

Application Reference: FPL/2019/51

Applicant: Griffith Roberts & Son

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

Site Address: Preswylfa, Y Fali / Valley



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

Recommendation: Gwrthod / Refused

Reason for Reporting to Committee

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

Proposal and Site

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

Key Issues

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

Policies

Joint Local Development Plan

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

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

Response to Consultation and Publicity

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

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

Relevant Planning History

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

Main Planning Considerations

The site is within a C2 Flood Zone.

TAN 15 – Development and Flood Risk

The tests of TAN 15:

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

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

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

or

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

and

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

and

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

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

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

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

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

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

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

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

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

The application site lies entirely within zone C2.

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

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

Affect on amenities of surrounding properties

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

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

Conclusion

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

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

Recommendation

Refuse

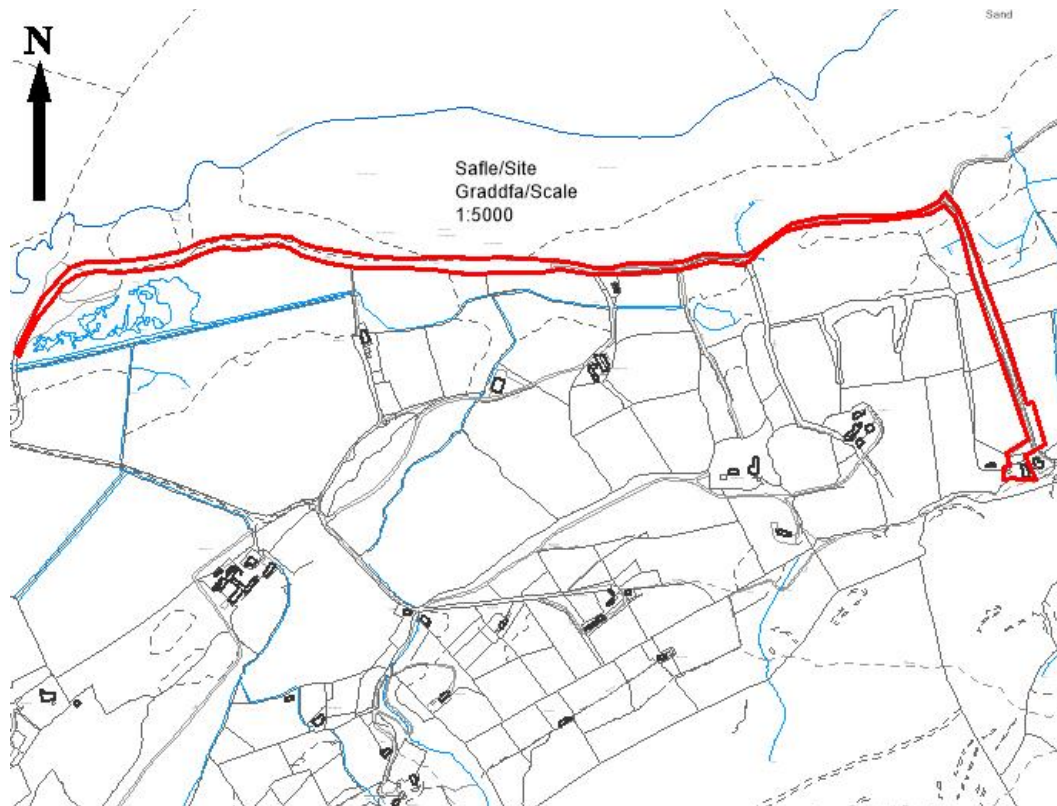
(01) The proposal does not meet the definition of previously developed land and is therefore contrary to Policy PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan and Technical Advice Note 15 – Development and Flood Risk (July 2004).

Application Reference: FPL/2019/31

Applicant: Mr & Mrs A Davies

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

Site Address: Ty Mawr, Pentraeth



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

Recommendation: Gwrthod / Refused

Reason for Reporting to Committee

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

Proposal and Site

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

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

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

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

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

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

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 23: Economic Development (2014)

