

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **12C49P/DEL** Application Number

Ymgeisydd Applicant

Gladman Care Homes Ltd

Cais o dan Adran 73 i dynnu amod (09) (cyfyngu oedran y preswlydd) o caniatâd cynllunio rhif 12C49M/VAR (codi 35 o fflatiau preswyl) yn / Application under Section 73 for the removal of condition (09) (occupiers age restriction) from planning permission reference 12C49M/VAR (erection of 35 flats) at

Casita, Biwmares/Beaumaris



Planning Committee: 26/04/2017

Report of Head of Regulation and Economic Development Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

Originally following a request by Local Member L Davies. However it was resolved to refuse the application at the last committee meeting and as such the application is represented following the required 1 month "Cooling off" period

"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."

In accordance with the above each given reason for refusal shall be dealt with here;

The reason for refusal given at the last meeting was;

"The proposal does not address the needs of the local area as a need exists for housing of this type that caters for the needs of the elderly"

The application as presented is to vary a condition on the original approval which requires that the occupants are over the age of 55.

What must be assessed is whether or not planning permission could be granted for the proposed development without the condition.

The site is located within the settlement boundary for Beaumaris as identified in the stopped Unitary Development Plan. This being the case the principle for residential development is accepted. Nowhere in Development Plan policies is there a reference to restricting acceptable residential development to persons over a certain age. This being the case there is no planning requirement to impose such a condition.

The accepted use of the proposal was clearly identified in the condition which states " For the purposes of C3 use (Dwelling house)"

This approved use differs to that of sheltered housing for the elderly and as such the requirement or need for such accommodation cannot be imposed in this instance. It should be noted that there is no indicated need for open market sheltered type housing in the locality.

With these matters in mind it is considered that an application for the number of open market dwellings could be approved without restriction.

1. Recommendation

Permit subject to a S106 agreement seeking an appropriate provision of affordable units or commuted sum.

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

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

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

Drawing	Received	Reference
Location Plan	22/08/08	3550/100
Existing Elevations and Footprint	06/04/09	304
Constraints	22/08/08	310
Alternative Access Arrangement		3550/AA01
Proposals Comparison Scheme 3		107
Planning Layout		101 Rev E
Block B Elevations		263
Block B Lower Ground Floor Layout		260
Block B Ground Floor Layout		261
Block B First Floor Layout		262
Block A Elevations		253
Block A Lower Ground Floor Plan		250
Block A Ground Floor Layout		251
Block A First Floor Layout		252
Visual Impact Plan		106
Site Section		104 Rev A
Existing and Proposed Elevation Comparison		302 Rev A
Tree Survey		8249

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

(03) The front elevation of the development hereby approved shall where specified on the plans hereby approved be faced with a local natural stone or with a natural stone of equivalent colour texture and weathering characteristics.

Reason: To ensure a satisfactory appearance of the development.

(04) The development hereby permitted shall only be constructed with:

- **Slab and proposed ground levels as indicated on the approved drawing number 101 Rev E Planning Layout**
- **Maximum roof ridge heights as indicated on the approved drawing numbers 106 Visual Impact Plan & 104 Rev A Site Section**

unless otherwise approved in writing by the Local Planning Authority.

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

(05) The development hereby permitted shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative natural mineral slates of equivalent colour, texture and weathering characteristics are approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance of the development.

(06) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

Reason: In the interests of the visual amenities of the rural areas which forms part of a Special Landscape Area.

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

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

(08) The scheme for parking, garaging and manoeuvring illustrated on the plans hereby approved (or any other drawing as may be approved in writing by the local planning authority) shall be laid out prior to the occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose, unless otherwise approved in writing by the local planning authority. No jet ski or boat (including any associated trailer) shall be parked or stored on the application site.

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.

(09) No development shall take place (unless otherwise approved in writing by the local planning authority) until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means

of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

(10) No development shall commence until a “scheme” for foul, surface and land drainage of the development has been submitted to and approved in writing by the Local Planning Authority. The approved “scheme” shall be completed and operational before any of the apartments hereby approved are occupied.

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

(11) Full details of all external lighting and a report on any light spillage (lux levels) from the development (from internal and external light sources) onto any surrounding land or properties shall be submitted to an approved in writing by the Local Planning Authority before building or other operations start. The use of the lights shall not commence until the lighting has been installed in accord with the details approved in writing and to the satisfaction of the Local Planning Authority. Thereafter the approved details shall be retained to the satisfaction of the Local Planning Authority.

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

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

Reason: To minimise danger and inconvenience to highway users.

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

Reason: To minimise danger and inconvenience to highway users.

(14) No other part of the development shall commence until the slope stabilisation scheme as submitted, above the A545, together with associated drainage works, has been completed to the satisfaction of, and approved in writing by the local planning authority.

Reason: To minimise danger and inconvenience to highway users.

(15) No development shall commence until an approved Highway Improvement Scheme (provision of anti skid surface; improved lighting, road markings and signage has been approved in writing by the LPA. The approved highway improvement scheme shall be completed before any of the apartments are occupied.

Reason: In order to reduce risks, obstructions and inconvenience for the users of the road and the access.

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.

7.2

Gweddill y Ceisiadau

Remainder Applications

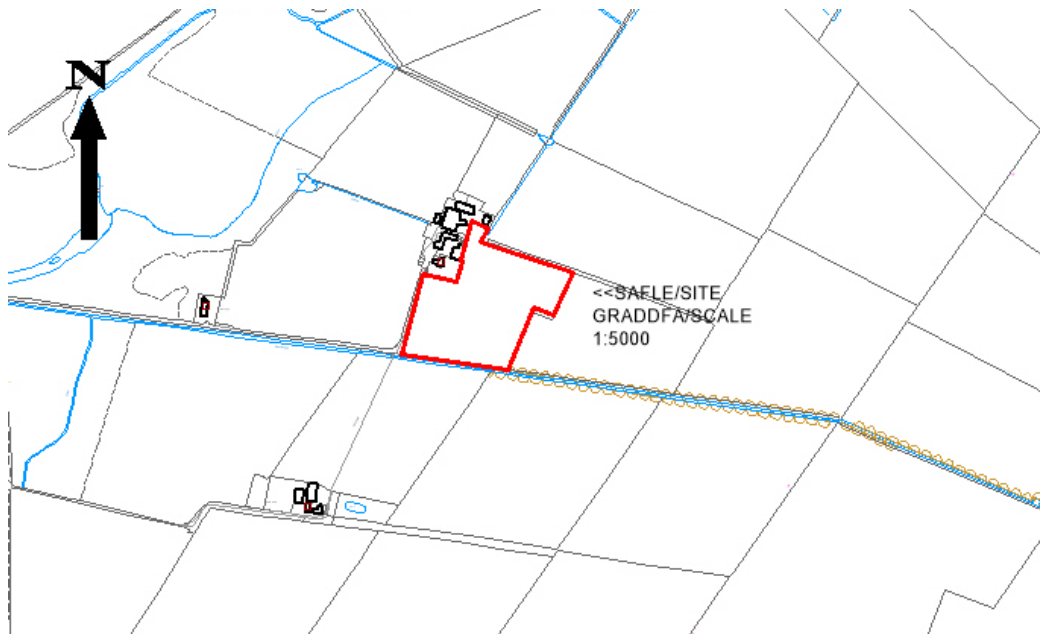
Rhif y Cais: **15C30H/FR** Application Number

Ymgeisydd Applicant

Mr Jeff Hughes

Cais llawn i newid defnydd tir amaethyddol er mwyn ymestyn y maes carafannau presennol i lleoli 14 o garafannau symudol ychwanegol ynghyd a gosod tanc septig ar dir yn / Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at

Pen y Bont Farm Touring & Camping, Malltraeth



Planning Committee: 26/04/2017

Report of Head of Regulation and Economic Development Service (SCR)

Recommendation:

Refuse.

Reason for Reporting to Committee:

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

At its meeting held on the 2nd November, 2016 the committee members recommended that a site visit should take place. The site visit took place on the 16th November, 2016 and the members are now aware of the site and its settings.

At its meeting held on the 7th December, 2016 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- i) Do not consider that there is a flood risk of a level that the proposal cannot be supported, and
- ii) The proposal will not have a detrimental impact on the ecology of Malltraeth Marsh.

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;

- j) Do not consider that there is a flood risk of a level that the proposal cannot be supported

The site is situated within a C1 Flood Zone as defined by the Development Advice Map (DAM). The details received from Natural Resource Wales, during the consultation process, that the flood maps are updated on a quarterly basis and confirms that the site lies within the extreme flood outline.

Technical Advice Note 15: Development and Flood Risk states that development should be directed away from the areas which are within zone C and towards land in zone A. Figure 2, Section 5 of TAN 15 states that touring caravans are categorised as a highly vulnerable development.

Paragraph 6.2 of TAN 15 states that new development should be directed away from areas which are within zone C and towards land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue...Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

- i) its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or
- ii) its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and

- iii) it concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2); and
- iv) the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

The proposal meets criteria (ii) of the tests listed in paragraph 6.2 as it will contribute to employment and tourism facilities in the locality by way of additional visitors to the area. However, the proposal does not meet criteria (iii) or (iv) of the test as the application site is agricultural land which has not previously been developed and the agent has confirmed that they are not willing to spend the monies on submitting a Flood Consequence Assessment.

Where developments are proposed in zone C, and comply with the tests outlined in Section 6 of TAN 15 a planning application should be supported by a Flood Consequence Assessment. Paragraph 7.2 of TAN 15 states that whether a development should proceed or not will depend upon whether the consequences of flooding of that development can be managed down to a level which is acceptable for the nature/type of development being proposed, including its effects on existing development. It would certainly not be sensible for people to live in areas subject to flooding (even in two storey buildings) where timely flood warnings cannot be provided and where safe access/egress cannot be achieved

Therefore, before deciding whether a development can take place a flood consequence assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development of those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

During the course of determining the application the applicant was requested to submit a Flood Consequence Assessment however refused to carry out an assessment due to the costs.

Due to the above the proposal cannot be supported as the site lies within a C1 flood zone and does not comply with the requirements of TAN 15.

- ii) The proposal will not have a detrimental impact on the ecology of Malltraeth Marsh.

Policy 33 of the Local Plan states that the Council "will refuse to permit any development that will unacceptably affect either directly or indirectly, any notified SSSI..."

Policy EN6 of the stopped Unitary Development Plan states that development that is likely to result in danger or have a detrimental effect on a Site of Special Scientific Interest will be subject to special scrutiny and will not be permitted unless the reasons for the development clearly outweigh the value of the site itself.

Fields close to the proposed development are suitable for breeding birds of lowland damp grassland, which require an open landscape without disturbance. Any development into the SSSI including any screening/planting more than 1.5 m tall will impact on the suitability of the area for breeding birds with a potential loss of biodiversity. The caravan site will be open during the spring and summer bird breeding season which coincides with the breeding season for the species notified as features of the site. The proposed development would not only reduce the land area off the SSSI but potentially increase disturbance effects in neighbouring fields within the SSSI and therefore jeopardise site integrity.

The proposal therefore conflicts with Policy 12 and Policy 33 of the Ynys Mon Local Plan and Policy TO6 and EN6 of the stopped Unitary Development Plan.

At its meeting that was held on the 4th January, 2017, Members were advised that the Welsh Government had issued a holding direction on the application whilst the Welsh Government considered the application and whether they would 'Call-in' the application to determine. The Members were therefore informed that the Planning and Orders Committee had two options, these were;

- i) Defer the application, or,
- ii) Refuse the application

Members resolved to defer the application until the Welsh Government determined whether they would 'Call-in' the application.

1. Recommendation

Refuse

(01) The application site is located within zone C1, as defined by the Development Advice Maps referred to under Technical Advice Note 15 'Development and Flood Risk' (July 2004). The proposal is therefore contrary to Policies 1 and 28 of the Ynys Môn Local Plan and Policies GP1 and SG2 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition) and Technical Advice Note 15 – Development and Flood Risk (July 2004).

(02) The proposal will impact upon the openness of the area, which is designated as a Site of Special Scientific Interest potentially affecting its ornithological interest. The proposal is therefore contrary to Policy 12 and 33 of the Ynys Mon Local Plan and Policy TO6 and EN6 of the sopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition).

