

Application Reference: FPL/2019/40

Applicant: Mr. Mathew Wharton

Description: Cais llawn ar gyfer newid defnydd y siop golff (Defnydd Dosbarth A1) i fod yn fwyty (Defnydd Dosbarth A3) ynghyd â gosod simnai allanol a fflw echdynnu a ffurfio ardal o ddecin allanol yn / Full application for the change of use of a golf shop (Use Class A1) into a restaurant (Use Class A3) together with the installation of an external chimney and extraction flue and formation of external decking area at

Site Address: Clwb Golf LLANGFNI Golf Club, Llangefni



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application site is located on Council Owned Land.

Proposal and Site

The application is submitted for the change of use of a golf shop (Use Class A1) into a restaurant (Use Class A3) together with the installation of an external flue and formation of external decking area at Llangefni Golf Club, Llangefni.

The application site is located on the outskirts of Llangefni which was previously used in connection with Golf Course since its closure. However, the driving range remains open to the public which also host a golfing academy. The structure is a single storey building which is served by a pedestrian foot way from the existing car park.

A chimney flue is proposed at the front of the structure whilst the extraction flue is proposed at the southern elevation. The external decking area is proposed at the north part of the building.

Key Issues

Whether or not the proposal complies with local and national policies, whether the proposal will have an impact upon the neighbouring properties and highway safety.

Policies

Joint Local Development Plan

Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy MAN 6: Retailing in the Countryside
Strategic Policy PS 15: Town Centres and Retail
Technical Advice Note 4: Retail and Commercial Development (2016)

Response to Consultation and Publicity

| Consultee | Response |
|--|--|
| Cynghorydd Nicola Roberts | No Response |
| Cynghorydd Dylan Rees | No Response |
| Cynghorydd Bob Parry | No Response |
| Cyngor Tref Llangefni Town Council | No Response |
| Iechyd yr Amgylchedd / Environmental Health | No Objection |
| Joint Planning Policy Unit | Following receiving additional information in support of the application, the policy section have raised no objection to the proposed development. |
| Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor | No Objection |
| Priffyrdd a Trafnidiaeth / Highways and Transportation | No Comments |
| Cyfoeth Naturiol Cymru / Natural Resources Wales | No Objection |
| Dwr Cymru/Welsh Water | Condition Proposed |

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. The latest date for the receipt of any representation was the 31/05/2019. At the time of writing this report, one letter of representation had been received at the department. The points raised are summarised below:

- Concerns that the proposed use would impact upon a nearby eating establishment.
- Concerns that the proposed use will be located outside the town centre of Llangefni
- Concerns with respect to opening hours
- Concerns with respect to littering and management of the site.
- Concerns regarding the availability of parking spaces.

In response to the points raised, the Local Planning Authority comments as follows:

- Impact that proposed uses will have upon nearby existing business is not a material consideration.
- An assessment has been made of the impact the proposed development will have upon the Town Centre has been elaborated within the main core of the report.
- Opening hours would be conditioned as part of any planning approval.
- It is not considered that the proposed use would generate a significant amount of disturbance, including littering or any other nuisance to warrant refusing the application.
- The Local Highways Authority have assessed the application and are have raised no objection.

Relevant Planning History

LPA341/DC – Change of use of land into a golf course – No Objection 26/07/1978

LPA341A/DC – Change of use of existing building into changing rooms and golf professional; shop at Penrhos Golf Course, Llangefni – No Objection 07/01/1981

LPA341B/DC – Erection of a tractor and equipment store at Penrhos Golf Course, Llangefni – No Objection 07/04/1982

3LPA341C/DC Erection of the Anglesey Heritage Gallery together with improvements to existing access on land adjoining Llangefni Golf Course – Approved 07/06/1990

34LPA341D/CC - Extension to existing building to provide additional art exhibition and performance capability - with ancillary facilities and site landscaping at Oriel Ynys Mon, Llangefni – Approved 11/06/1997

34LPA341E/CC - Extension to existing building to provide additional art exhibition and performance capability with ancillary facilities and site landscaping at Oriel Ynys Mon, Llangefni – Approved 20/01/1998

34LPA341F/CC - Alterations and extensions at Oriel Ynys Mon, Llangefni – Approved 06/01/2005

34LPA341G/CC - Proposed golf driving range and extension to existing golf course at Llangefni Golf Course, Llangefni – Approved 29/11/2005

Main Planning Considerations

The application site is located within the open countryside outside the Llangefni development boundary (and located approximately 0.5 miles outside the defined town centre) as defined within the Anglesey and Gwynedd Joint Local Development Plan (JLDP).

The Government's objectives for retail and commercial centres are set out in paragraph 4.3.3 of Planning Policy Wales (Edition 10 – December 2018). They include:-

- Promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business;
- Sustain and enhance retail and commercial centres' vibrancy, viability and attractiveness; and
- Improve access to, and within, retail and commercial centres by all modes of transport especially walking, cycling and public transport.

Planning Policy Wales state that it is important that communities have access to adequate levels of retail provision.

The Welsh Government operates a 'town centres first' policy in relation to the location of new retail and commercial centre development. In implementing this policy, a sequential approach is required to the selection of new sites in the development plan and when determining planning applications for retail and other complementary uses. By adopting a sequential approach first preference should be to locate new development within a retail and commercial centre defined in the development plan hierarchy of centres.

If a suitable site or building to meet identified need is not available within a retail and commercial centre or centres, then consideration should be given to edge of centre sites and if no such sites are suitable or available, only then should out-of-centre sites in locations that are accessible by a choice of travel modes, including active travel and public transport, be considered. Developers should demonstrate that all potential retail and commercial centre options, and then edge-of-centre options, have been thoroughly assessed using the sequential approach before out-of-centre sites are considered. The onus of proof that central sites have been thoroughly assessed rests with the developer.

Edge-of-centre or out-of-centre sites should be accessible by a choice of public and private modes of travel. New out-of-centre retail developments or extensions to existing out-of-centre developments should not be of a scale, type or location likely to undermine the vibrancy, attractiveness and viability of those retail and commercial centres that would otherwise serve the community, and should not be allowed if they would be likely to put development plan retail strategy at risk.

Technical Advice Note (TAN) 4 - Retailing and Town Centres (2016) also provides a detailed guidance regarding the tests of quantitative retail need and then the sequential test that should be demonstrated by the applicant.

Paragraph 6.2 of TAN4 states that "The requirement to consider need for a development is not relevant for retail proposals within a defined retail and commercial centre in a development plan. However it will be required for any application in an edge-of-centre or out-of-centre location which is not in accordance with an adopted development plan".

The main policies considered within the Joint Local Development Plan relating to such proposed developments are policies PS15: Town Centre and Retail and Policy MAN 6: Retailing in the Countryside.

Policy PS15 provides the strategic guidance for retailing within the plan area and reflects the Plan's aim of developing a planning framework which safeguards and enhance the position of town centres as locations for retail and commercial services. Whilst a more recent version of Planning Policy Wales (December 2018) has been released since the JLDP was adopted, it is considered that the Plan's policies in respect of retailing are still consistent with the latest national planning guidance.

