commencement meeting has been held on site with the arboricultural contractor or landscape architect and the LPA to agree tree removals and tree protection measures. As it is necessary to open a temporary access for archaeologist to gain access to the site. It is considered acceptable to change the wording to (exclude archaeological and temporary access).

Conclusion

The amendments are considered to be non-material amendments. The slight amendments to the wording of the conditions will not cause an impact different to that caused by the original approval. The proposal would not result in a detrimental impact visually or in terms of local amenity, no third party would be disadvantaged and the proposal would not conflict with national or development plan policies.

Having considered the above and all other material, the application is deemed to be non-material and therefore approved under Section 96A of the Town and Country Planning Act 1990

Recommendation

That the application is permitted subject to the following conditions:

(07) No development (excluding any works in connection with the archaeological works, and temporary access) including site clearance, with the potential to impact on invasive species, shall commence until a site-wide Biosecurity Risk Assessment (particularly Montbretia) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site.

(17) The commencement of the development shall not take place (excluding archaeological works and temporary access) 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, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible "out of gauge" loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers' plant and equipment; and for the temporary removal of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**
- (ix) Proposals for communicating information and advance notice relating to the approved plan to the Council and other stakeholders; 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 and demolition traffic and construction activities in the interests of highway safety

(18) Notwithstanding the submitted plans, no development (excluding archaeological works and temporary access) which includes site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping. The scheme shall include indications of existing trees (including root protection areas) and hedgerows on the land, identify those to be retained and set out Tree Protection Measures for their protection throughout the course of development.

Reason: In accordance with JLDP policy PCYFF 4

(21) Notwithstanding the submitted plans, no development (excluding archaeological works and temporary access) which includes site clearance shall take place at the main access until a pre-commencement meeting is held on site attended by the developer's appointed arboricultural contractor or landscape architect, the site architect or manager and a representative from the Local Planning Authority (LPA) to agree tree removals and position of tree protection measures as set in Condition (19). The development shall thereafter be carried out in accordance with the approved details.

Reason: In accordance with JLDP policy PCYFF 4.

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/2022/51

Applicant: Hancox

Description: Full application for the erection of a 6 bedroom ancillary accommodation building together with associated development at

Site Address: Plas Rhianfa, Glyngarth, Menai Bridge



Report of Head of Regulation and Economic Development Service (Joanne Roberts)

Recommendation: Permit

Reason for Reporting to Committee

At the requests of Councillors Carwyn Jones & Alun Roberts.

Proposal and Site

The application is for the erection of a 6 bedroom ancillary accommodation building together with associated development. The proposal building will be located on the site of the existing disused tennis court within the Victorian ornamental garden grounds of the existing Plas Rhianfa hotel in Glyngarth which is on the Register of Landscapes Parks and Gardens of Special Historic Interest in Wales Ref: PGW(Gd)49(ANG). The site also lies within the Anglesey Area of Outstanding Natural Beauty (AONB).

The proposed development site is set back from the SE side of the A545 Beaumaris Road out of Menai Bridge towards Beaumaris in a fine setting overlooking Menai Strait.

The large extravagant sea-side villa of Plas Rhianfa is a grade II* listed building (Cadw Ref. 81142) and is described as of ornate French gothic style (inspired by the chateaux of the Loire). Dressed Penmon limestone rubble facing, with freestone dressings and (with the exception of the turrets), fish scale slate roofs. Built to enjoy the prospect over the Menai Strait, on a dramatically sloping site, the house is unusually configured: the ground level entrance at the rear connects to the main block by a covered bridge, and the principal storey is in fact the second storey of the main accommodation block.

The adjacent Gate-house, with gate-piers and retaining wall to courtyard, situated to NW is itself a small-scale essay in the French Gothic style and grade II listed (Cadw Ref. 83051). Directly to the S is the grade II listed (83052) French gothic/chinoiserie style Summer house and dovecote in garden of Plas Rhianfa.

Key Issues

- Whether the proposal complies with relevant development plan policies
- Whether the proposal is acceptable in terms of siting, design, appearance and scale.
- Whether the proposal would significantly affect the character of the listed building.

Policies

Joint Local Development Plan

Strategic Policy PS 14: The Visitor Economy
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Strategic Policy PS 1: Welsh Language and Culture
Policy TRA 4: Managing Transport Impacts
Policy TRA 2: Parking Standards
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy TWR 2: Holiday Accommodation
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)
Technical Advice Note 13: Tourism (1997)
Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
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Cyngor Gwynedd Council	No comments.
Cadw Consultations	The impact of the proposed single-storey building on the registered park and garden is considered acceptable, and not significant.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice regarding the relevant policy framework.
Cynghorydd Alun Roberts	Request that the application be referred to the Planning and Orders Committee for determination.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional approval.
Cynghorydd Gary Pritchard	No response at the time of writing the report.
Cyngor Cymuned Cwm Cadnant Community Council	No objection.
Iechyd yr Amgylchedd / Environmental Health	No response at the time of writing the report.
Cynghorydd Carwyn Jones	Request that the application be referred to the Planning and Orders Committee for determination.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional approval.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response at the time of writing the report.
Dwr Cymru Welsh Water	Conditional approval.
Ymgynghoriadau Cynllunio YGC	Comments in relation to SuDS requirements.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional approval.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 24/06/2022.