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

Policy TWR 2: Holiday Accommodation

Response to Consultation and Publicity

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

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

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

Relevant Planning History

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

Main Planning Considerations

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

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

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

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

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

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

Conclusion

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

Recommendation

Refusal

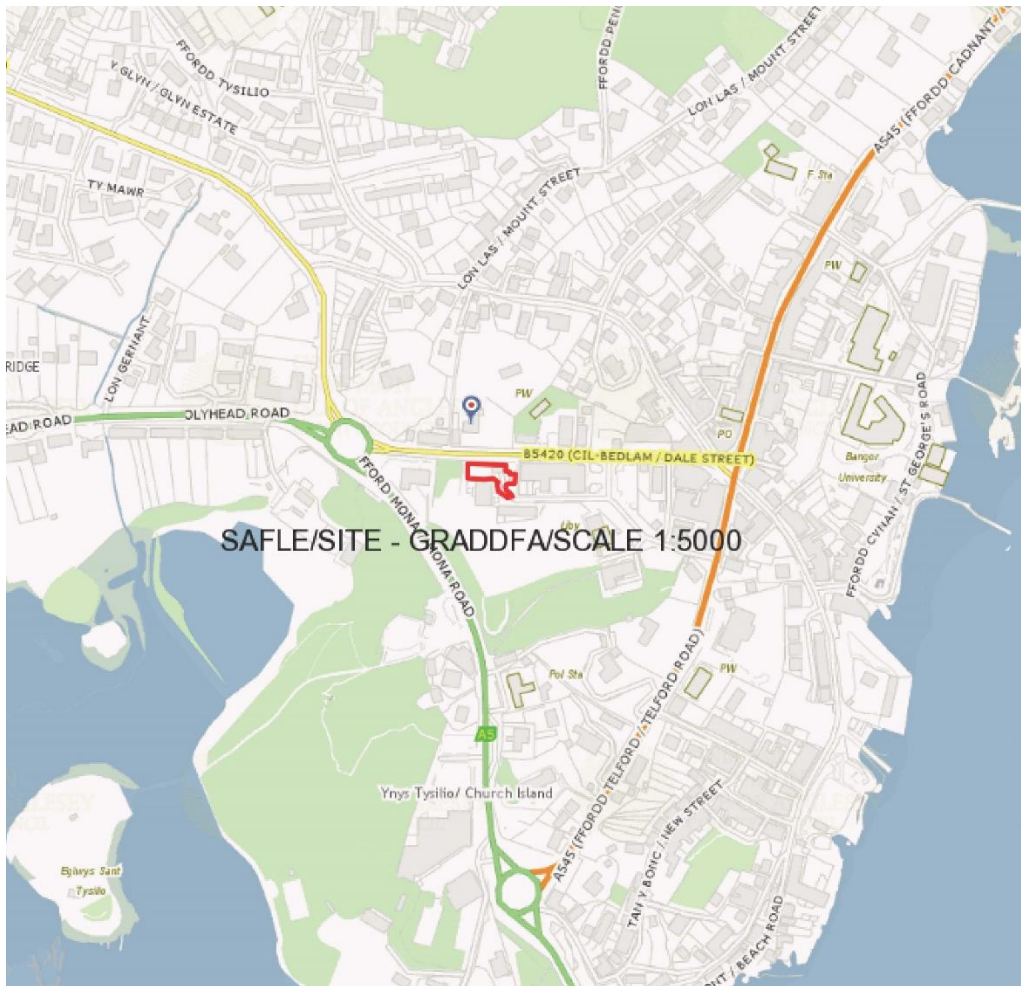
(01) The proposed conversion and associated alterations by virtue of their size and scale would detract from the character of the existing building and appearance of the location which is identified as a designated Area of Outstanding Natural Beauty. The proposal as such would be contrary to PCYFF3,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

Application Reference: FPL/2019/9

Applicant: Mr Terry Barton

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

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



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

Application made by County Council on County Council owned land.