Whilst Policy MAN 6 relates to small scale shops located in the open countryside, it is considered that the principles contained in policy MAN 6 are equally relevant to the proposal in question. Proposal for a new shop outside development boundaries will only be granted provided they conform to the following criteria:

- i. The shop is a subservient element of an existing business on the site;
- The application site is currently being used as a driving range and golfing academy. It is therefore considered that the proposal will be a subservient element of an existing business.

- ii. The shop will not significantly harm nearby village shops;

As previously noted, it is imperative that consideration should be given to the impact of the proposal on the vitality and viability of the Llangefni town centre. As part of the application a sequential test together with supporting information has been submitted. It is considered that since the restaurant compliments an established enterprise and the fact that the unit has an established A1 use, the proposed development would not undermine the vibrancy, attractiveness and viability of the town centre and its impact upon it would be limited.

- iii. Priority has been given to using an appropriate existing building;

The existing building has recently been used as a shop. It is therefore considered that the building is appropriate and can accommodate the proposed use without significant alterations.

- iv. The new use will not significantly harm the amenities of neighbouring residents or the character of the area;

No dwellinghouse is located within the immediate vicinity to the application site. It is not considered that the proposed development will have an unacceptable impact upon residential amenity or the character of the area. Planning conditions to restrict the opening hours would be imposed as part of any approval.

- v. The development is accessible via sustainable means of transport;

The application is located within close proximity to the main highway network which has an existing pedestrian footway linking into Llangefni and bus stops. The proposed development is therefore considered accessible via sustainable means of transport.

- vi. Access and parking arrangements are satisfactory and the development will not significantly harm highway safety.

The vehicle access will be from the public highway into an existing car park. The Local Highways Authority have been consulted regarding the application and raised no objection to the proposed development.

Conclusion

It is considered that the application will bring economic benefits to the area which can be supported by local and national planning policy, in particular MAN 6 of the JLDP. It is not considered that the proposed development would undermine the vibrancy, attractiveness and viability of the town centre.

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

Various material considerations have been considered and assessed by the specialist Officers of the Authority who have not raised an objection to the scheme subject to a conditions.

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

Proposed Elevations

Proposed Floor Plan

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

(03) The use shall not be carried out outside the hours of 12:00 to 10:00 Monday to Friday, 12:00 to 10:00 on Saturdays and 12:00 to 10:00 on Sundays and Bank Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(04) The development hereby approved shall only be used as a restaurant and for no other purposes under Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order re-voking re-enacting that Order).

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

(05) The development hereby approved shall be carried out strictly in accordance with the mitigation and recommendations contained in the report of Cambrian Ecology Ltd Protected Species Survey received on the 21/03/2019.

Reason: To safeguard against any bats and protected species present.

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

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

(07) The restaurant hereby permitted shall be used predominantly by those who are patrons of the golfing facilities on the site.

Reason: To define the scope of the permission

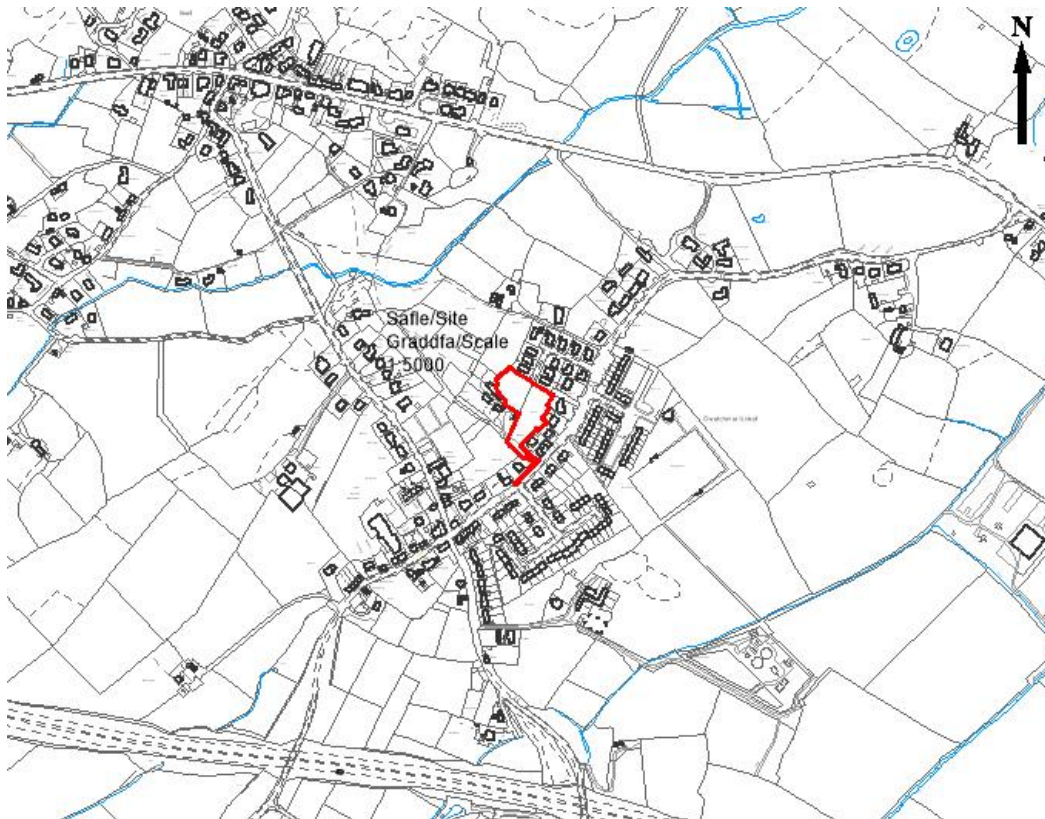
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2018/42

Applicant: B.C. Services (Anglesey) Ltd

Description: Cais llawn i godi 8 o anheddau marchnad a 2 o anheddau fforddiadwy, creu mynedfa newydd a ffordd i gerbydau ynghyd â gwaith thirlunio meddal a chaled ar dir ger / Full application for erection of 8 market and 2 affordable dwellings, construction of a new vehicular access and road together with soft and hard landscaping on land adjacent to

Site Address: Llain Delyn Estate, Gwalchmai



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The planning application has been called to the planning committee by the local member.

Proposal and Site

The application site comprises a predominantly greenfield site with part of which can be described as comprising previously developed land. To the north of the development there is an existing estate at Llain Delyn which comprise bungalows with tiled roofs. In the vicinity of the development there is a mixture on

single and two storey houses, predominantly rendered and with a mixture of slated and tiled roof properties present.

The application site is bounded to the south east by the rear of properties facing Crown Street. To the south there is an access track leading from the doctor's surgery on Crown Street which serves a number of properties including Ysgubor Esgob, this track comprises part of a Public Right of Way. Ysgubor Esgob is generally at a lower level than the application site and has a number of boundaries with the application site with trees and hedges present along sections. On one of these boundaries there is an existing building which appeared to be being used for domestic storage directly abutting the boundary.

