

Application Reference: OP/2019/5

Applicant: Bearmont Homes Ltd. & Pennaf Housing Group

Description: Cais amlinellol ar gyfer codi dymchwel adeiladau presennol ynghyd a chodi 52 annedd fforddiadwy gyda datblygiad cystylliedig sydd yn cynnwys manylion llawn am yr mynedfa i gerbydau ar dir ger / Outline planning application for the demolition of the existing buildings together with the erection of 52 affordable dwellings with associated developments together with full details of the vehicular access on land adjacent to

Site Address: Huws Gray, Stryd y Bont / Bridge Street, 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 outline application is submitted for the construction of 52 affordable dwellings with associated developments together with full details of the vehicular access. An indicative layout plan and elevations has been submitted as part the application which provides an indication of the layout, mixture and appearance of units.

The drawings indicates that 36 of the units will be houses and 16 will be flats. The proposed development would also entail the demolition of existing structures together with the construction of internal access roads and the provision of an equipped play area.

The application site is current vacant having previously been used as playing fields for schools which were previously located near the site. The site also has existing buildings and hard standing areas which were used to accommodate various community groups and other services.

The application site is accessible to the north from the main highway, namely Bridge Street which leads into Llangefni town centre. The proposed access to the site will also be located on the northern boundary, by means of an improved access including a pedestrian footway.

The remainder of the site is located amongst a range of development. A builders Merchants, car sales site together with residential properties are located along the eastern boundary. The southern edge of the site is abutted by industrial units and open undeveloped land which has been allocated for employment within the Anglesey and Gwynedd Joint Local Development Plan (JLDP). The western boundary abuts the extra care development and extant planning permission for a supermarket. A row of residential properties positioned along the main highway are also located at the north west part of the site.

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 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 2: Infrastructure and Developer Contributions

Strategic Policy PS 1: Welsh Language and Culture

Policy ISA 1: Infrastructure Provision

Policy ISA 5: Provision of Open Spaces in New Housing Developments

Policy CYF 5: Alternative Uses of Existing Employment Sites

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

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

Policy PCYFF 2: Development Criteria

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 5: Carbon Management

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

Policy TAI 8: Appropriate Housing Mix

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

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

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

Supplementary Planning Guidance: Parking Standards (2008)

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

Planning Policy Wales (Edition 10, December 2018)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	The proposed development complies with the requirements of PCYFF 4.
Iechyd yr Amgylchedd / Environmental Health	Conditions recommended to safeguard the amenities of neighbouring properties and to ensure the correct method of addressing any potential contamination at the land.
CADW	Intervening topography, buildings and vegetation mean it is unlikely that the proposal will be inter-visible with the scheduled monuments. Therefore it is unlikely that there will be any effect on the setting of the scheduled monuments
Swyddog Llwybrau / Footpaths Officer	No public rights of way crosses the site
Ymgynghorydd Treftadaeth / Heritage Advisor	The proposed development is unlikely to impact on the setting of the listed building, or on the character and appearance, or views into or out, of the conservation area
Bwrdd Iechyd Betsi Cadwaladr Health Board	No Response
Cynghorydd Nicola Roberts	No Response
Cynghorydd Dylan Rees	No Response
Cynghorydd Bob Parry	No Response
Cyngor Tref Llangefni Town Council	Concerns raised with respect to the position of flats together with highway safety.
Dwr Cymru Welsh Water	Condition recommended to ensure that only foul water discharges into the public sewerage system
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Adain Dechnegol (Draenio) / Technical Section (Drainage)	<p>Due to the size and nature of the development an application for sustainable drainage system is required prior to the commencement of the building work.</p> <p>The drainage strategy provided with the application indicates that the developer has considered the use of sustainable drainage within the site, and includes discussion on surface water destination as well as suitable surface water run-off rate and means of attenuation.</p>
Heddlu Gogledd Cymru	No Response
Gwasanaeth Tân Gogledd Cymru /North Wales Fire Service	No Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval

Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditions recommended with respect to contamination.
GCAG / GAPS	No Comments
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	General comments in respect of the plan
Adran Tai / Housing Services	There is a need in the locality for affordable housing. The proposed development addresses and identifies the need in the locality.
Gwasanaeth Addysg / Education Service	The Lifelong Learning Department of Anglesey Council would require contributions towards New facilities at Ysgol Y Graig of £12,257 for nursery pupils and £12,257 for pupils aged 4-11. This makes a total contribution requested of £24,514.