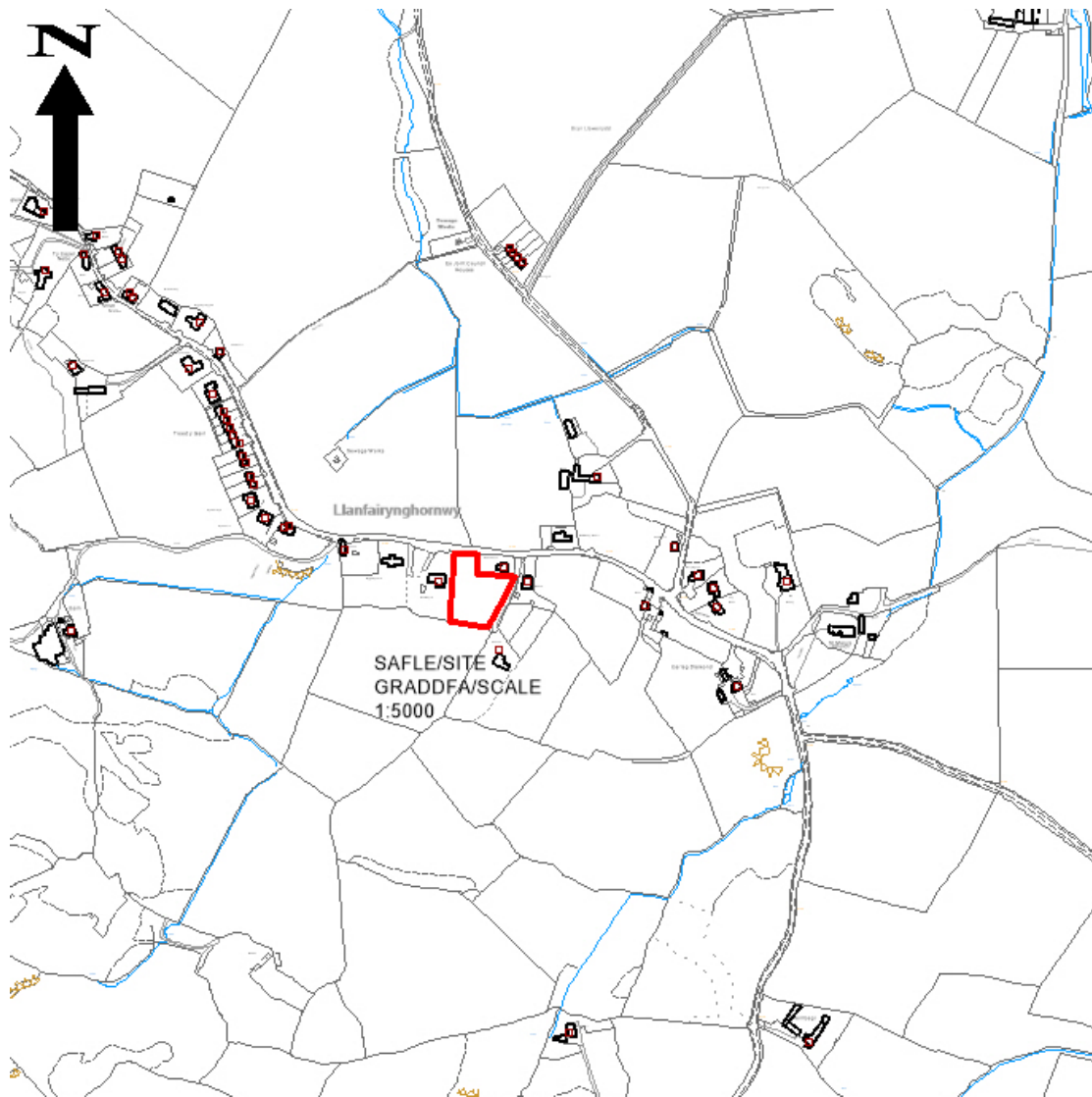
Rhif y Cais: **18C225B** Application Number

Ymgeisydd Applicant

B & E Pritchard

Cais llawn i godi annedd newydd, chreu mynedfa ynghyd a gosod paced trin carthffosiaeth ar dir ger / Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to

Bron Castell, Llanfairynghornwy



Planning Committee: 26/04/2017

Report of Head of Regulation and Economic Development Service (SCR)

Recommendation:

Refuse

Reason for Reporting to Committee:

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

At its meeting held on the 1st March 2107 the committee members recommended that a site visit should take place. The site visit took place on the 15th March 2017 and the members are now aware of the site and its settings.

At its meeting held on the 5th April 2017 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

Infill site forming part of the built up form of the village without causing harm to the landscape.

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;

i) Infill site forming part of the built up form of the village without causing harm to the landscape.

An application was received and refused for a new dwelling on land next to Arwelfa and opposite the local Community Centre which lies 60m to the east of the current application site. An appeal was lodged (appeal reference APP/L6805/A/14/2226611) and in his appeal decision the Planning Inspector stated;

9. The appeal site is separated from the dwellings either side by hedging/trees and fencing, and these represent a strong distinct physical barrier between those parts of the village built up along the road and the agricultural field. The strong boundaries to the field when viewed in the context of the agricultural land beyond reinforce the appeal site's rural appearance as opposed to any relationship with the built form of the settlement. This is particularly apparent when viewed from the higher ground along the minor road to the west and from a separate minor road to the north-east of the settlement. Any dwelling on the site would result in a prominent structure when viewed from adjacent roads and would disrupt the unspoilt open rural character of the field, which like numerous others along the road punctuate the settlement.

In Paragraph 10 of the appeal decision the Inspector stated;

10. The need for a visibility splay which would result in the removal of the existing hedge and stone wall to the front of the site would exacerbate the proposals detrimental impact on the rural character of the area.

Whilst the Planning Inspector acknowledged that the site formed part of the settlement of Llanfairynghornwy he concluded that the proposed development would represent an undesirable intrusion into the wider landscape to the detriment of the character and appearance of the AONB which it would neither conserve, nor enhance and therefore the proposal would be contrary to Policy 50 of the Ynys Mon Local Plan. The proposal also conflicts with national planning policy contained within Planning Policy Wales Edition 7 which affords AONB's the highest status of protection from inappropriate development.

In another appeal on land next to Carref Comad and on land opposite the dwelling known as Greensleeves which lies 180m (as the crow flies) from the current application the Inspector stated;

9. The strong physical boundaries to the field in which the appeal site is located reinforce its rural appearance rather than provide any strong association with the dwellings nearby, which is strengthened with the backdrop of the surrounding countryside to the rear of the site. ...Any dwelling on the site would be conspicuous when viewed from adjacent roads and would result in an intrusive form of development which would be significantly detrimental to the character and appearance for the area and the natural beauty of the AONB.

The Inspector concluded that;

12. The proposed development would represent an undesirable intrusion into the wider landscape to the detriment of the character and appearance of the AONB which it would neither conserve, nor enhance. The proposal would therefore be contrary to Policy 50 of the Ynys Mon Local Plan. The proposal also conflicts with national planning policy contained within Planning Policy Wales Edition 7 which affords AONB's the highest status of protection from inappropriate development.

The current application is similar to the above appeals as it is screened from the highway and adjoining properties by the strong physical boundaries of the field. The strong boundaries to the field when viewed in the context of the agricultural land beyond reinforce the application site's rural appearance as opposed to any relationship with the built form of the settlement

The site fronts the highway and the land is screened from the highway by the existing stone wall and hedge. The existing stone wall and hedge will be removed as part of the proposal in order to provide the necessary visibility splay and will therefore exacerbate the harm the development will have on the surrounding area.

Both of the above appeals were dismissed and clearly shows that the current application would have a detrimental impact on the character of the area and on the natural beauty of the AONB.

Due to the above it is not considered that the development is an acceptable infill development.

1. Recommendation

Refuse

(01) The Local Planning Authority considers that the proposal would extend the built form into the open countryside and due to its scale and position would result in a harmful visual intrusion into the landscape which is designated as an Area of Outstanding Natural Beauty. The proposal is therefore contrary to Policy A2, A3, D1, D4 and D29 of the Gwynedd Structure Plan, Policies 1, 30, 32, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN2, EN14, EN16 and HP5 of the Stopped Unitary Development Plan and the guidance contained within Planning Policy Wales (9th Edition).

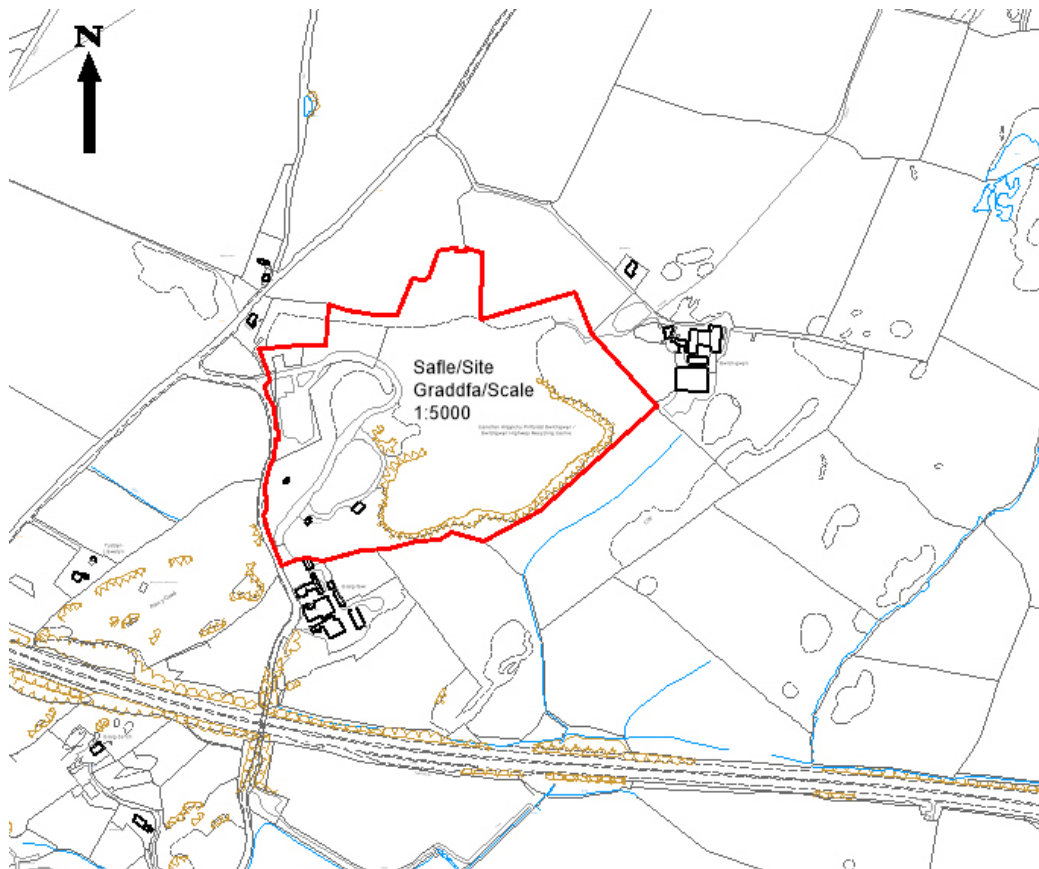
Rhif y Cais: **33C190Q/VAR** Application Number

Ymgeisydd Applicant

Anglesey Aggregate

Cais o dan Adran 73 i ddiwygio amod (03) o ganiatâd cynllunio cyf 33C190 (Adolygiad o amodau cynllunio yn unol â Deddf yr Amgylchedd 1995) er mwyn cael defnyddio yr hen fynedfa cerbydol gwreiddiol i'r safle yn / Application under Section 73 to vary condition (03) of planning permission reference 33C190 (Review of planning conditions in accordance with The Environment Act 1995) so as to allow the use of the original access at

Bwlch Gwyn Quarry, Gaerwen



Planning Committee: 26/04/2017

Report of Head of Regulation and Economic Development Service (RWW)

Recommendation:

Permit.

Reason for Reporting to Committee:

By request of the Local Member.

At its meeting on the 5th April, 2017 the committee members recommended that a site visit should take place. The site visit took place on the 19th April, 2017 and members will now be familiar with the site and its setting.

1. Proposal and Site

Bwlch Gwyn Quarry is located about 700 meters to the east of the village of Pentre Berw. Access to the quarry can be gained along Ceint road and Graig road. The junction to these roads were upgraded in 1999 to enable use by heavy traffic linked to building the A55.

The purpose of the application is to amend condition 3 of planning permission 33C190. Condition 3 of this planning permission reads as follows:

Access to the site shall be restricted to the existing access approved under planning decision 33C190C.