Proposal and Site

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

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

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

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

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

Response to Consultation and Publicity

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

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

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

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

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

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

Landscape Advisor: Suggested conditions

Town Council – Approval recommended

Councillor Meirion Jones – No Response

Councillor Alun Wyn Mummery – No Response

Councillor Robin Wyn Williams - No Response

Relevant Planning History

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

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

Main Planning Considerations

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

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

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

Conclusion

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

Recommendation

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

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

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

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

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

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

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

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

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

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

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

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

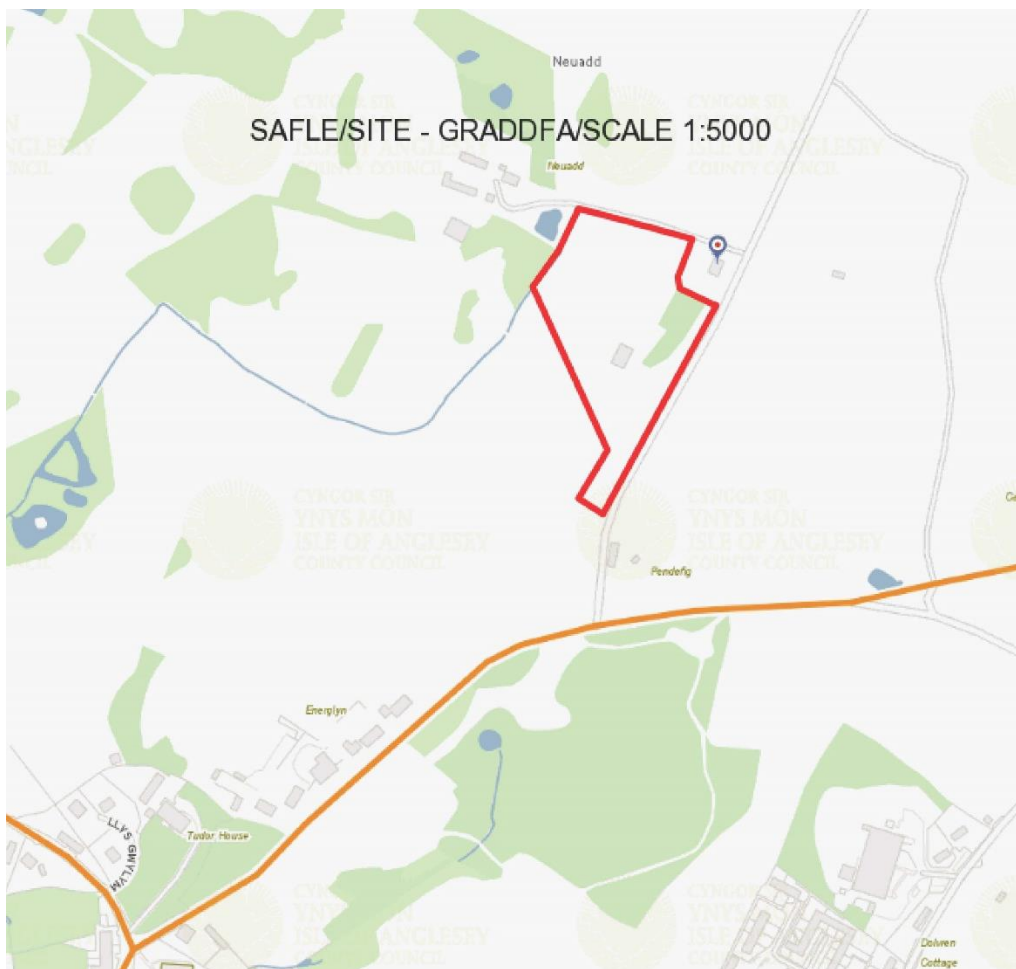
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: 28C527B/VAR/ENF

Applicant: Mr Rhys Owen

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

Site Address: Maes Carafannau Afallon Caravan Site, Llanfaelog



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

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

Proposal and Site

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

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

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

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

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

Strategic Policy PS 14: The Visitor Economy

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

Technical Advice Note 11: Noise (1997)

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 10, December 2018)

Response to Consultation and Publicity

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

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

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

Relevant Planning History

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

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

Main Planning Considerations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conclusion

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

Recommendation

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

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

Reason: To integrate the development into its surroundings.

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

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

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

Reason: In the interest of visual amenity.

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

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

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

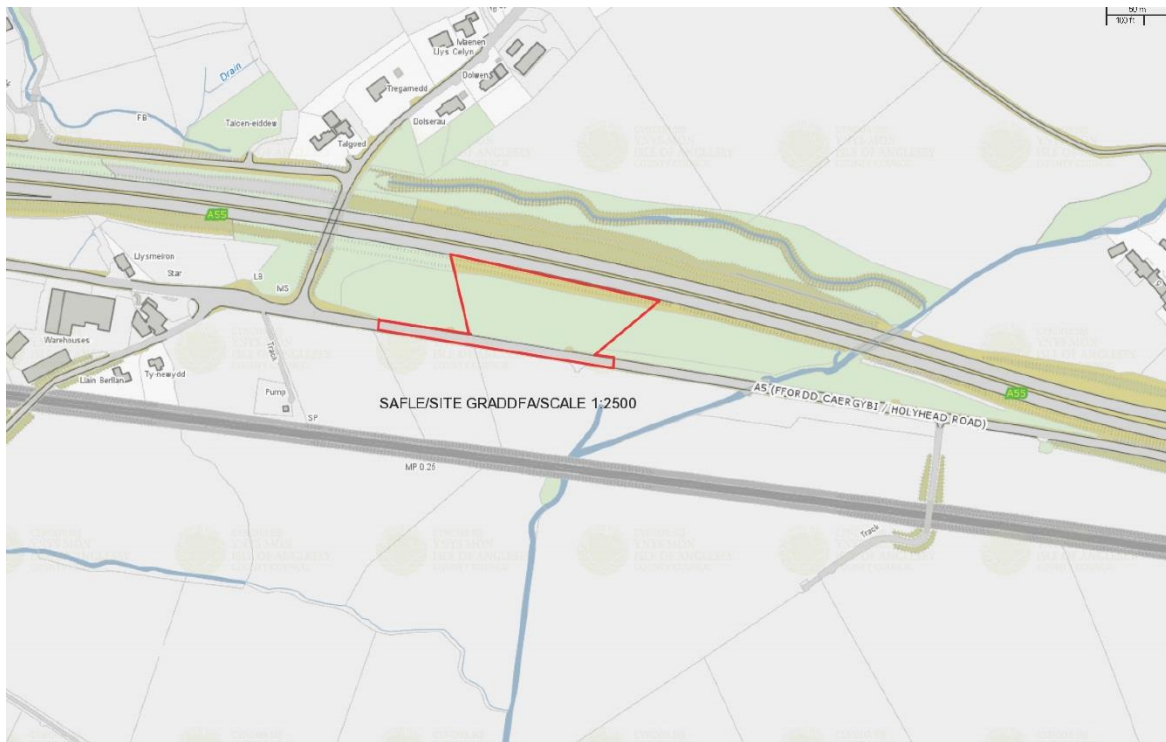
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DIS/2019/20