The proposal was advertised with the posting of notifications to adjacent properties. A site notices has also been displayed near the application site together with an advert in the local press. Following receiving amended plans the publicly process has been undertaken on two separate occasions. The expiration of the publicly period was the 17/07/2019.

At the time of writing this report, two letters of representations were received as a result of the publicity afforded to the application. The main points raised are summarised below:

- Concerns regarding the loss of greenfield land and ecology.
- Concerns regarding overlooking and impact upon the amenity of neighbouring properties.
- No provision for open space.
- Concerns regarding highway safety.
- Concerns regarding surface and foul water.
- Proposed development will increase the strain on existing resources.
- Concerns that the construction phase will have an impact upon residential amenity.
- Concerns regarding the removal of asbestos.
- Concerns the development will have an impact upon culture and language.
- Concerns with respect to the site layout and position of the proposed units.
- Concerns regarding anti-social behaviour.

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

- The application site is located within the development boundary. The Local Authority's Ecologist is satisfied with the proposed development subject to conditions.
- Only an indicative site layout has been submitted with the application. Details of layout, scale and appearance of the proposed units will be considered under any reserved matters application. The indicative layout suggest that adequate open space can be provided as part of the application.
- The Local Highways Authority have assessed the application and are satisfied with the proposed development subject to conditions and a section 106.
- The drainage systems must be approved by Isle of Anglesey County Council acting in its role as a SuDS Approving Body (SAB), before construction work begins. Welsh Water have not raised any objection to the application subject to a condition.
- The application site is located within the development boundary and considered in a sustainable location. The Education Section of the Authority have been consulted regarding the application and have requested a contribution towards local schools. The Betsi Cadwaladr University Health Board has also been consulted regarding the application however at the time of writing this report no response has been received.

- Any planning permission granted at the land will be subject to conditions regulating the hours of demolition and construction works. Conditions will also ensure that the impact upon nearby residential amenity are kept to a minimal.
- The Health and Safety Executive regulates the removal and disposal of asbestos. This falls outside the remit of the Local Planning Authority.
- A Welsh Language Statement has been submitted as part of the application. It is considered that the risk of the development in itself having a significant impact on the character and the language balance in the community is low.
- Only an indicative site layout has been submitted with the application. Details of layout, scale and appearance of the proposed units will be considered under any reserved matters application.
- Anti-Social Behaviour is a matter for the police.

Relevant Planning History

SCR/2019/6 - Screening opinion for the demolition of the existing buildings together with the erection of 52 affordable dwellings with associated developments – Environmental Impact Assessment Not Required 08/03/2019.

Main Planning Considerations

Llangefni is identified as an Urban Service Centre under Policy TAI 1 of the JLDP. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy. In accordance with Policy PCYFF 1 ('Development Boundaries'), proposals within development boundaries are approved if they comply with other policies and proposals in the Plan, National policies and other relevant planning considerations. This application site lies within the Llangefni development boundary and forms a small part of T18 which is land allocated as a housing site in the Plan. The proposal can therefore be considered against Policy TAI 1. It is also noted that part of the proposed site is located within C11 which is a Primary Safeguarded Employment Site on Anglesey. Policy CYF 5 ('Alternative Uses of Existing Employment Sites') therefore should also be considered in relation to this proposal).

Housing Considerations:

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 this proposal throughout the site would be approximately 27.5 dwellings per hectare which is slightly below the expected level outlined in Policy PCYFF 2. Nevertheless, due to the uneven topography of the site, orientation of the site, existing trees being retained on part of the application and the provision of open space, in this instance it is considered that a slightly lower density is acceptable.