The proposal is made for 10 residential units two of which would be affordable. The mix of housing types comprises 2 one bedroom bungalows, 2 two bedroom bungalows, 4 two bedroom houses and 2 three bedroom houses. Vehicular access to the development is via the existing Llain Delyn cul de sac estate road which leads to Crown Street. As part of the proposal a private vehicular access onto the proposed estate road from Ysgubor Esgob has been provided. A proposed open space is provided to the as a part of the development to the north west amounting to an area of around 490m². Externally the proposed development would have a slated roof, self-coloured render walls, UPVC windows and timber boarding.

Key Issues

- Principle of Residential Development
- Relationship with Adjacent Properties
- Highway Considerations and Sustainable Transport
- Ecology and Biodiversity Considerations

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan (2017)

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

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

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 6: Water Conservation

TAI 3: Housing in Service Villages

TAI 8: Appropriate Housing Mix

TAI 15: Affordable Housing Threshold & Distribution

Technical Advice Note (TAN): Planning and Affordable Housing (2006)

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

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 10, December 2017)

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)

Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance Affordable Housing (2004)

Supplementary Planning Guidance IOCC Design Guide for the urban and Rural Environment (2008) "SPG Design Guide"

Supplementary Planning Guidance Parking Standards (2008)

Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)

Supplementary Planning Guidance Housing Mix (October 2018)

Response to Consultation and Publicity

Gwasanaeth Addysg / Education Service: Would seek contributions of £22,049.58 towards accommodating additional pupils at Ysgol Y Ffridd.

Cynghorydd Nicola Roberts: No observations received.

Cynghorydd Dylan Rees: No observations received.

Cynghorydd Bob Parry: Called the planning application to committee because of local concerns regarding the access.

Cyngor Cymuned Trewalchmai Community Council:

- Access to the site through Llain Delyn: The road is not wide enough for 20 vehicles. If a car was parked on the side of the road it would not be possible for another to pass
- Two storey height: This is out of character with the existing estate at Llain Delyn which is all single storey.
- Green open space: Who would be responsible for retaining and maintaining this area?, the area could be used for anti-social behaviour as young people could congregate there, there is no need for additional children's play area as there is already one present at Llain Delyn in addition to a football pitch, the green open space would impair on the privacy of houses which back on to the green open space.
- Education: The estate could have an impact on the language and ethos in the adjacent primary school.
- Health: Consideration should be given as to whether the local surgery can cope with the additional demand as a result of the development
- Construction duration: Lorries should not be allowed to enter the development between 9.00am and 3.00pm so as to ensure the safety of children walking to the primary school. It should also be ensured that the estate has a Welsh name.
- Parking: One bedroom dwellings, one parking space is not sufficient, there should be 2.
- Need: Is there need in the village for houses?

Prifffyrdd a Trafnidiaeth / Highways and Transportation: Conditional permission.

Strategol Tai / Housing Strategy: Have detailed the mix of housing types required based on the Housing Waiting List and the Tai Teg Affordable Housing Register and confirmed that the mix align with need indicated in these. Have also confirmed that a housing survey was undertaken in the area in 2017 and that the mix of the proposed development accords with the results of this survey. It is also confirmed that this is Grwp Cynefin development and the development will comprise a mix of social rented and intermediate rent. The Housing Service confirms that they support the development and that the mix is acceptable. In addition it is confirmed that plots 1 and 2 should be identified for social rented purposes as part of the legal agreement requiring affordable housing.

Swyddog Llwybrau / Footpaths Officer: – No comment.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit:

- The site is within the development boundary but not allocated for a specific use in the JLDP. Policy PCYFF 1 and Policy TAI 3 support residential development on windfall sites within development boundaries.
- Policy TAI 15 seeks an appropriate provision of affordable housing. The proposal meets the criteria for an affordable housing contribution.
- Policy TAI 8 requires an appropriate housing mix to improve the balance of housing in the community.

- Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal.
- You will need to be satisfied that the proposal complies with these Policies as well as more generic policies that relate, e.g. to design, landscaping, vehicular access.
- As part of the application an area of 490m² of public open space is to be provided on site to meet the needs identified in this assessment although the proposed area will not incorporate any play equipment. I note that the Community Council has stated that they do not wish to see further equipped playing areas in Gwalchmai and on this basis the informal play area proposed would comply with policy ISA: 5.

Adain Dechnegol (Draenio) / Technical Section (Drainage): The drainage plans presented on 08/04/2019 appear sufficient to manage surface water run-off from the proposed development.

Ymgynghorydd Treftadaeth / Heritage Advisor: The nearest heritage assets are the grade II listed Jerusalem Chapel and Ty Capel both situated some 90m to the south west. It is not anticipated that the proposed development would impact on the setting of these heritage assets.

Ymgynghorydd Tirwedd / Landscape Advisor: Retention of the hedgerow (as now clarified) helps with satisfaction of relevant criteria from PCYFF 4 and AMG 3 with regard to integrating a development and retention of landscape features.

Ymgynghorydd Ecologol ac Amgylcheddol / Ecological and Environmental Advisor: Advice provided on the conditioning of ecological mitigation measures. Confirmed that the proposed areas of hawthorn planting will benefit biodiversity bearing in mind the Council's duty under the Environment Wales Act 2016 to seek to maintain and enhance biodiversity in the carrying out of its functions).

Dwr Cymru Welsh Water: Have indicated that there is the possibility that there is an uncharted public sewer crossing into the application site and that an easement of 3 metres will be required and an informative on this is recommended. Conditional permission recommended specifying the discharge point of foul drainage to the public sewer.

Ministry of Defence: No safeguarding objections.

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections subject to adherence to the mitigation measures in the ecological report accompanying the planning application including listing the report in the approved plans and advice is also provided in relation to waste produced in the development.

Iechyd yr Amgylchedd / Environmental Health: Considerations in relation to working hours, pneumatic rock machinery and the burning of waste are described.

Betsi Cadwaladr University Health Board: A scheme of 10 houses which should accommodate about 40 people should not impact adversely on the local health services.

The planning application has been advertised in the press as a major planning application affecting a Public Right of Way, site notices were posted and adjacent properties were notified in writing. Amended plans were received in the course of processing the planning application which essentially amended landscaping and boundary details along the boundaries of the development. The notification period for the latest amended plans expires on the 23.01.2019. At the time of writing one objection has been received on the following grounds:

- No response received from the agents following representations which were made during the pre-application consultation process.
- Concern expressed regarding the impact of the development on retaining, dry stone walls and buildings along the boundaries of the writer's property.
- Concern expressed regarding the potential obstruction and safety implications of the usage of the private access adjacent leading from the doctor's surgery at Crown Street for construction traffic purposes.
- Contended that two storey houses would be out of character.
- Indicated that two storey houses and associated fencing would be overpowering.

Relevant Planning History

48C168 Full application for the erection of two dwellings together with the construction of a new vehicular access, disposed of 08.04.2009.