Applicant: Cyngor Sir Ynys Môn

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

Site Address: Cyffordd Star Crossroad, Star



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

Recommendation: Amod wedi ei Ryddhau / Condition Discharged

Reason for Reporting to Committee

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

Proposal and Site

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

Key Issues

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

Policies

Joint Local Development Plan

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

Response to Consultation and Publicity

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

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

Relevant Planning History

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

Main Planning Considerations

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

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

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

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

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

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

Conclusion

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

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

Recommendation

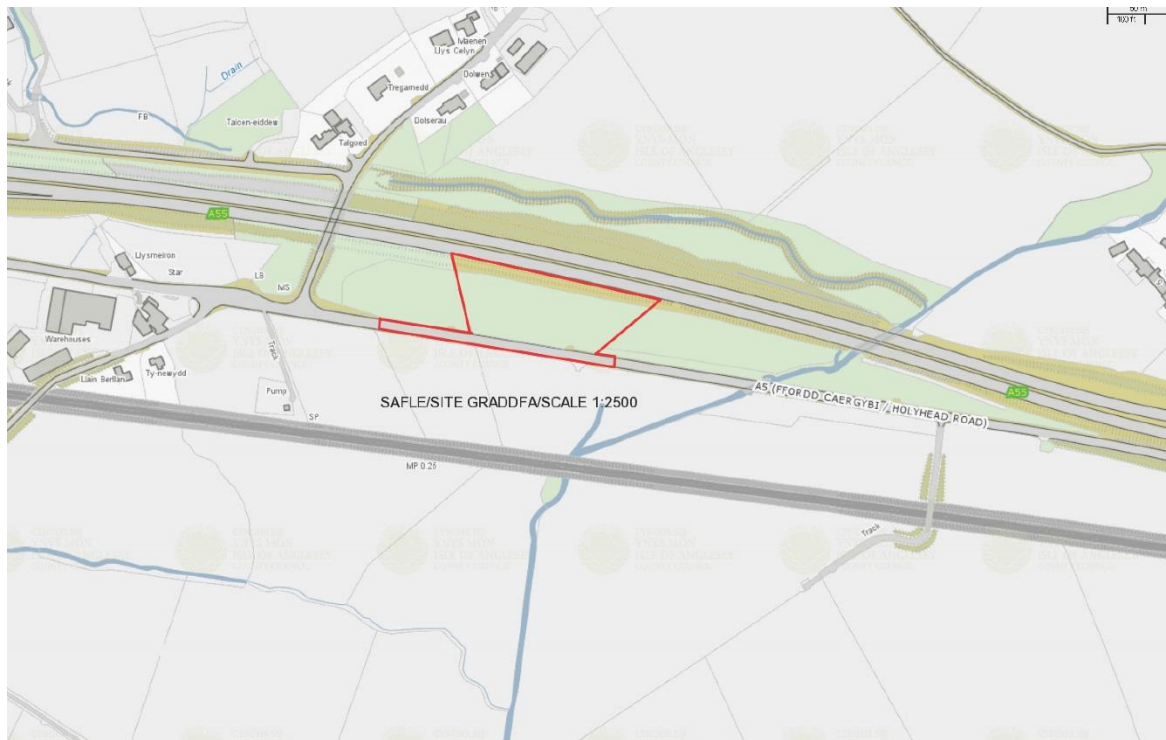
Discharge Condition (14) of planning application 41LPA1041/FR/TR/CC.