Bwlch Gwyn Quarry was the basis of a periodical review to determine modern conditions to the operation of the Quarry in 1999. It was reasonable to postpone the periodical review in 2015 until 2018 as the quarry was not operational.

It must be noted that the ownership of the quarry is shared between two different owners; the northern side where the entrance is owned by one and the southern side where the quarry itself is located which is owned by the applicant.

As a result of the co-ownership, the owner of the majority of the quarry has no control over the entrance to the site. As a result, the applicant's intention is to re-use the quarry's original entrance which is located 200 meters south of the current entrance near to the property referred to as Graig Fawr.

2. Key Issue(s)

Is the proposal to use a different entrance to what was previously approved acceptable as regards highway issues, local amenities and does the proposal satisfy planning policy requirements.

3. Main Policies

Anglesey Local Development Plan

Policy 1 – General

Policy 42 – Design

Gwynedd Framework Policy

Policy DD6 – Minerals

Policy FF11 – Transport

Anglesey Stopped Unitary Development Plan

Policy GP1 – Management Development Guidance

Policy GP2 – Design

Policy TR1 – Highways Hierarchy
Policy TR2 – Improvements to Road Network
Policy TR3 – Highways design
Policy MP1 – Aggregates Land Banks

Anglesey and Gwynedd Joint Development Plan

Strategic Policy 2 – Infrastructure and Developer Contributions
ISA 1 Policy – Infrastructure Provision
TRA1 Policy – Improvements to Current Infrastructure
Policy TRA4 – Management of Transport Impacts
Strategic Policy 10 – Minerals

Planning Policy Wales, Edition 9

Technical Advice Note 18 – Transport
Mineral Technical Advice Note 1

4. Response to Consultation and Publicity

Local Member – Call in to committee

Community Council – Not supportive of the application

Highways Authority – Any approval to include conditions, advisory notes.

Environmental Services (Health) - Any approval to include conditions, advisory notes.

Ecology Advisor – 1st comment, ecology review required a result of the trees that would be cut down. 2nd Comment, no ecology review is needed as no trees are being cut.

Rights of Way Officer – Wish to safeguard the public footpath which runs along the site.

Publicity was given to the application by displaying a notice on the site and informing neighbours by letter. 17 letters opposing this application were received.

5. Relevant Planning History

33C190 – Application to review conditions under the Environment Act 1995. Approved 20/07/1999

33C190A – Install mobile asphalt equipment as well as a processing facility in connection with the building of the A55. Approved. 15/09/1999

33C190B – Build a temporary entrance off the highway in connection with the building of the A55. Approved 15/0/1999

33C190C – Build a new entrance to the Quarry. Approved 07/05/1999

33C190D – Develop a concrete production facility and import suitable materials for production. Withdrawn 09/08/2000

33C190E – Develop an office and parking facility in connection with the building of the A55. Approved 15/09/1999

33C190F – Develop stores, a laboratory and storage compound. Approved 15/09/1999

33C190G – Develop new public highway between Ceint Road and Bwlch Gwyn Quarry. Approved 13/07/1999

33C190H – Recycle highways material. Approved. 10/11/2003

33C190H/SCR – Screening barn to recycle secondary aggregate. AAA not needed. 15/07/2003

33C190J – Use land for skip operators as well as erecting a portacabin, toilet and eating facility. Refused 02/01/04

33C190K – Amend condition 4 of planning permission 33C190H to import 30,000 tons rather than 5,000 tonnes of highways waste. Withdrawn 19/03/2009

33C190M – Full application to import, process and re-use building waste which is created as a result of work on the roads. Approved 10/08/2009

33C190N – Amend condition 3 of planning permission 33C190M so that general building materials can be imported to the site. Approved 07/10/2010

33C190P – Place a weigh bridge and portacabin to support the recycling facility. Approved 04/01/2011

6. Main Planning Considerations

As I have previously mentioned, even though the Bwlch Gwyn Quarry is currently unused, live permissions are linked to the working quarry. If the operator wished to re-start work at the quarry an implementation plan would need to be presented and reviewed in relation to conditions 7 and 8 of the permission.

The North Wales Regional Aggregate Working Group provides information in order to foresee and distribute aggregate that will be needed in future across North Wales and it is necessary for local planning authorities to make provisions for the future in Local Development Plans. Based on this, it is estimated that the hard rock land bank of Anglesey is estimated at 5.69 million tonnes. The working group have estimated that there is a deficit of 1.31 million tonnes in the land bank over the next 25 years in order to satisfy the demand of 7 million tonnes; this is noted in the Joint Local Development Plan. It is estimated that the reserves that exist at Bwlch Gwyn contribute around 3 million tonnes to the land bank of 5.69 million. If no vehicular access could be gained to this quarry, this could create a critical situation for the hard rock land bank locally.

Notwithstanding the background information, this planning application is to vary the planning condition of permission 33C190 so that the site's original entrance can be used by the property recognised as Graig Fawr.

This proposed development has been part of the formal "pre-app" process where the attention of the prospective applicant was drawn to the fact that this entrance had poor vertical and horizontal alignment with the county highway. As the highway was also singular by the location of the entrance, this also gives limited visibility to traffic arriving at and leaving the site. It was noted that there are not enough passing places along the highway where it becomes narrow and turns into a single highway. Also, the applicant's attention was drawn to the fact that a residential property – Graig Fawr, is located near the entrance and that the amenities of the residential property could be affected as a result.

Following the "pre-app" information, as part of the formal planning application the applicant is proposing to widen those sections of Graig Road which need widening to 5 meters as well as updating the current entrance in terms of size, alignment and visibility in order to make it suitable for quarry traffic purposes. To support the application, the following information has been presented:

- Traffic Management Report
- Declaration from the applicant with the reason for presenting the application
- Site Plan
- Plan showing the land ownership of the site
- Plan of the current entrance and highway
- Plan showing the proposed final plan of the highway and entrance

- Plan showing the proposed travel path to and from the quarry
- Plan showing the proposed alignment of the entrance with the highway
- Plan of the current cross-section of the highway
- Plan of the proposed cross-section alignment of the highway

When dealing with a planning application under Section 73 of the Planning Act, it is noted; the Local Planning Authority should **only** consider those conditions that are subject to the application and it is **not an opportunity to consider the principle of the application or development in its entirety**. Even so, when considering the application under Section 73, flexibility exists to include additional conditions as long as they don't change the original development/planning permission significantly.

An advisory comment was received by the Public Protection Department, noting that the development should not create a nuisance as regards dust, fumes, noise, smell or light and that the work linked to building the entrance should be limited to the hours of 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on Saturdays. Further advice is given in relation to health and safety under the Quarry and Mining Act 1954 regulations, that the site should be adequately fenced and that an environmental licence is needed to undertake some of the quarry processes.

When considering the Public Protection Department's comments, conditions already exist for managing the environment of the quarry and the environmental management conditions of the quarry could be updated to take consideration of the building of and use of the entrance. Also, the Public Protection department suggests limiting the hours of the entrance construction as noted above. As a result of the consideration to buffer zones in Chapter 14 of Planning Policy Wales, which is linked to quarry developments, residential developments within 200 meters of the (hard rock) development needs to be considered. It is considered that condition 6 of planning permission 33C190 should be amended to the same hours as those for building the entrance, because of the affect the location of the new entrance will have on the amenities of the nearest residential dwelling.

Comments were received by the highways department regarding this application. It was noted that the Traffic Management Plan presented is insufficient. Even so, it is noted that the necessary information can be conditioned as regards splay, visibility and finish of the proposed entrance as well as a condition to exclude surface water from flowing into the public highway. As well as the conditions that are proposed by the highways department, it is considered advisable to ask for a further condition to ensure that the road widening work which needs to be done, happens before the use of the new entrance is implemented.

Comments were received by the Ecological Advisor of the Authority who believed that trees would be cut down as part of the development. Even so, the applicant noted that he owned enough land along the side of the road to enable widening work, without having to cut down any trees.

It is noted that public footpath 3, Llanfihangel Esceifiog runs along the southern boundary of the entrance, comments were received by the Public Rights of Way Officer noting that a planning condition should be placed on any planning permission in order to protect the public footpath.

An objection was received by Llanfihangelesceifiog Community Council to this application on the grounds of welfare, health and safety as the junction off the A5 and the road which leads to the quarry entrance are unsuitable. They also note that the entrance that is the subject of this application should be closed as a result of a condition which is linked to the permission for the entrance currently used.

In response to this, note that the Authority have received no objections from the Highways Authority and additionally, the junction between the A5 and Ceint road is not a consideration for this application. No objections have been received by the Council regarding the proposed entrance nor the 200 meter highway which leads from the current entrance to the proposed entrance along Graig Road. It should be noted that another entrance exists to the quarry and it was this entrance which had to be closed as part of planning permission 33C190C.

17 letters of objection have been received in relation to this application. It seems that 13 of them are a copy of the same letter signed by different residents of Pentre Berw. Three similar letters have also been received, I have summarised the objections in the below list:

- Not enough advertising has taken place as part of the consultation process and that the process is denying communities of their democratic rights.
- Council Officers have admitted in the past that the activities on site cannot be managed – working hours and transport specifically.
- The information presented suggests that permission will be granted come what may. The application does not consider traffic levels, weight of loads, drainage of highway and that considerable work will be needed to deal with this work. The application does not consider the effect on walkers along Graig Road, telegraph poles and high hedges and widening the road 5 meters as proposed is totally insufficient.
- The hugely enlarged entrance which is subject of this application was only created in relation to the building of the A55 and wasn't built for receiving quarry traffic.

A further letter of objection was received by Hogan Holding who co-own the site, including the current entrance. They object on the basis of:-

- The plan which shows the Distribution of ownership is incorrect.
- Why doesn't the applicant consider using the current quarry entrance?
- Surface water for the whole site currently drains into a pool on their site.
- Topsoil which has been stripped and put to one side for the purposes of quarry landscaping is currently located on the land of Hogan Holdings. They intend for this soil to be moved off their land to the land which is owned by the applicant.

When making a decision on this application, **only** the conditions which are the subject of the application can be considered, it is not an opportunity to reconsider the principal of the application or the development in full.

With this, I respond to these objections as follows:

The consultation process linked to this application corresponds to the statutory requirements of the act, two notices were placed on site, one near the current entrance and the other near the proposed entrance. Even though there is no requirement under planning regulations to inform the occupiers of nearby houses of planning applications, the houses near the current entrance and proposed entrance were notified. Notwithstanding the objection to the lack of consultation, it should be noted that the application has received a lot of attention from the public – 17 letters.

Note, that modern planning conditions have been agreed for the quarry, something that did not exist when the last deeds existed in the 1980s. If the quarry re-started production and that these planning conditions were broken or any other planning permission requirements were broken, the benefit of taking planning enforcement steps to rectify the situation would have to be considered.

No objections have been received from the statutory advisers; the highways department specifically as regards the proposed width of the highway, flow of the traffic or the weight of the loads as has been voiced by the objectors above. Subject to planning conditions to manage the finish of the entrance, drainage, timing of commissioning the new entrance and the need for a comprehensive Traffic Management Plan, it is considered that the proposed development is acceptable.

It should be noted that what has been proposed is an indicative plan only showing the distribution of land ownership. There is no doubt about the ownership of the land of the site entrance which is

the subject of this application and the accuracy of the certificates which form part of these application forms are not being questioned.

The applicant has noted during the "pre-app" stage that he does not have sufficient management of the current entrance. As a result, this application has been submitted so that the applicant can have total control over the quarry entrance.

The matters regarding the topsoil and drainage of surface water are not relevant to this application

7. Conclusion

Decisions need to be made on planning applications in line with the adopted development plan, unless relevant considerations note differently. The Anglesey Joint Local Development Plan and the Gwynedd Framework Plan are the plans that have currently been adopted and consideration is being given to the Anglesey Stopped Unitary Development Plan. In compliance with paragraph 3.1.3 of Planning Policy Wales, relevant planning consideration should also be given to the Gwynedd and Anglesey Joint Development Plan as it will be formally adopted during July 2017.

Based on the above report, which gives full consideration to the application, it is considered that the application does meet the requirements of the local and national planning policies listed in the policy section of the report. Subject to including the conditions included in the report; as well as the original conditions of planning permission 33C190 updated where required, it is recommended that this application is approved.