48C168A Outline application for residential development, withdrawn 02.02.2018.

Main Planning Considerations

General Considerations The proposal comprises a major planning application and the applicant has undertaken pre-application consultation and publicity under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

Principle of Development The enquiry site is located on an unallocated site within the settlement boundary of Gwalchmai under the provisions of PCYFF 1 and the principle of residential development is therefore acceptable under the provisions of TAI 3 provided that the size, scale type and design of the development corresponds with the settlements character, and this material consideration is assessed in the next section of the report.

Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of the development amounts to 24 dwellings per hectare and whilst this is slightly lower than expected this is considered acceptable given the density of the development in the locality, the need to provide a green open space, surface water attenuation measures, residential amenity and landscape considerations which are considered in more detail in the report below.

Policy TAI 8 of the JLDP in essence requires that the mix of housing in a development are appropriate and align with the need of the area. The mix of the housing was described in the introduction and comprises one, two and three bedroom bungalows and houses on a social rented and intermediate rent basis. Policy TAI 15 further requires that part of the proposed development is provided for affordable housing purposes and in Gwalchmai this equates to 20% of the overall number of units which equates to 2 units. As explained in the consultation section of this report the council's Housing Service have confirmed that the mix of the proposed development is acceptable.

The community council have questioned the need for housing development in Gwalchmai. The council's JPPU have confirmed that over the period of the JLDP that 40 residential units would be expected to be constructed in Gwalchmai with twelve of these units on windfall sites such as this, further that this capacity currently exists such that the development is acceptable in these terms. On this basis a Language Statement would currently not be required in connection with the proposal under the provisions of policy PS 1 as the number of units proposed would not exceed the indicative housing provision for Gwalchmai.

Relationship with its Surroundings The proposal should comply with guidance in the council's SPG Design in terms of the proximity of development to prevent overlooking and other unacceptable impacts on existing properties adjacent. Based on this guidance and the circumstances of the site which includes the presence of an outbuilding on the boundary with an adjacent property it is considered that the relationship of the development with surrounding residential properties is considered acceptable. The assessment includes consideration of the impact on Ysgubor Esgob at a lower level and amended plans were submitted providing additional landscaping and setting the proposed fencing back from the boundary of this existing property to mitigate impacts of the development. There are also existing trees and hedges on the boundary between Ysgubor Esgob and the development which will screen view between the existing and proposed development. Any impacts on retaining structures along the boundaries would be a civil provision which could be subject to the Party Wall Act and an informative on this basis has been recommended.

To mitigate the impact of construction work on the amenities of adjacent residential properties a Construction Environmental Management Plan “CEMP” has been recommended as part of the planning conditions, this will regulate matters such as working hours, dust and noise.

The community council state that the proposed development is out of character with the existing estate at Llain Delyn which are all single storey. As explained in the introduction of the report there are also two storey properties in the immediate vicinity and on this basis the proposal which comprises a mixture of houses and bungalows is considered to accord with the character and appearance of this part of Gwalchmai Uchaf and therefore in alignment with material planning policies including PCYFF 2 and PCYFF 3.

Highway Considerations and Sustainable Transport Concerns have been received from the community council in relation to the adequacy of the access to the development in the construction and the operation of the development being applied for and the number of parking spaces proposed for the one bedroom dwellings. Concern is also expressed in objections regarding the potential obstruction and safety implications of any usage of the private access leading from the doctor's surgery at Crown Street for construction traffic purposes.

The council's Highways Section having considered these objections and raise no objections to the proposal. In terms of the potential impacts of construction on the Llain Delyn Estate and the track leading from Crown Street a Construction Traffic Management Plan is recommended whereby the matters such as routeing and parking will need to be agreed, and the development thereafter will need to be constructed in accord with these details.

In terms of parking numbers being inadequate PPW 10 advocates the use of maximum as opposed to minimum standards and one space is considered adequate for these house types. The application site is also located in a service village under the provisions of policy TAI 3 which provide the service needs of their population and the hinterland which will be accessible by walking. The development is also located on the main bus service from Holyhead to Bangor and the application site is considered to be located in a sustainable location on the context of Anglesey such that services will be accessible by non-car modes.

Ecology and Biodiversity The planning application is accompanied by an ecological assessment which consider the effects of the development on protected species and includes mitigation measures in the construction and following the completion of the development. As detailed in the consultation response the council's Ecological and Environmental Adviser is satisfied with the proposed development subject to planning conditions to mitigate the presence of protected species such as slow worms and bats.

The provision of bat boxes on the houses and the landscaping scheme proposed particularly along the western boundary as detailed in the comments of the EEA would include indigenous species would provide an enhancement of the type required under the Environment (Wales) Act 2016 as

Other Matters Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accord with the policy. Comments are provided by the JPPU which indicate that the green area provided as part of the development will meet the identified deficiency and a legal agreement has been recommended to ensure that this area is retained and maintained for these purposes. In response to the comments of the community council the applicant has confirmed that the green open space will be maintained by way of a management and maintenance agreement whereby residents of the development would be collectively responsible for the area. No play equipment will be provided in the area. Any anti-social behaviour would need to be controlled by the police and is it is not a consideration which leads to an objection in planning terms. Fencing and landscaping around the area would also regulate any impact on the residential amenities of adjacent residential properties and these matters would be controlled via a planning condition.

In terms of foul drainage Welsh Water are content for foul drainage to be discharged to the public sewer at the point specified in their comments. The routeing of this foul drainage connection is via the private

track leading from Crown Street which serves a number of residential properties and is Public Right of Way. Consideration of the construction impacts of the development on these interests will be secured by way of the CEMP recommended in the planning conditions.

Surface water drainage would be disposed of via a blanket soak-way and the council's drainage advisers consider that these arrangements are acceptable.

The impact of additional residents from the development on the local primary school and the nearby doctor's surgery are raised by the community council. As explained in the consultation section of this report the education service are content subject to the requirement for a financial contribution towards accommodating additional pupils estimated to be generated by the development. The Betsi Cadwaladr University Health Board were also consulted and they do not consider that a development of 10 houses will impact adversely on the local health services.

Conclusion

In summary the proposal for 10 residential units on this windfall site aligns with material policies and is acceptable having weighted the material considerations described in the report. In reaching this conclusion the comments of the community council and objections received have been assessed but do not lead to a recommendation of refusal.

Recommendation

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

Education – A financial contribution of £22, 049.58 towards accommodating the additional pupils estimated to be generated by the development at Ysgol y Ffridd, Gwalchmai.

Affordable Housing – That plots 1 and 2 of the development hereby approved are provided for social rented tenure.

Open Space – The areas identified on the proposed plan as an Open Space shall be provided for use for these purposes in accordance with a timetable to be approved in writing by the local planning authority and thereafter retained for these purposes. The maintenance and long term management of this green open space shall be in accordance with the management & maintenance agreement provided under cover of the agent's email of the 27.03.19.

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

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.