Application Reference: DIS/2019/28

Applicant: Cyngor Sir Ynys Môn

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

Site Address: Cyffordd Star Crossroads, Star



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

Recommendation: Amod wedi ei Ryddhau / Condition Discharged

Reason for Reporting to Committee

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

Proposal and Site

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

Key Issues

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

Policies

Joint Local Development Plan

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

Response to Consultation and Publicity

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

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

Relevant Planning History

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

Main Planning Considerations

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

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

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

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

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

Conclusion

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

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

Recommendation

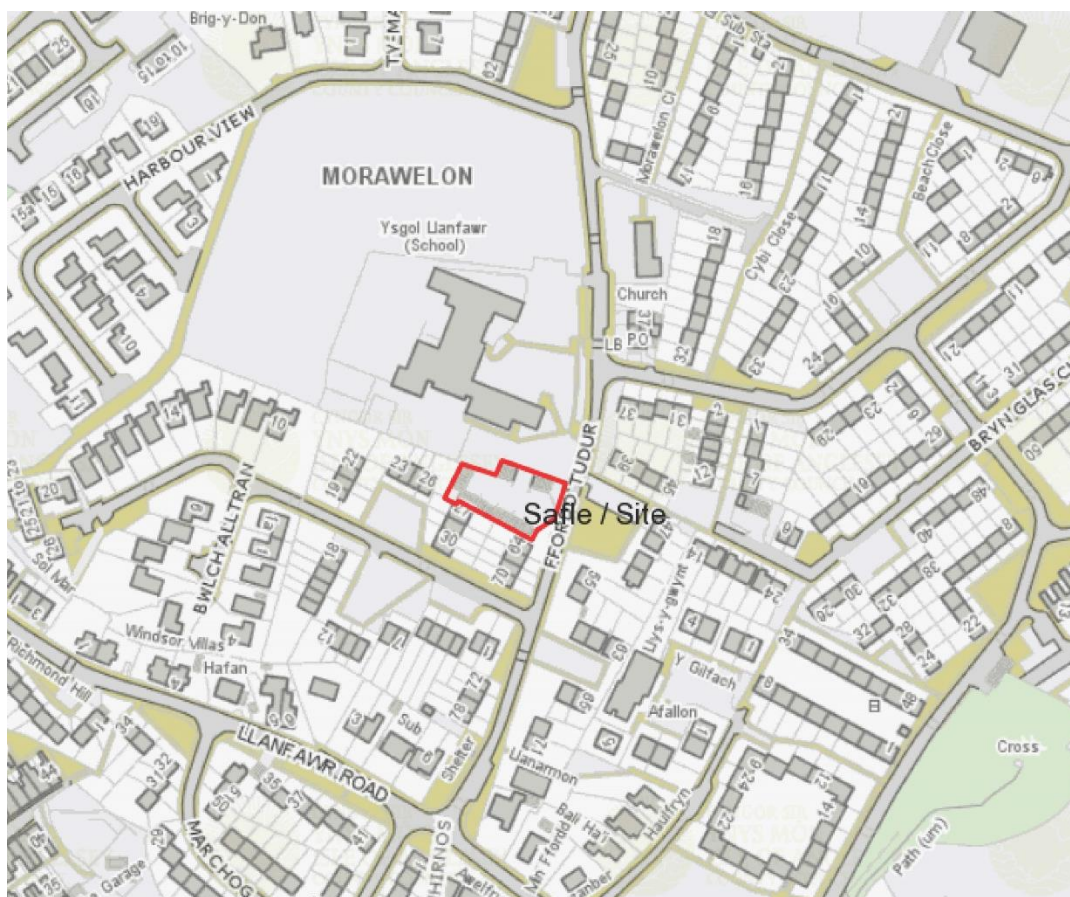
Discharge Condition (12) of planning application 41LPA1041/FR/TR/CC.

Application Reference: DIS/2019/24

Applicant: Cyngor Sir Ynys Môn

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

Site Address: Maes yr Ysgol, Caergybi / Holyhead



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

Recommendation: Amod wedi ei Ryddhau / Condition Discharged

Reason for Reporting to Committee

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

Proposal and Site

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

Key Issues

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

Policies

Joint Local Development Plan

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

Response to Consultation and Publicity

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

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

Relevant Planning History

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

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

Main Planning Considerations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conclusion

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

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

Recommendation

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