The indicative provision for Llangefni over the Plan period is 673 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 188 of these units will be provided on windfall sites. In the period 2011 to 2018 a total of 60 units have been completed in Llangefni (all of these on windfall sites). The windfall land bank, i.e. sites with existing planning consent, at April 2018 stood at 19 (with 13 of these being likely to be developed). This means that at present there is capacity within the indicative provision for the settlement of Llangefni.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Urban Service Centres such as Llangefni. The Policy states that 10% of units should be affordable in Llangefni. This percentage is based on social rent tenancy. It is noted that all the proposed units would be affordable dwellings which satisfy the requirements of this Policy.

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. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. As previously noted, the indicative plans notes that 36 dwellings and 16 flats are proposed.

The Housing section has been consulted regarding the application and has confirmed there is a need in the locality for the amount of affordable housing being proposed and that the mix of units are acceptable. It is therefore considered that the proposed development addresses the identified need in the locality.

Since the application is submitted for outline permission, no precise tenure of affordable housing within the development has been fixed which will essentially be considered under the reserved matters application.

Since Criterion (1c) of Policy PS 1 'Welsh Language and Culture' states that justification for residential schemes of 5 units or more that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessment and other relevant sources of evidence should be submitted. As such a Welsh Language statement has been submitted as part of the application.

It is noted that Llangefni's growth level (and consequently the housing allocation under consideration) has been subject of a Welsh Language Assessment as part of the work of preparing the LDP. It concluded that the projected growth in Llangefni was unlikely to have a negative impact on the Welsh language. In addition, since the proposal means that all the houses would be affordable and subject to the size of those houses (i.e. the number of bedrooms and sleeping areas) and their tenure (i.e. social rent, private rent, partial ownership) being acceptable, it should fulfil the current/future local need for housing. Ensuring the right type of housing in the correct location is important from a community cohesion and fabric point of view and this, in turn, will benefit the Welsh language. It is considered that the risk of the development in itself having a significant impact on the character and the language balance in the community is low.

Employment:

A small part of the proposed development site is located within the C11 Safeguarded Employment Site. Policy CYF 5 states that proposals to release land on existing employment sites for alternative uses will be granted only in special circumstances.

The small part of the application site which is safeguarded for employment purposes is located towards the west of the site. Planning permission (reference 34C705/ECON & 34C705A/VAR/ECON) was approved at the former Ysgol Y Graig which entailed the demolition of the existing school and erection of a supermarket. Since the building has been demolished it is considered that the consent has been implemented and as such compromises the possibility of developing the remaining employment area subject to this site for employment purposes.

It is therefore considered that the proposed development complies with criteria 1 of policy CYF5 which allows an alternative use of the site since it is unlikely to be used in the short and medium term for the original use or safeguarded use.

Education Provision:

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. Specifically for this type of development consideration is given to the capacity within local schools to accommodate the anticipated number of children on the site. It is also important to consider the effect of the proposed development on the capacity of local schools. The cumulative impact of other developments in the schools' catchment areas is also taken into account when assessing whether an education contribution should be made. The

Lifelong Learning Department have assessed the application and confirmed a contribution of £12.257 towards new facilities at Ysgol y Graig for nursery pupils and a further £12.257 for pupils aged 4 – 11. This equates to a total contribution of £24.514.

Open Space Provision:

Policy ISA 5 for proposals of 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the fields in Trust benchmark standards of 2.4 hectares per 1000 population. Due to the proposal being estimated to deliver 52 units in total, consideration is given towards the need and provision of open space as part of the development if there is no adequate suitable open space provision and outdoor playing spaces in accordance to the Fields in trust (FIT) bench mark standards within close proximity to the development site.

Based upon the indicative plan together with the planning statement submitted as part of the application, a total of 1,024m² of play space is provided with the proposal. This provision would provide sufficient playing space for this proposed development and complies with the provision of policy ISA5.

Character of the area:

As previously noted, a mixture of uses is located around the site which includes a residential housing estate. The height of the proposed units will be minimum of 6.6 meters with a maximum height of 9 meters. Although the drawings submitted are only indicative, it is considered that the proposed development can integrate into the townscape and surrounding area without harming the surrounding area.