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

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

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

Location Plan A-01-01 rev 02

Proposed Site Layout A-01-02 rev 09

2P1B Bungalow Elevations A-31-02 rev 03

2P1B Bungalow Floor Plan A-31-01 rev 01

2P1B Kitchen and Bathroom Plan A-31-03

3P2B Bungalow Elevations A-30-02 rev 02
3P2B Bungalow Floor Plan A-30-01
3P2B Bungalow Kitchen and Bathroom Layouts A-30-03
4P2B House Elevations A-32-02 rev 02
4P2B Kitchen, Bathroom and WC/SH Layouts A32-03
4P2B Semi Detached Dwelling Floor Plans A-3201
5P3B House Elevations A-33-02 rev 02
5P3B Kitchen, Bathroom and WC/SH layouts A-33-02
5P3B Semi Detached Dwelling floor plans A-33-01
Blanket Soakaway Plot 5&6 11/09/18
Blanket Soakaway Plot 3&4 11/09/18
Blanket Soakaway Plot 1&2 11/09/18
Crate soakway calculations Gwalchmai 18/09/18
Crate soakaway calculations Plots 7-10 for Gwalchmai 18/09/18
1809-2018 (blanket soakaway details)
Email 13/04/2019 Alun Owen
Preliminary Ecological Appraisal (September 2018)
Yorke Associates Ecological Consultants
Water Conservation Statement September 2018 A.L.I. Building Design Ltd

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

(03) Notwithstanding the details shown on drawing number A-01-02 rev 09 no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The proposed development shall be constructed with the approved slab and ground levels.

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

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

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

(05) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 1, 2, 3, 4, 5 and 6.

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

(06) Notwithstanding the details shown on drawing number A-01-02 rev 09 no development shall take place until a scheme indicating all of the proposed means of enclosure around and within the application site whether by means of walls or fences and a timetable for the construction or erection thereof has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed or erected in accordance with the details approved under the provisions of this condition and shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.

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

(07) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees and hedges 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 and hedges 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 visual amenities and biodiversity of the locality.

(08) 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

(09) The application site shall be developed strictly and entirely in accord with the Preliminary Ecological Appraisal (September 2018).

Reason: In the interests of ecology.

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

- The sustainability of the construction methods to be employed;
- Full specification(s) of external lighting (if any)
- Working hours during the construction
- Dirt and dust control measures and mitigation
- Noise, vibration and pollution control impacts and mitigation;
- Water quality and drainage impacts and mitigation.
- Precautionary reasonable avoidance measures "RAMS" for protected species.
- Existing hedge and tree protection measures.
- Height, specification and colour of safety all fencing and barriers to be erected in the construction of the development hereby approved.
- Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

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

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

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

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

- (iii) Measures to minimise and mitigate the risk to road users especially along the existing Llain Delyn Estate and the private track within the south western part of the applications site including non-motorised users;**
- (iv) The arrangements to be made for on-site parking for personnel working on the site and for visitors;**
- (v) The arrangements for loading and unloading and the storage of plant and materials;**
- (vi) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

The construction of the development shall be completed in accordance with the approved CTMP.

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

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

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

(13) The estate road(s) hereby approved shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the development of the development whichever is the sooner.

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

(14) The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption Specification Requirements, Anglesey' (copy attached to this decision notice).

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

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

Reason: In order to ensure satisfactory and safe development.

(16) The site shall not be occupied until a sustainable drainage system for the site has been completed and fully operational in accordance with the drainage details shown on the drainage design drawing presented on 08/04/2019 (ref: Adjacent Llain Delyn, Gwalchmai 1809-2018).

Reason To ensure that the surface water drainage system is satisfactory and operational.

(17) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at/ or downstream of manhole chamber reference SH39752801 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

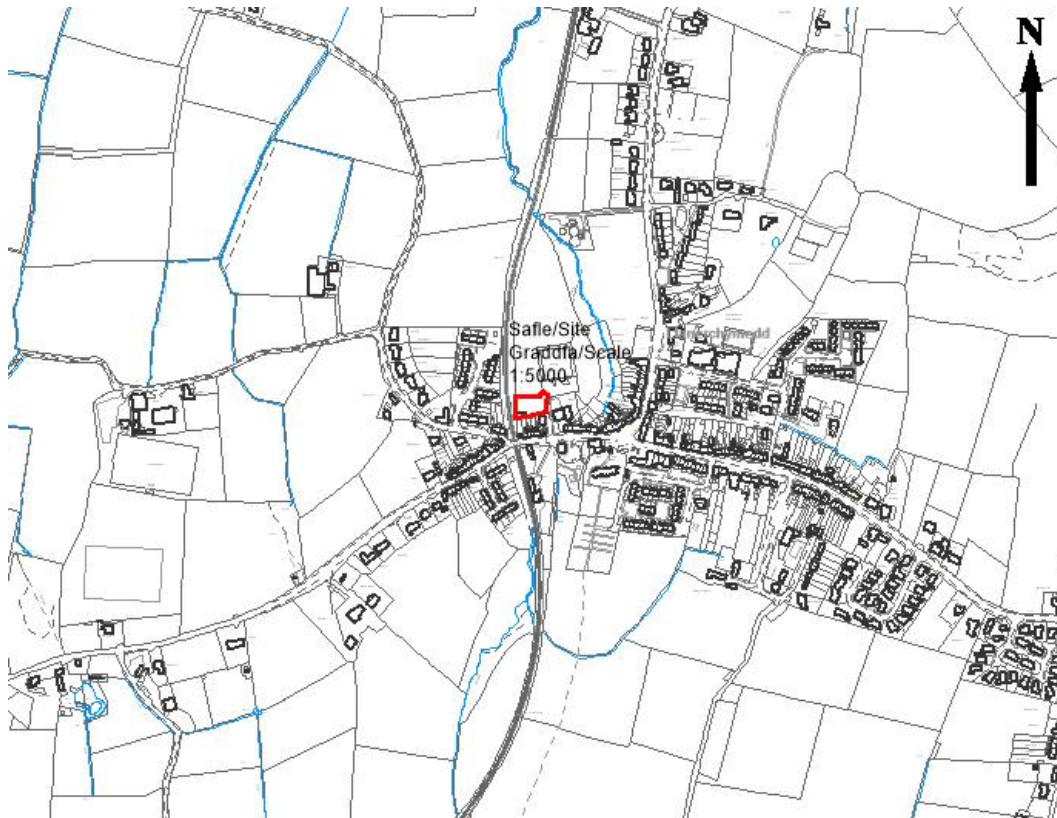
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Application Reference: 25C121H

Applicant: AMP Construction Ltd

Description: Cais llawn ar gyfer codi 4 annedd ynghyd a mynedfa cerbydau yn / Full application for the erection of 4 dwellings together with vehicular access at

Site Address: Safle Maryfore Site, Llanerchymedd



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

Part of the application site is located on Council owned land.