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps when performing its functions to achieve the 7 welfare aims that exist within the act. This report has been prepared considering the duty on the Council and the 'sustainable development principle' as is stated in the 2015 Act. When giving a recommendation the Council has attempted to ensure that current needs are satisfied without endangering the ability of future generations to also satisfy their own needs.

8. Recommendation

Permit the development with conditions

(01) No development of the site can begin until a Traffic Management Plan is presented for the approval of the Local Planning Authority. The plan should include measures that manage:

- I. Parking for the vehicles of operators and visitors to the site.**
- II. Loading and unloading of materials and equipment**
- III. Storage for materials and equipment linked to the building of the development**
- IV. Wheel cleaning facility**
- V. Days and hours of operation and how building and transport vehicles are to be managed**
- VI. Full transport management programme**

The Plan should be implemented for the full duration of the development.

Reason: The safety of the highway

(02) The entrance must be completed in full compliance with the plans submitted before the permitted use can begin. After use has begun, it has to be kept free from obstruction and used for entrance purposes only.

Reason: The safety of the highway

(03) The entrance must be completed with a gradient no higher than 1 in 20 for the first 5 meters from the nearest point to the connected highway.

Reason: The safety of the highway

(04) The entrance has to be finished with a bitumen surface for the first 5 meters of the nearest verge to the highway with the water drainage to be completed and implemented correctly before the permitted use begins.

Reason: The safety of the highway

(05) Surface water is not permitted to run into the county highway. No development can begin until details of the design for the drainage of the site have been presented for approval by the Local Planning Committee. The entrance shall not be used until the approved plan is implemented to the satisfaction of the Local Planning Authority.

Reason: The safety of the highway

(06) The entrance has to be built with visibility splays of 2.4 meters by 45 meters. Within the lines of the visibility splays, nothing above 1 meter in height above the level of the nearby road is permitted.

Reason: The safety of the highway

(07) The work of widening the proposed highway will have to be completed to the satisfaction of the Local Planning Authority before use can be made of the new entrance.

Reason: The safety of the highway

(08) The site operation times for building work on the site will be limited to:

- **08.00 – 18.00 Monday to Friday**
- **08.00 – 13.00 Saturday**

There will be no activity on Sundays or during Bank Holidays.

Reason: To avoid doubt and for the benefit of local amenities.

(09) No developments are permitted that would create an obstruction to the Llanfihangel Esceifiog Public Footpath 3 which runs into the development of the site. For information, a plan showing the public footpath is enclosed.

Reason: To protect the public footpath

(10) Unless agreed otherwise with the Planning Authority all the work will have to conform with the following working hours:-

- **QUARRYING AND PROCESSING**
07:00 – 18:00 Monday – Saturday

No work will be done on Sundays or on public holidays.

- **THE ASPHALT EQUIPMENT, MOVEMENT OF DRY STONES AND DAY TO DAY MAINTENANCE WORK**
08:00 – 18:00 Monday to Friday, 08:00 – 13:00 on Saturdays.

No work will be done on Sundays or on public holidays.

Reason: To avoid doubt and in the interest of local amenities.

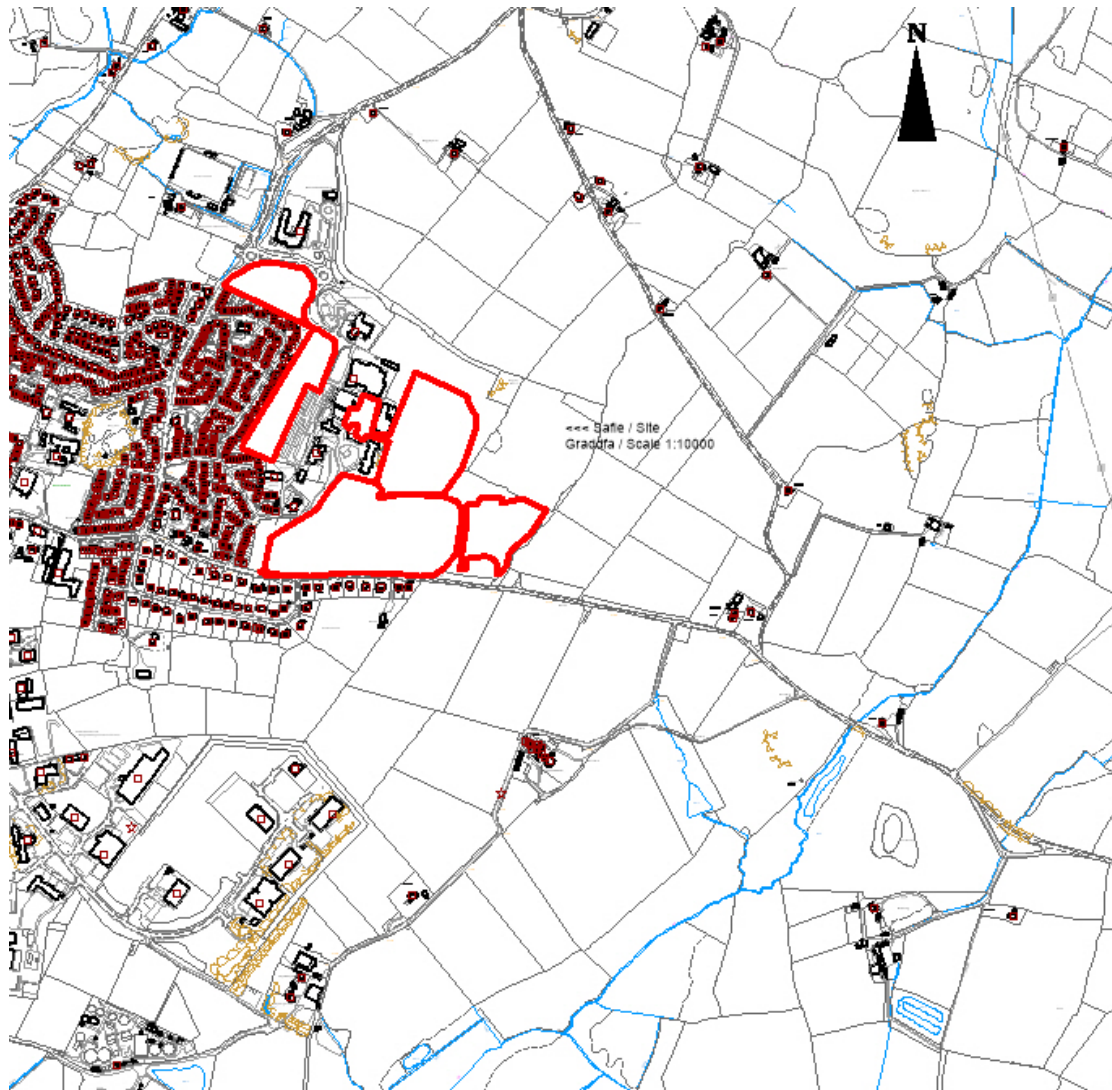
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Rhif y Cais: **34C304K/1/EIA/ECON** Application Number

Ymgeisydd Applicant

Director of Strategic Projects & Funding

Cais hybrid am ganiatâd cynllunio llawn i greu canolfan beirianeg newydd, maes parcio, lle chwarae i blant a gwaith cysylltiedig a chais am ganiatâd cynllunio amlinellol gyda rhai materion wedi eu cadw'n ôl ar gyfer datblygiad preswyl o 153 o anheddau, gwesty a chyfleuster bwyd a diod ynghyd a lle parcio cysylltiedig a gwaith ar dir yn / Hybrid application applying for full planning permission for the creation of a new engineering centre, car parking, children's play area and associated works and applying for outline planning permission with some matters reserved for a residential development of 153 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at

Coleg Menai, Ffordd y Coleg, Llangefni

Planning Committee: 26/04/2017

Report of Head of Regulation and Economic Development Service (MTD)

Recommendation:

Permit.

Reason for Reporting to Committee:

This application is the subject of an Environmental Impact Assessment and the proposals represent a departure from Development plan policy for which the recommendation is one of approval.

Members will recall visiting the site on the 15th March, 2017.

1. Proposal and Site

This application is hybrid in form as it seeks both full and outline planning permission. Full planning permission is sought for the New Engineering Centre (NEC), which forms part of the expansion of the College campus and children's play area. Outline permission is sought for the proposed residential development and development of a hotel and ancillary food & drink facility

The residential part of the application is made in outline form and is for 153 dwellings spread across 4 sites, 54% of the units will be of an affordable type, these units will be located on sites 1, 2 and 3. These lie to the west and north west of the existing college complex and abut the Pencraig estate. They comprise open grassland and are lined with self-seeded vegetation. Site 4 lies to the south of the complex and to the north of the Penmynydd Road

The hotel development and ancillary food and drink facility proposal located alongside the new link road to the east is again made in outline form. The hotel is primarily intended to provide accommodation for visiting lecturers, businesses, visitors to the College and relatives of students. It will also be available to the general public.

Training courses will also be provided for College students. Access will be off the Llangefni link Road associated car parking will be provided to the north.

The new engineering centre (NEC) seeks full planning permission. It will be located on the site of the existing independent living skills building which is no longer required, as the facility will be moved to the Canolfan Cefni Centre.

The proposed NEC building will extend to 3 storeys and cover a gross floor area of 4,600m². Each storey will extend to approximately 1,540m².

The NEC will house the teaching and other required facilities for the following courses: Electrical Engineering; Electro Mechanical Engineering; Mechanical Engineering Control & Instrumentation; and Plumbing, gas and building services. Some of the students occupying the Engineering Centre will be existing students who have been relocated from the College's Bangor campus.

The Engineering Centre will be accessed via the existing access off Talwrn Road and via the new Llangefni Link Road. The full planning application also includes an area of car parking, to be provided to the east of the proposed NEC. The car parking area will provide 254 no. parking bays, 3 no. and 8 no. bus parking bays.

A play area is also set aside for the proposed development, this is incorporated into site 1.

During the construction period of the development, it is anticipated that 80 Full Time Equivalent (FTE) jobs (gross) / 54 FTE jobs (net) will be created. The operation of the NEC, hotel and associated restaurant/cafe uses are anticipated to generate 77 FTE (gross) / 34 FTE (net) jobs and

16 FTE net indirect jobs, through the multiplier effect associated with using local supply chains. (Where gross is the number of jobs on site and net excludes those leaving other jobs to take on the jobs identified with the proposal).

As stated, the application is accompanied by an Environmental Impact Assessment (EIA) which informs the proposals including the following matters, landscape and visual impact, ecology and Nature Conservation, Cultural Heritage and Archaeology. Other matters were included and are dealt with elsewhere in this report.

The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process.

In addition, a statutory public consultation process has been carried out and a pre application consultation report submitted as part of the application.

This Pre-Application Consultation (PAC) report provides a review of the stakeholder and community consultation undertaken by Grŵp Llandrillo Menai (GLLM)

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 requires that the developer should undertake pre-application consultation for all planning applications that are classed as 'major' development for both full or outline applications. Major development is defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as being:

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwelling houses where;
 - (i) the number of dwelling houses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;
- or
- (e) development carried out on a site having an area of 1 hectare or more;

The proposed development falls within the definition of major development as defined by (c) above. The order also requires that there be a 28 day publicity period prior to submitting a planning application and that the following should be undertaken:

- Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development
- Write to "any owner or occupier of any land adjoining the land to which the proposed application relates"
- Make the draft planning application information available publicly
- Consult community and specialist consultees before applying for planning permission
- Consider if Environmental Impact Assessment (EIA) is required for the project
- Submit a pre-application consultation report (PAC) as part of the planning application

This document records the process of the pre-application consultation process as required above in the form of a PAC report.

The Order requires that the PAC report presents the following information:

- a) A copy of the site notice;
- b) A declaration that the site notice was displayed in accordance with the statutory requirements i.e. in at least one place on or near the development site for no less than 28 days;

- c) A copy of the notice given to owners and occupiers of adjoining land;
- d) Copies of all notices provided to councillors, town and community councils, and specialist consultees
- e) Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer
- f) A summary of all issues raised in response to the statutory publicity – the developer must confirm whether the issues raised have been addressed and if so, how they have been addressed.

Full details are included in the pre-application consultation report. In essence, 2 exhibitions were held in addition to the above requirements. The responses were generally supportive. There were however, 4 objectors along the Penmynydd Road.

As a consequence of this the 4 dwellings alongside the Penmynydd Road were removed from the scheme and replaced with planting.