At the time of writing the report, one representation had been received.

The objection received was on the basis of the initial submission for a two storey, 8 bedroom ancillary building and which has since been amended to a single storey, 6 bedroom ancillary building. The amended plans have been subject to additional statutory publicity and no further representations have been received.

Relevant Planning History

17C464/LB - Caniatâd Adeilad Rhestredig i ail-leoli piler y giât garreg i ledu'r fynedfa / Listed Building Consent to relocate the stone gate pillar to widen the access at Plas Rhianfa, Glyn Garth - Granted 18.08.2011

17C464A/LB - Caniatâd Adeilad Rhestredig ar gyfer gwaith amrywiol yn / Listed Building Consent for various works at Plas Rhianfa, Glyn Garth - Caniatau/Granted 15.09.2011

17C464B/LB - Caniatâd Adeilad Rhestredig i gael gwared ar 2 falconi presennol yn / Listed Building Consent for the removal of 2 no existing balconies at Plas Rhianfa, Glyn Garth - Caniatau/Granted 10.11.2011

17C464C - Newid o defnydd breswyl i letygarwch, digwyddiadau a swyddogaethau cysylltiedig gan gynnwys llety cysgu atodol ynghyd â dymchwel adeilad o fewn y cwrt, adeiladu maes parcio newydd ac estyniad i gwrtil yn / Change of use from residential into a hospitality, events and related functions including ancillary sleeping accommodation together with the demolition of a building within the courtyard, construction of a new car park and extension to curtilage at Plas Rhianfa, Glyn Garth - Caniatau/Granted 01.05.2012

17C464D/LB -Caniatâd Adeilad Rhestredig ar gyfer newid o defnydd breswyl i letygarwch, digwyddiadau a swyddogaethau cysylltiedig gan gynnwys llety cysgu atodol ynghyd â dymchwel adeilad o fewn y cwrt yn / Listed Building Consent for the change of use from residential into a hospitality, events and related functions including ancillary sleeping accommodation together with the demolition of a building within the courtyard at Plas Rhianfa, Glyn Garth - Caniatau/Granted 14.05.2012

17C464E - Newid defnydd yr annedd presennol i 8 ystafell wely yn gysylltiedig â 'Chateau Rhianfa' yn / Change of use of dwelling into 8 bedrooms linked to Chateau Rhianfa at Coed Celyn, Glyn Garth - Caniatau/Granted 21.09.2015

SCR/2022/51 - Barn sgrinio ar gyfer codi adeilad llety ategol 8 lloft ynghyd a datblygiadau cysylltiedig yn / Screening opinion for the erection of a 8 bedroom ancillary accommodation building together with associated development at Plas Rhianfa, Glyn Garth - Dim angen AEA/EIA Not required 09.03.2022

LBC/2022/5 - Caniatâd Adeilad Rhestredig ar gyfer codi adeilad llety ategol 8 lloft ynghyd a datblygiadau cysylltiedig yn / Listed Building Consent for the erection of a 8 bedroom ancillary accommodation building together with associated development at - Plas Rhianfa, Glyngarth, Porthaethwy / Menai Bridge - Heb Benderfyniad / Not yet determined

Main Planning Considerations

The application is for the erection of a 6 bedroom ancillary accommodation building together with associated development.

The proposal building will be located on the site of the existing disused tennis court within the Victorian ornamental garden grounds of the existing Plas Rhianfa hotel in Glyn Garth which is on the Register of Landscapes Parks and Gardens of Special Historic Interest in Wales Ref: PGW(Gd)49(ANG). The site also lies within the Anglesey Area of Outstanding Natural Beauty (AONB).

The proposal is also subject to a separate application for Listed Building Consent (Ref LBC/2022/5).

The application was initially submitted for a two storey, 8 bedroom ancillary accommodation building, but has been amended due to concerns from consultees in relation to the design, scale and impact of the proposal upon the character and appearance of the adjacent Listed Building and the locality.

Under the revised proposals, following discussions with the relevant consultees, a single storey, 6 bedroom building is proposed.

The revised proposal is now clearly subservient in terms of height, being wholly single-storey, and scale. Other amendments include the addition of two oriel windows, and the introduction of contrasting stone cladding to west elevation. It is considered that these amendments address the LPAs original concerns that the initial proposed gable end of the extension, which is the principal view from the gardens, was somewhat stark in its appearance.