Proposal and Site

This Planning Application is made for construction of 4 dwellings and associated vehicular access. The proposed dwellings are terraced style two storey housing. A site layout, floor plans, proposed elevations, location plan and parking provision are provided. The site layout plan indicates 4 terraced style houses with 8 parking spaces provided in the North-western end of the site. Each dwelling consists of 2 bedrooms located on the first floor of each dwelling and living room and separate dining/kitchen area on

the ground floor. The dwellings will be externally finished in Sherwood Blaze Facing Brick with blue/black clay ridge tiles and natural slate roof covering. The doors and windows will be white UPVC. Of the four dwellings proposed, one of the dwellings will be an affordable dwelling (Dwelling 4).

Access to the site will be from a proposed access road which will enter the site from the north joining the present access road that leads on to Bridge Street to the south. The access road will lead to the parking area and will allow vehicles to leave the site in forward gear. Each dwelling is served by a rear garden amenity space with a gate at the rear of the garden to allow removal of waste. There is no indication contained within the submitted plans of how the curtilage of the dwellings will be enclosed. Drainage will be discharged in to ACO-channels and gullies and disposed of through a soakaway at the south-eastern end of the site. Foul drainage will be connected and discharged to the existing main foul sewerage system administered by Welsh Water.

The site, which extends to c. 0.1Ha, is situated within the western end of the (service) village of Llanerch-y-medd. Presently the site is currently agricultural land and has a single building on the site. No information has been provided regarding the nature of this building, its condition or use. The northern end of the site faces onto open countryside.

Approximately half of the site area lies within the development boundary of the settlement, however it is noted that the new access road lies outside of the development boundary and within Open Countryside.

For sites outside but immediately adjacent to the development boundary policy TAI 16 'Exception Sites' is the relevant Policy. This Policy seeks 100% affordable housing provision on suitable sites i.e. sites that form a reasonable extension and not forming an unacceptable intrusion into the countryside. In addition, there needs to be a proven need for affordable housing on exception sites with evidence showing why this need cannot reasonably be delivered within a reasonable timescale on a market sites inside the development boundary that includes a requirement for affordable housing. Therefore, since this site partially lies outside the development boundary it should be considered under policy TAI 16 of the JLDP, but weight must also be given to other policy considerations and a balance struck between the varying policy aspirations.

The site is located within Llanerch-y-medd; a Service Village within the JLDP. Strategic Policy PS 17: Settlement Strategy states that 25% of the Plan's growth will be within Service Villages. As above, the JPPU have confirmed that there is sufficient capacity within the settlement's growth strategy, as outlined within the JLDP, to support a development of this size/scale.

The wider locale of the site is predominantly rural and residential in character, with little in the way of other development types – this is fairly typical of such settlements across the Island. In respect of local vernacular, there is not considered to be a rigorous and prevailing style or character and it is clear that as is commonly found in such villages, development has occurred on a piecemeal and ad-hoc basis over a prolonged period of time. This notwithstanding, there are instances of groupings of similar styles throughout the village. The surrounding locale is generally typified by a majority of residential properties of varying sizes and sales. On the whole, however, properties are commonly either two-storey or bungalows. There is a wide variety of detached, semi-detached and terraced properties. The majority of properties in Llanerch-y-medd are rendered, pebble dashed or brick. Almost all buildings use slate as the predominant roof covering, but interlocking concrete tiles can be found on a number of the post-war properties.

The site does not form part of any statutory or non-statutory area of nature conservation importance or interest.

Key Issues

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

Policies

Joint Local Development Plan

Strategic Policy PS 16: Housing Provision
 Strategic Policy PS 17: Settlement Strategy
 Strategic Policy PS 18: Affordable Housing
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 3: Design and Place Shaping
 Policy MAN 3: Retailing Outside Defined Town Centres but Within Development Boundaries
 Policy TAI 16: Exception Sites
 Planning Policy Wales (Edition 10, December 2018)
 Technical Advice Note 2: Planning and Affordable Housing (2006)
 Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 12: Design (2016)
 Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Response to Consultation and Publicity

| Consultee | Response |
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| Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit | <p>The JJPU outlined that Llanercgymedd is identified as a Service Village under Policy TAI 3 which supports housing to meet the Plan's strategy through suitable unallocated sites within the development boundary. They noted that approximately half of the site area lies within the development boundary and this is not allocated a specific use. They point out that the footprint and curtilage of the proposed dwellings lie within the development boundary however the new access road lies outside the development boundary.</p> <p>They also outlined the indicative provision over the Plan period is 40 units. They have concluded that at present there is capacity within the indicative provision for the settlement of Llanerchymedd.</p> <p>With regards to TA1 15 the JJPU state the Proposed Development meets the threshold noted in Policy TA1 15 for making a contribution to affordable housing provision. The JJPU further note that the priority should be to provide an affordable unit as part of the development. They go on to make reference to Policy TAI 15 that if this provision is not possible then a "pro-rata payment will be expected rather than no affordable provision on the site".</p> <p>With regards to Policy TAI 8 'Appropriate Housing Mix' they have stated that regard be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 and that the Housing Service should be contacted to assess any information the Applicant has provided to support the housing mix.</p> |

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| | <p>Finally the JPPU highlight Policy ISA 1 regarding infrastructure capacity. For the type of development proposed consideration be given to the capacity of within the local schools to accommodate the anticipated number of children on site.</p> <p>Policies that should also be considered with this application are listed within the JPPU response.</p> <p>The response concludes;</p> <ul style="list-style-type: none"> • The site is within the development boundary but not allocated for a specific use in the JLDP. Policy PCYFF 1 and Policy TAI 3 support residential development on windfall sites within development boundaries. • As the access road lies outside the development boundary, consideration needs to be given to Policy PCYFF 4 and how it can be accommodated into the landscape. • Policy TAI 15 seeks an appropriate provision of affordable housing. It is noted that no information has been submitted with the application relating to the provision of an affordable unit or an affordable housing contribution. • Policy TAI 8 requires an appropriate housing to improve the balance of housing in the community. • Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. |
| Ymgynghorydd Treftadaeth / Heritage Advisor | <p>Response from the Built Environment and Landscape section make reference to relevant documents and polices to consider when assessing the application;</p> <p>Relevant Joint Local Development Plan (31 July, 2017) policies include:</p> <ul style="list-style-type: none"> • PCYFF 3: Design and Place Shaping. <p>Relevant Supplementary Planning Guidance (SPG) include:</p> <ul style="list-style-type: none"> • Design in the Urban and Rural Built Environment (2008). <p>They also note that the development will have no impact on any designated heritage asset and that the site does not lie within a conservation or the AONB.</p> |

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| | <p>From a built heritage point of view, they have no further comments regarding the Proposed Development.</p> |
| <p>Priffyrdd a Trafnidiaeth / Highways and Transportation</p> | <p>The Highways Department commented regarding the Proposed Application and have stated that the Applicant must show on the proposed plans that the footpath adjacent to the public highway shall be continued along the sites boundary to the access in order to provide a safe walking area for pedestrians to enable walking from the site into the village.</p> <p>The Highways Department have deemed the plans acceptable however they offer a number of recommendations regarding the Proposed Development as follows:-</p> <p>The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.</p> <p>The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 meters back from the nearside edge of the adjoining carriageway.</p> <p>The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.</p> <p>The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption Specification Requirement, Anglesey' (copies of this document are available free on request from the Local Planning Authority).</p> <p>The estate road(s) shall be kerbed and the carriageway and footways finally surfaces and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the L.P.A. whichever is the sooner.</p> <p>No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design</p> |