2. Key Issue(s)

- a) Principle of development
- b) Landscape/built environment
- c) Education
- d) Highways
- e) Archaeology
- f) Welsh Language
- g) Affordable Housing
- h) Ecology
- i) Residential amenity
- j) Use of agricultural land

3. Main Policies

Gwynedd Structure Plan

Strategic Policy 1: Settlements in Gwynedd will be developed at a rate consistent with the needs of their communities for housing, work, leisure and community services within a framework of policies which safeguard community life and help conserve the environment.

Strategic Policy 2: To maintain the role of these focal centres which provide concentrations of employment opportunities, larger leisure facilities and other services.

Strategic Policy 3: To facilitate and promote employment opportunities at a suitable scale and at suitable locations throughout the County taking particular note of the economic development opportunities of the A55 improvements and other improvements in communication the need for integrated development by local authorities and development agencies to find suitable opportunities across the whole County directing attention towards the regeneration of a number of towns and other communities in the County.

Strategic Policy 5: To recognise that the Welsh Language is a material consideration in assessing the implications of development in Gwynedd. This will be implemented in a manner which ensures that the aim of safeguarding and nurturing the use of the Welsh language in Gwynedd is achieved.

Policy A1 - Sufficient Housing Land

Policy A2 - Location of Housing Land

Policy A6 - Housing in the Countryside

Policy A7 - 5 year land supply

Policy B1 - Employment Generating Developments

Policy B9 - Presumption in favour of proposals which expand the number and range of employment opportunities

Policy CH1 - Recreation and Tourism

Policy CH2 - High quality holiday accommodation

Policy D4 - Location, siting and design

Policy D32 - Layout and landscaping
Policy E1 - New retailing developments and redevelopments in existing town centres
Policy E3 - Retailing outside existing town centres
Policy FF11 - Adequacy of highway and
Policy FF12 - Parking provision.

Ynys Môn Local Plan (1996)

Policy 1 - General Policy
Policy 2 - New Jobs
Policy 5 - Design
Policy 8 - Holiday Accommodation
Policy 17 - Recreation and Community facilities
Policy 19 - Shopping
Policy 26 - Car Parking
Policies 31 and 32 - Landscaping
Policy 35 - Nature conservation
Policy 42 - Design
Policy 47 - Housing requirements
Policy 48 - Housing Development Criteria
Policy 49 - Defined settlements
Policy 52 - Exception sites
Policy 53 - Housing in the Countryside

Ynys Môn Unitary Development Plan (Stopped) 2005

Policy GP1 - Development Control Guidance
Policy GP2 - Design
Policy EP8 - Vibrant Town, District and Local Centres
Policy PO1 - Employment
Policy PO3 - Language and Culture
Policy TO2 - High Quality Holiday Accommodation
Policy PO4 - Location
Policy PO7 - Tourism
Policy HP7 - Affordable Housing
Policy EN4 - Biodiversity
Policy TR10 - Parking Standards
Policy EN1 - Landscape Character
Policy EN14 - TPO's & Hedgerows
Policy SG2 - Development and Flooding
Policy SG6 - Surface Water Drainage
Policy EP4 - Other Employment Opportunities and Rural Diversification
Policy EP9 - Retailing outside existing centres
Policy CC1 - Community Facilities

Interim Policy "Large sites" 2011

Emerging Joint Local Development Plan

Strategic Policy PS1 - Welsh Language and Culture [NMC56]
Strategic Policy PS 2 - Infrastructure and Developer Contributions
Strategic Policy PS1 - Infrastructure provision
Strategic Policy PS 4 - Sustainable transport, Development and Accessibility
Policy TRA 2 - Parking Standards [NMC 74]
Policy TRA 4 - Managing Transport Impacts
Strategic Policy PS 5 - Sustainable development [NMC 81]
Strategic Policy PS 6 - Alleviating and adapting to the effects of climate change [NMC82]
New Policy – Development Boundaries
Policy PCYFF 1 - Development Criteria [NMC 87]
Policy PCYFF 2 - Design and Place Shaping [NMC 88]
Policy PCYFF 3 - Design and Landscaping [NMC 89]
Policy PCYFF 4 - Carbon Management [NMC 90]

Policy PCYFF 5 - Water Conservation
Strategic Policy PS 1 - Providing Opportunity for a flourishing economy [NMC147]
Strategic Policy PS 11 - The Visitor Economy
Policy TWR 1 - Visitor Attractions and Facilities [NMC 160]
Policy TWR 2 - Holiday Accommodation
Strategic Policy PS16 - Conserving or enhancing the Natural Environment [NMC 271]

Please note that emerging policies followed by [NMC ____] indicate that these policies are subject to Matters Arising Changes and may not appear in the final plan as drafted

The Joint Local Development Plan (Gwynedd and Anglesey) is in the process of being prepared and is currently subject to a public examination. It is anticipated that the Councils will receive the Inspector's report regarding the public examination in May. In light of the maturity of the process of preparing the JLDP it should be referred to as material planning consideration in accordance with paragraph 3.1.3 of Planning Policy Wales (Edition 9, November 2016).

"Material considerations could include current circumstances, policies in an emerging development plan and planning policies of the Welsh Government. All applications should be considered in relation to up-to-date policies."

Paragraph 2.14.1 of Planning Policy Wales states:

"The weight given to the emerging JLDP (or plan that is being amended) when determining planning applications will generally depend on the stage it has reached, but it does not increase as the plan draws nearer towards being adopted."

Supplementary Planning Guidance

Design Guide for the Urban and Rural Environment
Affordable Housing
Holiday Accommodation (2007)

Planning Policy Wales Edition 9, 2016

Technical Advice Notes (TANs)

TAN1 - Joint Housing and land Availability Studies 2015
TAN 2 - Planning and Affordable housing 2006
TAN4 - Retail and Commercial Development,
TAN 12 - Design (2016)
TAN 13 Tourism 1997
TAN 18 – Transport (2007)
TAN 20 Planning and the Welsh language 2013
TAN 23 (2014) Economic Development 2014

4. Response to Consultation and Publicity

Local Members N Roberts, B Parry and D Rees: no response

Town Council: welcome the plan but to ensure community benefits for the town of Llangefni following the development, to phase and monitor the developments

Education: require financial contribution (see below)

NRW: No objection subject to conditions

Welsh Water: No objection require conditions.

Welsh Government Agricultural Land: no comments and for LPA to determine in light of policy

Highways: no objection require conditions

North Wales Police: do not object

North Wales Fire Service: do not object

Health Board: “we have discussed this with representatives of the West Area team and we do not believe there would be any significant issues arising for the Health Board either in terms of local capacity and infrastructure or any impact on property management and access”

Drainage Section: no evidence of flooding scheme acceptable

8 Letters have been received points raised include:

- Initial consultation by college unsatisfactory
- Economic benefits doubtful
- College land will be used up limiting expansion
- Will be drainage problems
- Ecological surveys inadequate
- Street lighting will be a problem for wildlife
- There is Japanese knotweed
- Will be light pollution
- Problems with education facilities capacity locally
- Hotel will harm other businesses
- Local surgeries struggle
- Lack of transparency didn't know college was going to develop on this scale
- Will harm the landscape and urbanize area
- There are red squirrels
- Erosion of Welsh language
- There will be loss of important hedges
- Residents were not aware of exhibition
- Site outside JLDP boundaries
- Is there a need for these homes
- There will be additional noise and disturbance
- Will kill off wildlife
- Too many students will make roads worse
- Access will not be safer than existing
- Drainage not sufficient
- Houses are being provided elsewhere nearby
- Hotel will not be cost effective as others have closed down
- Houses will not be bought by locals
- Contrary to policy
- Sites 1 and 2 provide a buffer zone
- The sites provide a pleasant space for students they will now be enclosed by housing.

5. Relevant Planning History

34C304 - Erection of a new agricultural building at – Granted 08/04/93

34C304A - Change of use of land from agricultural to a playing field and car park at – Granted 06/05/94

34C304B - Erection of a manure and slurry store on land at – Granted 15/09/94

34C304C - Extensions to create a boiler room at – Granted 20/01/95

34C304D - Erection of an extension on to the existing workshop at - Granted 06/06/96

34C304E - Erection of new farm buildings along with alterations to the existing buildings at – Granted 06/03/97

34C304F - Construction of a new teaching building along with alterations and improvements to the access road serving the site at - Granted 05/12/96

34C304G - Re location of the 3 greenhouses along with the erection of a new potting shed / store at – Granted 03/02/96

34C304H - Retention of the 6 mobile classrooms on land at – Granted 06/06/97

34C304J - Erection of a food technology unit together with associated car parking on land at – Granted 23/03/01

34C304K - Erection of new farm buildings together with the re-siting of an existing farm building on land at – Granted 13/07/99

34C304L - Erection of an extension on the existing brickwork workshop at – Granted 04/08/99

34C304M - Removal of existing temporary building and the erection of 2 temporary classrooms at – Granted 14/06/00

34C304N - Extension to the food technology unit at - Granted 23/03/01

34C304P - Demolition of the existing buildings and erection of a two storey teaching unit with associated car parking facilities at – Granted 24/04/02

34C304R -Alterations and Extensions to engineering workshop at – Granted 06/11/02

34C304T - Extension to the existing engineering workshop at – Granted 08/10/03

34C304W - Erection of an aluminium glazed extension to form lobby at – Granted 09/02/07

34C304X - Extension to car park at – Granted 01/08/08

34C304Y - Construction of a new Education Facility building to provide specialist energy and Fabrication Skills together with the removal of existing temporary tent structure - Granted 23/02/09

34C304Z - Demolition of three existing buildings, erection of a two storey extension to the Energy and Fabrication Centre together with an extension to the car park – Granted 16/06/10

34C304A/1 - Erection of a temporary modular building to provide training facility – Granted 14/09/11

34C304B/1 - Erection of a two storey extension to the food technology centre - Granted 11/04/12

34C304C/1/SCR - Screening opinion for the provision of heavy plant track ways, construction of hard standing areas, the erection of a security fence around the vehicle storage and the construction of a designated area for fire training equipment – EIA Not Required 07/12/12

34C304D/1 Full application for the provision of heavy plant track ways, construction of hard standing areas, the erection of a security fence around the vehicle storage and the construction of a designated area for fire training equipment – Granted 14/12/13

34C304E/1/RE - Full application for the erection of one 5.5kw wind turbine with a maximum mast height of up to 9m, rotor diameter of up to 3.1m, swept area of up to 16 metre square and a maximum upright vertical tip height of up to 15.24m – Approved 30/03/2016

34C304F/1/ECON - Extension to the existing campus comprising of the erection of three; three-storey units with 250 no associated car parking, a separate unit comprising of a gym and fitness studio with 60 no associated car parking together with an all-weather outside football pitch, and sustainable drainage system with all matters reserved- Approved 27/10/15

34C304G/1/SCR - Screening opinion for the an extension to the existing campus comprising of the erection of three; three-storey units with 250 no associated car parking, a separate unit comprising of a gym and fitness studio with 60 no associated car parking together with an all-weather outside football pitch, and sustainable drainage system with all matters reserved – 26/10/15 EIA Not Required

6. Main Planning Considerations

Principle of development (Housing)

Current Development Plans - The housing element of the proposal lies outside the development boundary for Llangefni in both the adopted Ynys Môn Local Plan (1996) and the stopped UDP (2005).

Due to the need to maintain a 5 year housing supply and the age of the development plan on Ynys Môn the Council adopted an Interim Planning Policy – Large Sites (2011) that can be used to consider applications for 50 or more houses within Llangefni, Amlwch or Holyhead on sites within or immediately adjacent to the development boundary.

This interim Planning Policy has a number of criteria within the policy that need to be satisfied to support applications under the policy. The main issues in relation to the interim policy and this proposal are:

Sequential test that demonstrates no suitable, feasible or viable alternative sites are currently available within the settlement;

that it provides 50% affordable housing provision unless it is supported by a viability study justifying a lower level;

Suitable infrastructure is in place or appropriate arrangements are made to ensure adequate provision in a timely manner;

Assessed for its suitability as an extension to the settlement;

Does not cause significant harm to the social, linguistic or cultural cohesion of the local community;

That the mix and type of housing proposed reflects the needs of the community.