The proposed contemporary and relatively plain design of the extension, together with its subservient scale and height, will allow the larger scaled and extravagantly elaborated detailed heritage asset to continue to dominate its setting.

Additionally, it is considered that the proposed green roof and parapet wall will limit the visual impact of the extension from the principal building viewpoints whilst the existing tall stone wall will greatly obscure views from the North. Existing vegetation and substantial mature trees will reduce the proposed extension's impact from the S and W.

The proposed contemporary palette of materials are considered to be of high quality and sympathetic to the heritage asset and its setting and it is not considered that the proposals would harm the special character or setting of the listed building, adjacent listed buildings, the Registered Historic Garden or the designated AONB.

The proposal is therefore considered to accord with the provisions of policies PCYFF2, PCYFF3, AMG1, PS20 and AT1. The green roof proposed will also lead to a biodiversity enhancement and satisfy the Section 6 Duty of the Environment Wales Act 2016.

Strategic Policy PS 12 relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by protecting and enhancing existing serviced accommodation and supporting the provision of new high quality serviced accommodation....

Policy TWR 2 relates to Holiday Accommodation and Criteria 3 states that proposals for extending existing holiday accommodation establishments will be permitted, provided they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:

- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;*
- ii. That the proposed development is appropriate in scale considering the site, location and/or settlement in question;*
- iii. That the proposal will not result in a loss of permanent housing stock;*
- iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;*
- v. That the development does not lead to an over-concentration of such accommodation within the area.*

In terms of criterion (i), the development is located within the curtilage of the existing hotel and therefore falls within the definition of previously developed land as defined in section 3 of PPW 11.

For the reasons outlined above, the proposal is considered to be appropriate and accords with the criterion (ii).

Criterion (iii), (iv) and (v) are not relevant to this particular development which comprises an extension to an existing business.

The proposal therefore accords with the relevant provisions of policy TWR 2.

In terms of the landscape impact of the proposal, the submitted photographs indicate a limited amount of visibility from within the historic gardens of Plas Rhianfa, principally from viewpoints 1 and 2 and minimal visibility near the shore at viewpoints 8 and 9. Photos 12-17 from the opposite shore of the Menai Strait and 18 from Bangor Pier show minimal visibility, with the proposal largely screened by mature trees in the gardens and along the shore. The garden trees are a mixture of conifer and broadleaves and there is likely to be increased visibility during the winter months, however there is still likely to be considerable screening. The proposals would not therefore have an adverse visual impact in views across the Menai Strait towards the AONB.

The proposals should conserve and enhance the character of the AONB, in particular the historic gardens and mature trees associated with the site consequently any approval will include a condition in relation to the long term management of trees.

The Highways Department have also been consulted in relation to the proposals and have raised no objections subject to a condition requiring the submission of a Construction Traffic Management Plan (CTMP).

Conclusion

The proposal is therefore considered to be acceptable and accords with relevant development plan policies and have considered the character and significance of the listed building and its setting, as well as the setting of adjacent listed buildings, and submitted a proposed design that both protects and enhances the listed building and adjacent listed building, the registered historic garden and designated AONB subject to conditions.

Recommendation

That the application 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 Planning Act 1990 (as amended).

(02) The ancillary accommodation shall only be occupied in connection with the use of the existing hotel.

Reason: To ensure that inappropriate uses do not take place in this locality.

(03) 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 type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vi) The arrangements for loading and unloading and the storage of plant and materials;**
- (vii) 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.

(04) Prior to the commencement of the development hereby approved a scheme for the protection of trees (Tree Protection Plan) in accordance with BS 5837:2012, for all trees within 20metres of the proposed development and site access route, shall be submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall include a specification for the

protective fencing to safeguard trees during the construction and a plan indicating the alignment of the protective fencing. It shall include details of site access, temporary parking, loading, unloading and storage of equipment, materials, fuels and waste as well as concrete mixing. The Tree Protection Plan shall be implemented as approved throughout the duration of the development works.

Reason: In accordance with PCYFF 4 to ensure retained trees are not harmed by the proposal.

(05) No development shall commence until a foul water 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 water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

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) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

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.

(07) 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:

- **Site Location Plan: 20-762 3 001**
- **Block Plan Proposed: 20-762 3 001 Rev A**
- **Site & Roof Plan Proposed: 20-762 3 005 Rev B**
- **Lower & Upper Floor Plans Proposed: 20-762 3 010 Rev F**
- **Elevations Proposed: 20-762 3 011 Rev D**
- **Sections Proposed: 20-762 3 012 Rev C**
- **Access Statement, Gary Johns Architects, May 2022**
- **Design Statement, Gary Johns Architect, May 2022**
- **Heritage Statement, Barton Willmore, now Stantec, May 2022**

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: PS1, PS4, PS5, PS14, PS19, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF2, PCYFF3, PCYFF4, TWR2, AMG1, AMG5 AT1.

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.