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| | <p>details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.</p> <p>The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan (CTMP). The CTMP shall include;</p> <ul style="list-style-type: none"> (i) The routing to and from the site of construction vehicles, plant and deliveries. (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site; (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints; (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users; (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors; (vii) The arrangements for loading and unloading and the storage of plant and materials; (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network; <p>The construction of the Development shall be completed in accordance with the approved Plan. Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.</p> <p>The Highways Department also recommends the following advisory notes/informatives:</p> <p>The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.</p> <p>Any adjustments, re-siting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.</p> <p>The footway and/or verge crossing required in connection with this development shall be carried</p> |
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| | <p>out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.</p> <p>If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.</p> |
| Strategol Tai / Housing Strategy | No comments |
| Footpaths Officer | No Observations |
| Iechyd yr Amgylchedd / Environmental Health | <p>The Public Protection Officer made a total of 6 observations regarding the Proposed Development under the heading 'Environmental Protection' and these are outlined below;</p> <ol style="list-style-type: none"> 1. "Contaminated Land Comments: The developer should be mindful of the presence of potential land contamination on this site. If during redevelopment, material I found or suspected of being contaminated, then the developer should undertake soil testing and analysis. If the land is found to be contaminated then a suitable remediation strategy should be prepared for the site to the satisfaction of the Local Planning Authority. For site specific advice on Land Contamination please contact the Public Protection department on 01248 752820. 2. The development should cause no nuisance by dust, fumes, noise, odour or artificial light (Any construction works should be carried out between the following times - 0800 - 1800 hrs - Monday to Friday; 0800 - 1300 hrs, Saturday's and no working on Sunday's or Bank Holidays). In addition it is recommended that the construction works be carried out in accordance with CIRIA Document - C650 C741, 2015 – Environmental Good Practice On Site (Fourth Edition). 3. National Resources (Wales) (The Environment Agency) should be consulted with regard to this application." 4. "Where it is necessary to prepare the site using pneumatic rock machinery the developer will be required to take all reasonable steps to prevent nuisance being |

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| | <p>caused to current occupiers of surround residences from noise vibration and dust.</p> <p>Rock breaking should be confined to the house of 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1300 hrs on Saturday. No works should be undertaken on Sunday's or Bank Holidays. Surrounding residents should be pre-notified of any noisy work and the likely duration of the works. Suitable and sufficient controls should be in place to control wind blown dust arising from rock stock piles.</p> <p>5. Welsh Water PLC should be consulted regarding the foul drainage arrangements.</p> <p>6. No waste materials to be burnt on site e.g. Bonfires."</p> |
| Gwasanaeth Addysg / Education Service | <p>The Lifelong Learning Department of Anglesey Council would seek contributions of £11,024.79 towards accommodating the additional pupil at Ysgol Y Ffridd.</p> |
| Dwr Cymru/Welsh Water | <p>Having assessed the proposed surface water and foul drainage plans, Welsh Water note surface water runoff is proposed to be discharged into a soakaway system and foul flows are proposed to be communicated into the public sewerage system via an unchartered foul sewer.</p> <p>Welsh Water have no comments to make in relation to the proposed surface water drainage arrangements, however due to the uncertainty surrounding the proposed foul point of connection, Welsh Water request that planning consent is granted subject to the following condition provided below; to ensure no detriment to existing residents or the environment and to Welsh Water's assets.</p> <p>"No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.</p> <p>Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and</p> |

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| | safety of existing residents and ensure no pollution of or detriment to the environment.” |
| Cyngor Cymuned Llanerchymedd Community Council | <p>The Community Council responded but were unable to reach a decision regarding the proposed development. The reason for its no decision was that that the Community Council was not able to determine whether the red line boundary on the site plan is reflected correctly. The Community Council consider that the red line boundary is misleading and have stated that it does not show the access at the rear of Stryd y Bont (Bridge Street) and Hen Gae Sel. The Community Council has sought clarification regarding the size of the site. In addition, it also raised the possibility regarding a possible increase in water flow which would add to existing flood issues near to the village shop.</p> <p>Case Officer Note – On review of the submitted plans, and based on site information and aerial imagery; it is considered that the red line boundary and surrounding mapping information provides an accurate representation of the site and its surroundings. With respect of this site size, this is listed as 0.1Ha; which again is accurate to the site and location plans. Re. flooding, no flood assessment has been provided, however no comments have been provided to suggest the development of the site would give rise to any flood risk or exacerbate any known pre-existing flooding issues within the wider locale – NRW, in their response, provided no comments.</p> |
| Cynghorydd Llinos Medi Huws | No Response Received |
| Cynghorydd Kenneth P. Hughes | No Response Received |
| Cynghorydd John Griffith | No Response Received |
| Cyfoeth Naturiol Cymru / Natural Resources Wales | No concerns raised |
| Adain Dechnegol (Draenio) / Technical Section (Drainage) | No response received |

Relevant Planning History

25C121 - Demolition of the existing building together with the erection of a new garage on the site adjacent to Capel Ifan, Stryd Y Bont, Llanerchymedd. Approved 04/12/1997

25C121A - Erection of a garage on land to the rear of 17 Bridge Street, Llanerchymedd. Approved 07/07/2000

25C121B - Erection of a dwelling on land to the rear of Bridge Street, Llanerchymedd. Approved 04/05/2001

25C121C/DA - Detailed plans for the erection of a bungalow at Maryfore, Llanerchymedd. Approved 31/10/2003

25C121D - Outline application for the erection of 5 terraced houses together with the construction of a new access for pedestrians and vehicles at Maryfore Site, Llanerchymedd. Refused 05/04/2005.

25C121E - Outline application for the erection of 2 houses together with extension of curtilage at Maryfore Site, Llanerchymedd. Approved 09/11/2005

25C121F - Full application for the erection of two dwellings, construction of a new vehicular and pedestrian access together with alterations to the existing access at Maryfore Site, Llanerchymedd. Approved 20/09/2006.

25C121G - Outline application for the erection of four dwellings together with the construction of a new vehicular and pedestrian access at Maryfore Site, Llanerchymedd. Approved 10/06/2009.

Main Planning Considerations

The acceptability of the proposed development in principle and compliance with the Joint Local Development Plan (JLDP):

Having regard to the provisions of the principle Act, and as amended section 38(6) the 2004 Act and the 2015 Wales Act, if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the adopted Joint Local Development Plan (Anglesey and Gwynedd), July 2017

Furthermore, strategic policy PS 17: Settlement Strategy indicates that 25% of the Plan's growth should occur within Local Service Villages where a high level of housing will occur compared to other types of villages and provision will be delivered through commitments and new allocations (open market housing with a proportion of affordable provision). In addition, windfall sites within the development boundary can be permitted.