Emerging Joint Local Development Plan (JLDP)

The housing element of this site forms T21, T22 and T23 housing allocations in the emerging JLDP. Paragraph 2.14.1 of Planning Policy Wales (PPW) states that the weight attached to an emerging LDP when determining planning applications will in general depend on the stage it has reached, but does not simply increase as the plan progresses towards adoption. The Inspector will consider the soundness of the whole plan and consequently policies could ultimately be amended or deleted from the plan even though they may not have been the subject of a representation at deposit stage (or be retained despite generating substantial objection). Certainty regarding the content of the plan will only be achieved when the Inspector delivers the binding report. In considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to carefully consider the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances (see paragraph 3.1.3 of PPW).

The T21, T22 and T23 housing allocation at Llangefni for an estimated 146 units in policy TAI 14 did receive a number of objections.

The Inspector did not instruct the Council to amend the Plan's overall housing figure or sites T21, T22 or T23. As such no change to sites T21, T22 or T23 is proposed and their designation can be given weight as a material consideration.

In conclusion, the proposed housing sites subject to this application are sites that have been identified in the emerging JLDP. Whilst the binding Inspectors Report is still to be received in relation to the JLDP the Council have not been instructed to introduce a MAC in relation to these proposed sites.

As part of the process of preparing the JLDP an assessment was made over the suitability or otherwise of candidate sites. The fact that sites T21, T22 and T23 appear in the Deposit Plan mean the Council consider them as a suitable extension to the settlement of Llangefni. An Urban Capacity study concluded that the anticipated growth level of the settlement could not be achieved through brownfield opportunities located within the development boundary as identified in the current development plans.

In addition the emerging plan was subject to a Language Impact Assessment and this concluded that the anticipated growth level of Llangefni (which of course includes the housing allocated sites) is not considered likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures, such as phasing development, an adequate mix of housing units and requiring developer contributions to provide or enhance infrastructure.

It can therefore be concluded that the proposed sites in this application satisfies the sequential test, forms a suitable extension to the settlement and does not cause significant harm to the social, linguistic or cultural cohesion of the local community.

Principle of development (Hotel and food outlet)

Planning Policy Wales PPW (Edition 9 November 2016) sets out the land use planning policies of the Welsh Government. Chapter 4 of PPW Wales strengthens and clarifies the presumption in favour of sustainable development. The goal of sustainable development is to

“Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.”

For planning purposes the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and income. Welsh Government advise that the planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development.

TAN 23 (2014) Economic Development states that Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development (paragraph 1.2.5).

In accordance with Policies CH1 and CH2 of the Gwynedd Structure Plan, proposals for tourist development and holiday accommodation will be permitted where they accord with other plan policies. Policy 8 of the Ynys Môn Plan reiterates this policy. Similarly, the Stopped UDP stipulated that high quality tourist accommodation will be permitted where proposals do not cause unacceptable harm to the environment (Policy TO2).

Emerging policies within the JLDP recognise the need to support a sustainable tourism sector which provides high quality facilities to meet modern day needs (Policy SO13). The Councils will support a year long tourism industry and the enhancement of serviced accommodation (Policy PS11).

The proposed hotel will assist in strengthening the tourism sector in Anglesey, through the provision of additional jobs and economic value. The addition of this unit in Llangefni will diversify the existing accommodation offer, which predominantly comprises small scale operators. The proposed hotel use will be open to the general public; however the predominant target customers are to be visitors to the College campus, including lecturers, students attending short courses and parents of students.

In addition to providing accommodation for visitors associated with the College, the proposed hotel and ancillary food & drink use will provide training opportunities for students studying hospitality

and catering courses. Therefore, the proposed development will assist in training the workforce, ensuring that the vision for growth in this sector is supported.

The proposed hotel use will improve the quality, quantity and choice of the existing accommodation stock, supporting the growth of the tourism sector in a key Urban Service Centre. There is limited provision of serviced accommodation in Llangefni and it is not considered that the proposal would have an adverse effect on existing businesses.

Policy PS11 of the JLDP states that the provision of high quality serviced accommodation in, or near, sub-regional, urban and rural service centres and villages is supported. Policy TWR1 states that new visitor attractions and facilities will be encouraged to locate to sites within the development boundary. However, the supporting policy text recognises that in exceptional circumstances some facilities may require a non-urban location.

The adopted Holiday Accommodation SPG (2007) states that within, or on the edge of, Main Settlements the redevelopment of a site for holiday accommodation can normally be supported, providing that the scale of the proposal can be absorbed.

As detailed above, the proposed hotel and ancillary food & drink use has clear links to the Grŵp Llandrillo-Menai Llangefni Campus, including the training opportunities which are anticipated as a result of co-locating the College and Hotel / Food & Drink use. Due to this connection, it is not possible to locate the proposed hotel and ancillary food & drink use within the town centre of Llangefni. The proposed development must have a strong physical link to the College, in order to maximise training opportunities and ensure that visitors to the College are accommodated in close proximity to the campus.

PPW establishes the principle of a sequential test in relation to town centre related uses which have direct relevance to economic land uses. Accordingly when determining applications, local planning authorities should seek to replicate this approach. Local planning authorities should apply judgement depending on the nature of the economic use and its applicability to a particular location. They should give first preference to sites within the boundaries of settlements. As a second preference, they should consider edge of settlement sites. As a third preference, they should consider identifying land in the open countryside if the resulting benefits outweigh any adverse impacts of the development. It is considered that the onus of proof that more central sites have been thoroughly assessed rests with the developer.

The applicants submitted details in respect of the sequential approach justifies the sites use for the use proposed, other sites have been identified and the reasons for their unsuitability assessed. Availability, size and location were the criteria used and site visits were made to identify sites along with desktop research, investigating the emerging JLDP and looking at existing planning permissions.

22 sites were identified but only 4 sites exceeded the 1.67ha requirement. These included;

Land adjacent to Ysgol y Bont - This however has a proposed JLDP allocation for 41 houses on part and B1-B8 Employment use.

Land at Bodfordd (Nr Cefni reservoir) - Unsuitable due to distance from College.

Bryn Cefni Industrial Estate - Again primarily for B1-B8 Employment uses and again too far from college.

Llangefni Industrial Estate - Unsuitable environment and too far from college.

Planning permission 36C175K/TR/ECON - This is a permission for a hotel, located on the outskirts of Llangefni. Application 36C175K/TR/ECON sought permission for a hotel (Travel lodge, petrol filling station, restaurant and drive-thru restaurant). The application site for this proposal is to the south of the A55, at junction 6. The site is not considered suitable as it is located approximately 2.3 miles (approximately 50 minutes' walking distance) from the Coleg Menai Llangefni campus, and is severed from Llangefni by the A55 North Wales Expressway

The site identified and which is the subject of this application is adjacent to the new Llangefni link road which it is submitted now defines the settlement, furthermore this location if the development were to go ahead would clearly represent an “On the edge of “ development within easy walking access of the college.

It is considered that in light of this and the policy support as outlined the development of this land for a hotel and food and drink use can be supported.

Principle of development (New Engineering Centre)

Grŵp Llandrillo-Menai Further Education College plans to develop Coleg Menai Campus as its “Technology Centre of Excellence for Anglesey and Gwynedd”.

Guidance in national planning policy supports new and existing education and community facilities with Planning Policy Wales (PPW) stating that:

Adequate and efficient infrastructure, including services such as education and health facilities along with water supply, sewers, waste management, electricity and gas (the utilities) and telecommunications, is crucial for the economic, social and environmental sustainability of all parts of Wales. It underpins economic competitiveness and opportunities for households and businesses to achieve more socially and environmentally desirable ways of living and working.

PPW also states that an effective way to achieve regeneration is to foster integrated communities within the existing settlement pattern by promoting mixed use development, comprising appropriate combinations of housing (including affordable housing), employment, retailing, education, leisure and recreation uses and open space. It further states that:

Uses which need to be accessible to a large number of people, including retailing, major leisure uses (such as theatres, multi-2 screen cinemas, bingo halls and bowling alleys), offices of central and local government, commercial offices, hospitals and tertiary education facilities are preferably to be located in town centres.

Policy 17 of the YMLP and CC1: Community Facilities of the stopped UDP states that the council will permit the development of facilities to improve community services within or adjacent to development boundaries. The reasoned justification to the policy states that in order to maintain sustainable communities it is important that community services including education facilities are encouraged and supported. The UDP recognises the importance of education establishments such as Coleg Menai and wishes to maintain the current facilities and encourage future development as they have an integral role to play in the area’s social and economic development.

Policy EP8: Vibrant Town, District and Local Centres of the stopped UDP (2005) promotes the vitality, viability and attractiveness of the centres identified within the plan. The criteria found within the policy most relevant to this application include:

- Ensuring that established centres remain the primary focus for a wide range of retail (A1,A2 an A3), commercial and public offices (B1), community facilities and institutions (D1) and entertainment and leisure (D2);
- Ensuring that all proposals are compatible with scale, character and function of the centre;
- Ensuring that, either individually or cumulatively, proposals within centres are not detrimental to the vitality and viability of any neighbouring centre;
- Promoting, in partnership with outside agencies and developers, a range of environmental and security improvements to ensure that all centres remain attractive as places to visit or live.

The proposed development is acceptable in principle and is consistent with national and local policy.

Landscape and Built Environment

The sites comprise former agricultural enclosures subdivided by hedges and bordered by treed shelterbelts with a few internal remnant parkland trees.

Sites 1-3 border existing residential development from Lôn Talwrn and education facilities on and off site. Site 4 and 5 bound the new link road connecting Lôn Penmynydd to Lôn Talwrn. Formerly well enclosed by the treed boundaries of the Coleg Menai site, this is now partially open to roadside views on the approach from Penmynydd and internally via the new link road.

The site is within LANDMAP Aspect Areas YNSMNVS059 (Sites 1-3) and YNSMNVS012 (sites 4 and 5). Landmap ascribes a moderate value to each. Sensitivity is described in the EIA as ranging from low to the west (bordering existing linear housing development) and medium to the north, east and south (bordering the wider agricultural landscape). The major detracting feature to sites 4 and 5 is identified as the link road. Some of the visual effects of this will be reduced as new mitigation planting establishes.

The site is within LCA 17 – West Central Anglesey described as ‘an expansive LCA which includes a large area of the rural heartland of Anglesey, and including the settlements of Gwalchmai and Llangefni. The LCA also includes a small section of coastal landscape at Rhosneigr including Traeth Llydan, with its associated dune system and impounded water body (Llyn Maelog)’.

Relevant Key issues are:

Development around settlement edges should:

- Be of a form and character appropriate to each settlement.
- Be considered in terms of impacts upon the wider landscape
- Seek to integrate using landform, vegetation etc. to minimise impacts.
- Ensure that standard solutions are not used in order that the inherent characteristics of the area are contained within the design.

The development of the link road has affected the agricultural character of the land and opened up new views across the site. However, it remains largely enclosed to the wider landscape, which limits the geographical extent of landscape and visual effects.

It is considered that mitigation through the retention of external woodland and additional planting will reduce the wider landscape effects with some of the site merging with the urban edge of Llangefni.

It is not considered that the impacts of the proposed developments are such that they could be refused on visual impact grounds.

Education

The Lifelong Learning Department calculates the cost of providing additional places for pupils in educational establishments by multiplying **the number of pupils eligible for contribution** with a cost multiplier for that educational sector. Due to the fact that the Welsh Government has not provided specific guidance regarding the cost of providing additional places for pupils in schools, the sum of the contribution expected from developers is based on the cost multipliers of the UK Government’s Department for Education. These multipliers reflect the cost of providing an additional place for one pupil when such a need has been proven.

The multipliers used take into account the 2013 factors and inflate them to 2014/15 prices using the latest ONS GDP deflator series.

The multipliers for 2014/15 are as follows:

- Nursery (3-4 years old) and primary schools (pupils aged 4 to 10) – £11,024.79
- Secondary schools (pupils aged 11 to 16) – £16,706.45
- Secondary schools (pupils aged 17 to 18) – £18,096.56

The assessment shows that additional capacity of 36 places for the primary age (4-11) is required the cost for which will be £396,892.

It is anticipated that this amount will facilitate the extra facilities required to cater for the additional provision required if the proposed development were to go ahead.

Highways

The construction of the Llangefni link road has essentially “opened” up the colleges land for development and good access is now available for the sites the subject of this application.

In light of this the Highways Authority raise no objection to the scheme but suggest conditions.

Archaeology

Gwynedd Archaeological Trust has been consulted in respect of the application and state in their comments:

“The majority of the application area appears to be of relatively low archaeological potential, with localised areas of surviving buried archaeology. This accords with the results of the ongoing archaeological mitigation associated with the adjacent link road, and may be considered a reasonable indication of the overall potential of the site.

The principal archaeological discovery is the western half of the early medieval cemetery exposed during link road construction. This mostly lies outside the area proposed for development, but within the red line boundary. The cemetery is a nationally important and vulnerable site, and will need to be included within the archaeological mitigation strategy: the long-term preservation of the remains is felt to be neither feasible nor justified, owing to the proportion of the remains already lost to the link road and the future threat from factors such as landscaping, continuing use of the land by the college, or changes to burial conditions resulting from the development. The evaluation identified several other archaeological features, comprising a burnt mound, a pit or corn drier, and ditches of varying date and interest. These features and any associated evidence not identified by the evaluation will be destroyed by the development and therefore require archaeological recording prior to their loss.

The remainder of the site was noted as being undisturbed and therefore retaining a general potential for buried archaeology, with the exception of Sites 1, 2 and part of Site 3, which were found to have been subject to modern disturbance, but still retaining a potential for truncated remains.

In the light of these comments and in accordance with Planning Policy Wales (2016) and Welsh Office Circular 60/96: ‘Planning and the Historic Environment: Archaeology’, it is recommended that the local planning authority should require that appropriate archaeological mitigation is undertaken”

In respect of this a condition has been suggested and this will be attached to any consent given.

Welsh Language

Isle of Anglesey County Council recognises that:

‘Anglesey is counted as one of the strongholds of the Welsh language and the Welsh language is a natural element of everyday life of the island and is a reflection of its traditions and culture. Linked to this is the rich history and Welsh culture that defines the area and its inhabitants.’ (Anglesey Welsh Language Strategic Forum, 2016).

The Welsh Government also recognises that education has a crucial role to play in order to support the aspirations of a bilingual nation (Iaith Fyw, Iaith Byw, Welsh Language Strategy 2012-2017) and supporting the use of the Welsh language within communities. The proposed NEC expand the provision of bilingual education for the local people of Anglesey and North Wales. The new training opportunities which would be offered by the proposed NEC will broaden the education and training

opportunities available on Anglesey. This in turn will help to retain local people (including Welsh speakers) by providing them with the right skills, qualifications and knowledge to apply for any proposed employment opportunities associated with the energy sector on Anglesey. This is expected to include high quality, permanent jobs. This will have a long-term beneficial effect on Welsh language and culture.

Furthermore, the proposed development, through the provision of up to 153 residential dwellings, 83 of which are proposed as affordable dwellings, will contribute greatly towards meeting an identified local need for affordable housing. Housing affordability is an issue facing Isle of Anglesey as a whole, including Llangefni, and this proposal will ensure that the local population, a high proportion of which are Welsh speakers, will be able to meet their housing need in an affordable manner. This is important in terms of ensuring the long-term sustainability of Welsh speaking communities. Local people, including young people, will be able to remain to live in their local communities, raising bilingual families and contributing towards the use of the Welsh language and supporting Welsh culture in the community.

Additionally, the economic benefits associated with the proposed development, during construction and operation of the NEC and proposed hotel will support the local economy and in turn support and maintain the Welsh language and culture. Support for the local economy will be in the form of supporting existing and additional employment opportunities, supply chain initiatives and apprenticeship opportunities. The proposed NEC and hotel development will also diversify the local economy, which will support a sustainable community where the Welsh language can thrive.

Affordable Housing

The affordable housing element of the proposed development will be located on 3 sites:

- Site 1 is a green field site around 1.3 hectares in size, with 0.49 hectares of this allocated to housing. The indicative scheme in the masterplan depicts a development of 23 dwellings.
- Sites 2 and 3 are two connected parcels of vacant green field land to the west of the college campus car park and south of site 1. The indicative scheme in the masterplan depicts 60 dwellings comprising of 28 houses and 32 flats accommodated in 4 apartment blocks.

There will be a combined total of 83 affordable homes, or 54% of the 153 units to be delivered across all four sites.

Due to the number of homes to be provided, it is proposed that the affordable units are brought forward on a parcel-by-parcel basis (Sites 1 - 3), rather than to scatter them throughout all four sites. The reasons given for this are twofold:

Firstly to ensure that a development with such a high proportion of affordable units can be serviced and maintained in a financially viable manner over the life span of the dwellings: grouping houses together is typically more economical and preferable from a management perspective for Housing Associations.

As of January 2017 there were over 80 applicants on Anglesey's Housing Register looking for "general needs" properties in Llangefni and over 20 looking for accommodation suitable for older people.

Analysis of the waiting list indicates that there is a particular need for smaller units (1 bedroom and some 2 bedroom) and also unmet need for larger 4 bed homes.

There is also significant demand for "intermediate" housing (i.e. affordable homes priced between market price and social rents). As of January 129, households were registered on the Tai Teg Affordable Housing Register who would like to find an affordable home in Llangefni.

The exact mix of units to be provided will be the subject of further discussions and will be specified at the detailed application stage.

It is considered that the proposals comply with the aforementioned policy requirements and will help to satisfy an existing need.

Ecology

An Ecological Impact Assessment (EclA) forms the main supporting information for the Ecology and Nature Conservation chapter within the submitted Environmental Statement.

Supporting surveys include

- Extended Phase 1 Habitat Survey;
- Breeding bird surveys
- Bat surveys;
- Red squirrel surveys
- Habitat Assessment for great crested newts and other notable/ protected species.

The EclA report covers the five separate sites, which make up the hybrid planning application. The report aims to identify, quantify and evaluate the potential significant effects of the scheme's proposals on the nature conservation interest of the sites.

Main impacts at this stage are considered to be the removal of boundary features such as hedgerows and potential effects to bats as a result of the loss of commuting and foraging routes, and birds as a loss of breeding areas. Proposed lighting schemes may also indirectly impact upon bats and birds.

Recommendations are provided in Section 8 to mitigate/ lessen impacts of the scheme. These include:

- Planting Schemes and Management strategies
- Construction Environment Management plan (CEMP) covering works in relation to existing trees, boundaries, and matters such as bio security.
- Lighting scheme
- Clearance methodology
- Bird Nest boxes, installation
- Bat boxes, installation
- Creation and management of ponds
- Woodland Management Plan
- NRW licence(s) in relation to protected species, as appropriate

IACC's Ecologist has advised that the material presented forms a satisfactory basis on which to go forward. Appropriately worded planning conditions can be prepared to cover the mitigation action areas and a Section 106 agreement will secure the long-term management of habitats at the site. NRW also confirm that the proposals are acceptable subject to conditions.

Residential Amenity

Residential properties skirt sites 1, 2 and 3 however given the proximity of those dwellings and the proposed layout of the new dwellings it is not considered that there will be undue harm by way of overlooking. The housing part of the proposals are outline applications and the siting and layout will be subject to further reserved matter applications where the exact positioning of the proposed units can be assessed.

In respect of site 4 there will be a road and planting between the existing properties along Penmynydd road which will be approx. 60m away from the nearest proposed unit.

Additionally the proposed hotel and food and drink outlet will be located approximately 150m away with an intervening roundabout.

With these matters in mind it is not considered that there will be undue harm to the amenities of any of the residential properties in the locality.

Use of agricultural land

Planning Policy Wales in para 4.10.1 requires that;

“In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future¹⁰. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade

It has been identified that there is an area of 1.5ha of grade 3a outside the link road which will be lost as a consequence of this development. The applicant has however, submitted details showing that there is no alternative lower grade land available which would serve the intended purpose with suitable links to the college.

The land in question will accommodate the hotel and food and drink facility. It has however with the development of the link road been “cut off” from the wider agricultural land with the drainage pond, Penmynydd Road, mitigation planting and link road abutting and is now not considered suited to agricultural use.

As such, it is not considered that there is any conflict with the policy requirements of PPW.

7. Conclusion

It has been shown in the contents of this report that there is policy support for the principle of this development.

Furthermore upon further analysis it can be seen that the proposals will not cause undue harm to the environment or residential amenity and will serve to underpin the Welsh language. The proposed mitigation which has been identified in the submitted details will ensure that protected species and archaeology are protected and the contribution to the provision of affordable housing and education is to be welcomed.

The proposed development will also create an educational centre of excellence providing training and education for future generations while providing quality secure jobs on the island.

8. Recommendation

To approve the application following the signing of a S106 agreement requiring that up to 50% of the dwellings will be of an affordable type, a Financial contribution to the Education Authority and the management of the woodlands and planting.

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

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

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

(04) Before any development commences, details shall be submitted to and approved by the Local Planning Authority in connection with the following reserved matters:

- i) Full details of the means of access to the site.**
- ii) The proposed road layouts, extent and position of vehicle turning facilities, car parking facilities and delivery & loading and unloading facilities.**
- iii) A scheme for surface water drainage and means of disposal including the position of gullies, chambers and outfalls, with pipe diameters and design data.**
- iv) A scheme for street and outdoor lighting.**

Reason: In the interests of amenity and highway safety.

Full planning permission

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

Combined

(06) Prior to the commencement of work an appropriate strategy to demonstrate that planting connectivity in the area will be adequately maintained the strategy shall include; the corridor to be retained/established, planting (species composition to be undertaken and lighting specifications to be utilized along this corridor and adjacent areas where light spill may affect the corridor.

Reason: To protect any protected species.

(07) Prior to the commencement of work a Biosecurity Risk Assessment shall be submitted to and approved by the Local Planning Authority the recommendations contained therein shall be implemented during the course of the development.

Reason: To protect the wildlife present.

(08) No development shall commence until a drainage scheme for Site 1 of the development, as identified on Drawing No. CS087795-CAP-XX-00-DR-L-0001 Rev P1 – Site Location Plan, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate that foul flows only from no more than 23 dwellings shall discharge to the public sewer in Lon Talwrn between manhole reference number SH46767151 and SH46767152, as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

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

- No development shall commence on Sites 2 – 5 and the New Engineering Centre, as shown on Drawing No. CS087795-CAP-XX-00-DR-L-0001 Rev P1 – Site Location Plan, until a drainage scheme has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate how each site will be effectively drained to the public sewerage system and how the foul flows will eventually drain to:

i) The 150 mm combined sewer at manhole reference number SH46746801 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

or

ii) Another point of connection on the public sewerage system is identified by a hydraulic modelling assessment, which shall be first submitted to and approved by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection options

following the implementation of any necessary improvements to the sewerage network as may be identified by the hydraulic modelling assessment.

(09) The agreed scheme for each site shall be delivered in full and remain in perpetuity prior to the occupation of any building hereby approved.

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.

(10) The proposed development site is crossed by a 400mm public rising main and a 150mm public combined sewer with their approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the 150mm public combined sewer and 4 metres either side of the centreline of the 400mm public rising main.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(11) The proposed development site is crossed by trunk/distribution watermains with their approximate position being marked on the attached plan. Their position shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public watermains.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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

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

Reasons:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

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

(13) An Arboricultural Implications Assessment and Arboricultural Method Statement to BS: 5837 2012, based on the Amenity Tree Care Tree Survey and Constraints Report shall accompany any full or reserved matters application.

Reason: In the interests of amenity.

(14) A completed woodland management plan (to consider the entire site) shall accompany any full or reserved matters application

Reason: In the interests of amenity.

(15) No part of the development the subject of outline consent shall be commenced until the all stages of the Llangefni link road are completed and operational.

In the interests of highway safety.

(16) The commencement of the Development shall not take place until a Travel Plan has been submitted to, approved in writing by and deposited with the Council. The Plan shall set out proposals to positively encourage visitors, staff and contractors to travel to and from the Site by alternative means of travel to single occupancy private car, set out a timetable for implementation and a programme and methodology for monitoring and review. The approved Plan shall be implemented in accordance with the timetable set out therein except in so far as any variation to it has been approved in writing by the Council.

Reason: To encourage travel to and from the Site by more sustainable means than single occupancy cars.

(17) Prior to the commencement of the development hereby approved a Construction Traffic Management plan shall be submitted to the Local Planning Authority for its written approval. The Plan shall include as a minimum, but not limited to:

- i) The routing to and from the site of construction vehicles, plant and deliveries**
- ii) The parking of vehicles for site operatives and visitors**
- iii) Loading and unloading of plant and materials**
- iv) Storage of plant and materials**
- v) Wheel washing facilities where appropriate**

(18) The applicant shall ensure that the requirements of the approved plan shall be adhered to throughout the construction of the development.