As mentioned, part of the site lies outside the development boundary. Consideration on the acceptability of the proposed development in principle is therefore contingent on compliance with policy TAI 16: Exception Sites, however it is also acknowledged that not all of the site falls outside the development boundary of the settlement and therefore a policy balance as to the acceptability of the proposals, weighted against other policy objectives (layout, design, appearance, integration, etc.) must be taken into consideration.

Based on the above, policy TAI 16 aims to ensure that where there is a proven local need for affordable housing, that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to a settlement will be granted. Such proposals should be small in scale and proportionate to the site of the settlement.

The indicative provision for Llanerch-y-medd over the Plan period is 40 units (which includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc.). The Plan anticipates that 23 of these will be provided on windfall sites. In the period 2011 to 2017 a total of 8 units have been completed in Llanerch-y-medd. The land bank, i.e. sites with existing planning consent, at April 2017 stood at 18 units. This means that at present there is capacity within the indicative provision for the settlement of Llanerch-y-medd.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Service Villages, Within TAI 15, Llannerch-y-medd is identified as being a mid-rural settlement with 20% of Affordable Housing Sought within new developments. The allocation of one dwelling within this application as affordable housing therefore meets this allocation. In order to secure the permanent retention of one affordable housing unit on site, a legal agreement under Section 106 of the Town and Country Planning Act (1990) is required. Any grant of planning permission will therefore be subject to conditions identified later in this report as well as aforementioned Section 106 agreement.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. No information regarding the housing mix has been submitted with this planning application.

The site is within the development boundary but not allocated for a specific use in the JLDP. Policy PCYFF 1 and policy TAI 3 support residential development on windfall sites within development boundaries. Furthermore, clarification is required on whether the proposal involves a Registered Social Landlord committed to the development of the site, or whether it is more speculative in nature.

Policy ISA 1 does state that where proposals generate a directly related need for new or improved infrastructure and this is not provided this must be funded by the proposal. An example could be a lack of space within the local primary school.

With regards to the access road and that it falls outwith the development boundary consideration must be given to PCYFF 4. The main aspect of PCYFF 4 is that "All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused." There is no indication within the proposals on how the access road will adequately integrate into the landscape. However as the dwellings are within the development boundary and comply with PCYFF 4 and deemed acceptable in this regard although the access road is out with the boundary the development, this is not in itself reason for refusal as conditions could be attached that would ensure the access road is landscaped and screened to ensure it fits in with the surrounding landscape and lessen its visibility.

Design and Appearance:

It is acknowledged that this site is, in essence, a fairly low-lying site and is in keeping with the residential nature of surrounding properties. Furthermore, it is noted that the village vernacular is far from uniform and given this lack of robust character, it is considered that the introduction varying housing types can be supported within this locale. Policy PCYFF 4 is clear on the need for new development to integrate within its existing context and in the case of this development it is deemed that policy PCYFF 4 has been met and that the dwelling is of a suitable scale, mass and utilises appropriate materials.

Any other material considerations:

The development would be accessed from the public highway with the parking areas located internally within the site to the front of the proposed dwelling. Policy TRA 4 states "*proposals that would cause unacceptable harm to the safe and efficient operation of the highway...will be refused.*" however in this instance, it is deemed that the layout of the parking within the site is generally sufficient and that vehicles will be able to enter and leave the site in a forward gear without any negative impact of the public carriageway.

Policy TRA 2 outlines the parking standards expected for such a development (in line with SPG Parking Standards, 2008). It is noted therefore that the required provision for parking is presently 1.5 spaces per unit for 2 bedroom properties; given this the proposed development is considered to meet the requirements of TRA 2 as 8 parking spaces are provided in total which equates to 2 parking spaces per dwelling.

With regard to the consultation responses, these have been considered and where appropriate have been included within the recommendation below:

The decision 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 decision 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.

Conclusion

Policy TAI 15 includes a threshold figure of 2 or more units within Service Villages identified within the settlement hierarchy shown in Strategic Policy PS 17 and therefore developments that meet this threshold should demonstrate affordable housing provision. Within TAI 15, Llannerch-y-medd has a 20% allocation of affordable housing sought within developments. This allocation has a 25% allocation of affordable housing and therefore exceeds this allocation. This I therefore meets the terms of TAI 15 and is the most significant justification for the granting of this application, it is also noted that the proposal is compliant in other policy areas (as above, and below). A section 106 agreement will be required to ensure that the dwellings will be affordable dwellings.

Recommendation

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The design, scale and mass of the development and materials are generally acceptable and with the required provision of Affordable Housing and Appropriate Housing Mix being met within this development it is the recommendation of this report to grant permission for this development.

(01) 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.

- **Drawing No. 2599:18:P1 (Location Plan)**
- **Drawing No. 2599:18:3 (Proposed Site Plan and Indicative Drainage Layout)**
- **Drawing No. 2599:18:P3a (Proposed Site Plan)**
- **Drawing No. 2599:18:P3b (Proposed Site Plan and Affordable Housing Provision)**
- **Drawing No. 2599:18:P4 (Proposed Floor Plans)**
- **Drawing No. 2599:18:P5 (Proposed Elevations)**

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

(02) 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 .

(03) No development shall commence on site until a detailed schedule and specifications of all external materials and finishes/windows and external doors/roof coverings to be used on the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development complies with policies PCYFF3 Design and Place Shaping and policy PCYFF 4 Design and Landscaping of the Anglesey and Gwynedd Local Development Plan (2017)

(04) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced, unless otherwise agreed in writing with the Local Planning Authority. Such works

shall be erected following completion of the building(s) or prior to the occupation of the dwellings, whichever is the sooner.

Reason: In the interests of amenity

(05) 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: In the interests of amenity

(06) Full details of all hard and soft landscaping shall be submitted as part of a Landscape Plan to be approved by the Local Planning Authority before any development work commences. 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.

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

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

(08) The estate road(s) shall be completed to a base course finish with the surface water drainage system complete and fully operational before any work is commenced on the dwelling(s) which it serves.

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

(09) The internal site access road, as shown on drawing number 2599-18-P3 (Revision B) shall be maintained in perpetuity as the primary means of vehicular access to/from the private estate road shown east of the application site boundary. Full details of the internal site access road carriageway surfacing (including any details of footways, lighting, etc) shall be provided and approved in writing by the Local Planning Authority prior to the commencement of development and shall be implemented on site before the first dwelling on the estate is occupied, or within 2 years of the commencement of the work on the site, or any such other period as may be agreed in writing with the Local Planning Authority whichever is the sooner.

Reason: In the interests of highway safety.

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

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

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

The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption Specification Requirement, Anglesey' (copies of this document are available free on request from the Local Planning Authority).

The estate road(s) shall be kerbed and the carriageway and footways finally surfaces and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the Local Planning Authority. whichever is the sooner.

No surface water from the within the curtilage of the site to 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 by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

The commencement of the Development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;

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

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

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

(11) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

(12) No development shall commence until a finalised (i.e. not indicative) drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the

development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

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.