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

(19) No development shall commence until measures are in place to secure the future maintenance of the roads in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To comply with the requirements of the Highway Authority, in the interests of safety and amenity to ensure there is safe and convenient access to the various parts of the development site.

(20) No surface water from within the curtilage of the development site shall discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved in writing by the Local Planning Authority. No building, car park or access road hereby approved shall be brought into use until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To ensure the site is adequately drained without detriment to the adjoining highway.

(21) Prior to the commencement of any works a site-wide Construction Environmental Management Plan (including a Construction Travel Plan) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following matters:

- Protective measures to trees and shrubs**
- Signage for the construction traffic, pedestrians and other users of the site,**
- Controls on the arrival and departure times for the construction vehicles;**
- Piling methods (if employed)**
- Earthworks;**
- Hoardings to the site,**
- Hours of working,**
- Details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated**
- Waste management and disposal and material re use,**

- Prevention of mud / debris being deposited on public highway;
 - Protection of the amenities of nearby residential occupiers
 - Materials storage; and hazardous material storage and removal.
- A system for the management of complaints from local residents**
- Emergency Containment Procedures

Reason: To ensure the construction environment is not harmful to the amenities or wildlife of the locality.

(22) The prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the local planning authority.

Reason: the interests of amenity.

(23) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interests of amenity.

(24) Details for the construction of ponds included as part of the scheme shall be submitted to the Local Planning Authority for its written approval prior to the commencement of those works

Reason: To ensure there is no harm to the environment.

(25) Alternative habitats (Bat boxes) shall be installed in accordance with a scheme to be agreed in writing with the Local Planning Authority.

Reason: In the interests of preserving the wildlife of the site.

(26) Full details of any lighting to be included as part of the scheme shall be submitted prior to the commencement of those works.

Reason: In the interests of amenity.

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.

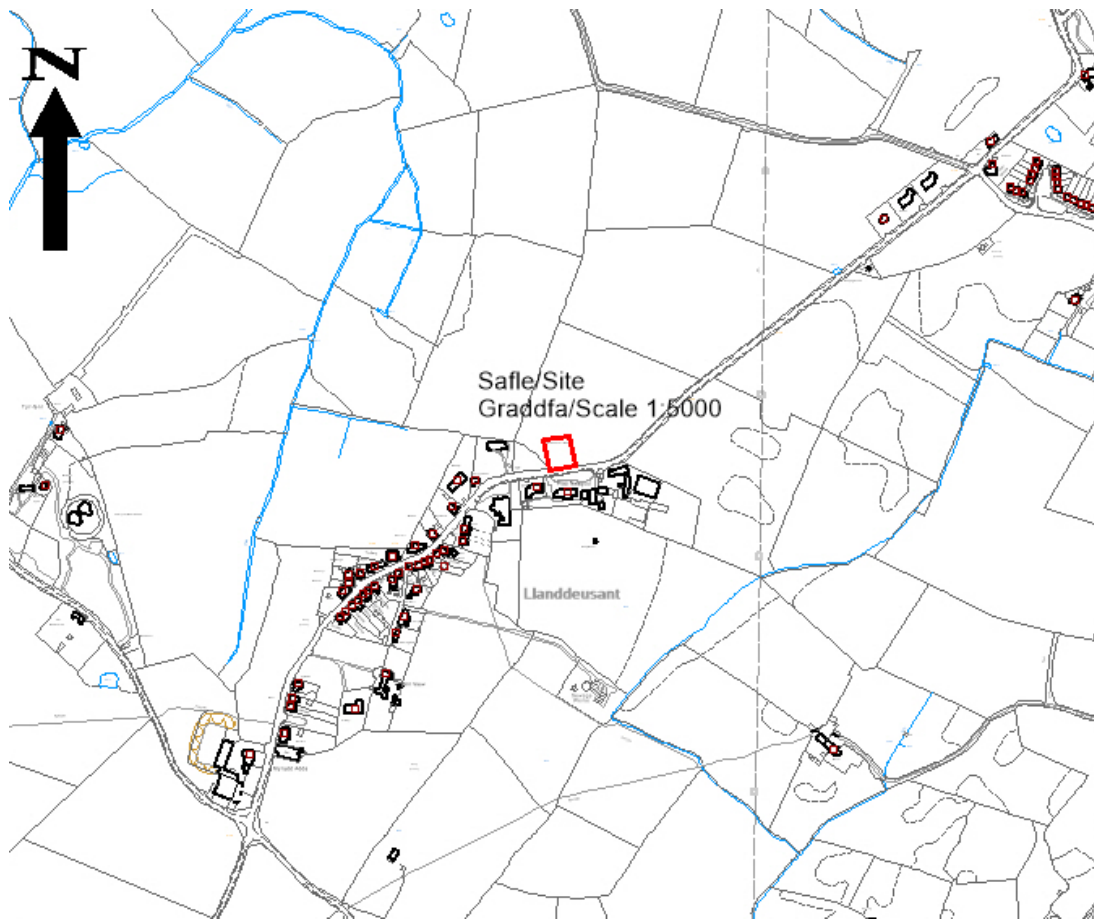
Rhif y Cais: **47C153** Application Number

Ymgeisydd Applicant

Mr Owain Samuel Owen

Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am yr fynedfa ynghyd a chreu estyniad i'r fynwent presennol ar dir gyferbyn a / Outline application for the erection of a dwelling with full details of the vehicular access together with the extension of the existing cemetery on land opposite

Plas Newydd, Llanddeusant



Planning Committee: 26/04/2017

Report of Head of Regulation and Economic Development Service (OWH)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called-in by Cllr Llinos Medi for a Committee decision.

At the meeting on the 01/03/2017, members resolved to visit the site.

The site visit took place on the 15/03/2017 and Members will now be familiar with the site.

At its meeting held on the 05/04/2017 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

The proposal constitutes a minor extension to the existing developed part of the village without causing harm to the landscape.

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;

It is considered that the proposed development would form an intrusion into the open character and unspoilt field in Llanddeusant. The village currently has a physical boundary where this application lies beyond this – which is contrary to Planning Policies.

This application is similar to other applications across Anglesey where the Local Planning Authority has won the appeals e.g. planning application 36C323.

Planning application 36C323 in Llangristiolus where the application was made in an outline form which was dismissed (under appeal APP/L6805/A/13/2205885) in 2014. The Planning Inspectorate quoted 'the importance of this physical boundary, coupled with the open nature of the agricultural field beyond, leads me to believe that the appeal site has a greater affinity with the agricultural field than the existing built form of the village'. It goes on to state that the proposal 'would disrupt the general open and unspoilt character of the field and would therefore represent an undesirable intrusion into the wider landscape.' He finally states that 'the site represent a corner of a larger field, with no physical boundary to mark the end of the settlement, means there would be an inevitable increase in pressure for the whole of the field be released for development.' This is indeed the case

as seen under planning reference 47C154 – where the proposal would lead to a further intrusion into the open and unspoilt rural area.

Also, with respect to the dwelling opposite the site, the above appeal is similar where the planning inspector stated that properties on the opposite side of the road ‘lie within the settlement boundary and, in any event, do not materially affect the character of the field’, and goes on to state that ‘the development of the appeal site would elongate the development of the village in a similar fashion to these properties, reinforcing a pattern of ribbon development that would be detrimental to the character of the area’.

A further appeal exhibiting similarities was dismissed at Llangaffo (under appeal APP/L6805/A/16/3153760) in 2016. Again, this application was made in an outline form. Here the planning inspectorate stated ‘breaching the existing limit of the development into part of this open field, and disrupting its regularity, would significantly diminish the rural setting of the settlement. It is evident that extending the settlement in the manner proposed would be unacceptably harmful to the character and appearance of Llangaffo’.

The above two applications are examples of similar application where the Local Planning Authority has successfully defended a refusal. It is considered that the proposed development would form an undesirable intrusion into the wider landscape. Llanddeusant village currently has a physical boundary which are the trees along the cemetery – approving these planning application will be contrary to the current planning policies and the Joint Local Development Plan.

Approving this application would inevitable increase in pressure for the whole field to be developed not only in Llanddeusant, but across Anglesey.

1. Conclusion

The proposal does not constitute development, which can reasonably be described as being within or adjoining the existing developed part of the settlement. The test for ‘adjoining the existing developed part of the settlement’ is more complex than merely sharing a contiguous boundary with an existing dwelling on the opposite side. The proposal is physically and visually removed from the settlement and would constitute an undesirable new dwelling in a countryside location.

2. Recommendation

Refuse

(01) The Local Planning Authority does not consider that the proposed development is within or forms a reasonable minor extension to the existing developed part of the settlement of Llanddeusant which is included as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan. The proposal in this form would prejudice the implementation of Policy 50 of the Ynys Môn Local Plan by creating a set of circumstances which would make it difficult to resist further development on this field would purport to be a logical extension of the settlement. The proposal is physically and visually removed from the settlement and would amount to the erection of a new dwelling in the countryside. The proposal is therefore contrary to Policies A2, A3 and D4 of the Gwynedd Structure Plan, Policies a, 31, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN1 and HP4 of the stopped Unitary Development Plan and the provision of Planning Policy Wales (9th Edition, 2016).

7.7

Gweddill y Ceisiadau

Remainder Applications

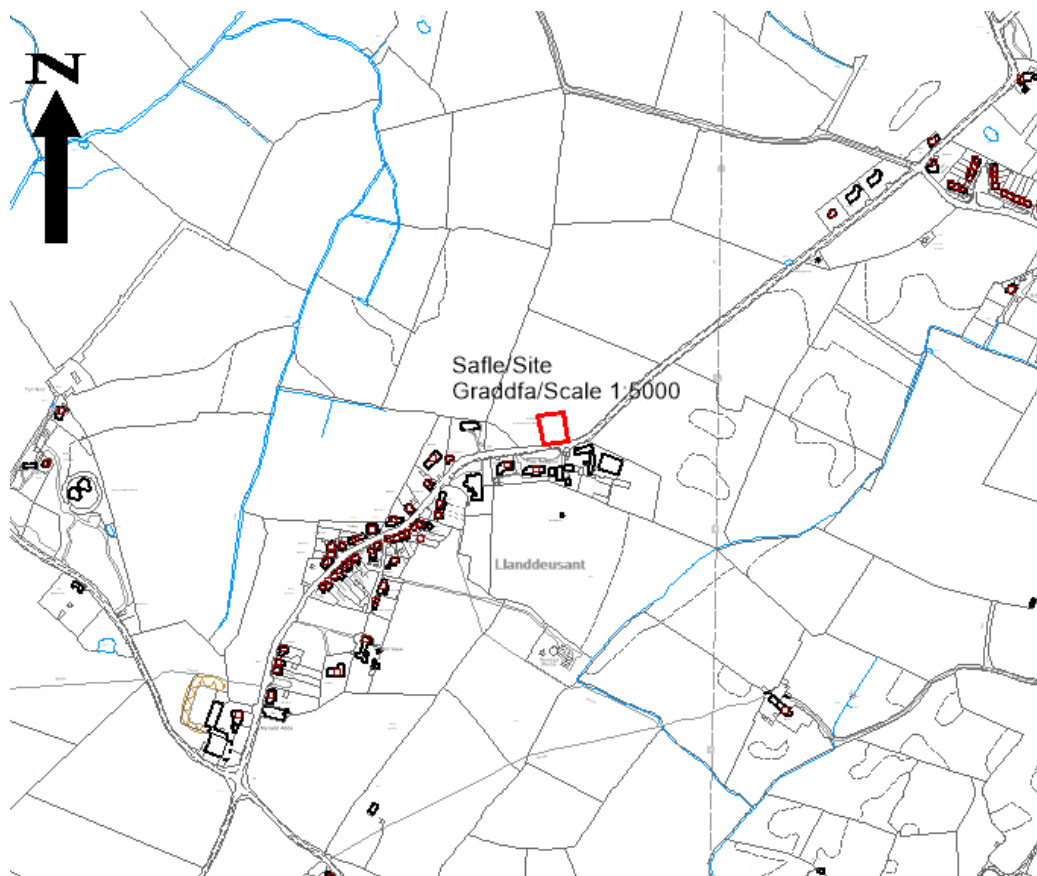
Rhif y Cais: **47C154** Application Number

Ymgeisydd Applicant

Miss Llio Samiwel Owen

Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am yr fynedfa newydd ar dir gyferbyn a / Outline application for the erection of a dwelling together with full details of the new vehicular access on land opposite

Plas Newydd, Llanddeusant



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Recommendation:

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