Visual Amenity:

The application site is a brownfield site within the development boundary of Llangefni. It is considered the proposed upper and lower limits are acceptable and sympathetic with surrounding buildings, existing and approved. There is also adequate space to accommodate appropriate levels of landscaping in an effort to mitigate and integrate the development.

Given the site location with a backdrop of a commercial and residential properties, it is not considered that there will be harm to the visual appearance of the location and respects the main thrust of policy PCYFF4 of the JLDP which ensures that propose developments integrates into their surroundings.

Effect upon the amenities of neighbouring properties:

The impact of the proposal, in particular upon the amenity of nearby land users should be considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration should be given to criteria 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users.

As part of the application, an indicative layout has been submitted which provides an indication how the proposed units will be positioned on the land. It is not considered that the proposed development would unacceptably affect the outlook from the adjoining properties. The layout plan suggest that the proposed dwellings can be sited a sufficient distance away from boundaries to prevent any unacceptable overlooking. A distance of approximately 9 meters is between the side of the nearest proposed dwelling and the side of the nearest dwellings at Tan Dinas, approximately 17 meters between the rear of the nearest proposed dwelling and extra care home and approximately 17 meters between the rear of the nearest proposed dwelling and dwellings at Tan Y Capel. These distances are considered acceptable in terms of the distances set within the Supplementary Planning Guidance (Design for the Urban and Rural Environment) which requires a distance of 3.5 between side to side and 15 meters between secondary

windows. For this reason it is not considered that the proposal will unacceptably affect the amenities of any adjacent properties.

As part of the submission a Noise Impact Assessment (NIA) has also been submitted. The NIA has been undertaken to identify the key noise sources surrounding the site and to determine the level of noise impact that each noise source has on the site. The various noise sources including road traffic using Bridge Street and noise measurements of commercial activity at the adjoining builder's merchants.

The NIA concluded that mitigation measures are required to ensure that external and internal noise levels do not have a detrimental impact upon future occupiers. The recommendation include upgraded glazing for any living rooms and bedrooms on any dwellinghouse within close proximity to Bridge Street and the erection of acoustic fences in order to control road traffic and commercial noise in garden areas. Conditions will be attached to the permission in order to ensure that details are agreed and thereafter implemented accordingly in order to safeguard the amenities of future occupiers.

Effect upon nearby Schedule Monuments and Historic Park and Gardens:

Located within 3km of the application site are numerous scheduled monuments and a registered historic park and gardens. Due to intervening topography buildings and vegetation it is unlikely that the designed historic assets are inter – visible with the proposed works.

CADW have been consulted regarding the proposal and have concluded it is unlikely that there will be any effect on the setting of the scheduled monuments. Gwynedd Archaeological Planning Service has also assessed the application who have raised no objection.

Local Highways Authority:

The proposed dwellinghouse will be served by an improved access to the north from Bridge Street. The access will also provide a pedestrian footway which will link the site to the footway which runs parallel to the site frontages which will allow access from the site onto the wider network within Llangefnï.

A Transport Report has been submitted with the application which assesses the highways and accessibility aspect of the proposed development. Although the existing access is being improved as part of the proposed development, the Local Highways Authority have assessed the application and are of the opinion that the proposed access has an inadequate visibility splay.

However, the applicant has agreed to undertake works to the highway network which entails the removal of an existing zebra crossing and providing a new Puffin Crossing which will improve the pedestrian link from the application site to the town centre. On this basis, the Local Highways are satisfied that proposed development is acceptable subject to conditions and section 106 agreement relating to off-site highway infrastructure improvements.

Ecology and Trees:

A Preliminary Ecology Appraisal was submitted as part of the application. The appraisal concluded that the site is to be of low wildlife value and will have limited impacts on existing wildlife and will bring some ecological benefits in the long run.

An Arboricultural Implications Assessment and method Statement has been submitted with the application which report identifies and categorises the trees and how the design has incorporated the trees of value. The Authority's tree officer has assessed that application and is satisfied that the application complies with the requirements of policy PCYFF4. Further details will be required as part of any reserved matters application including a detailed landscaping plan.

Conclusion

The application is acceptable in policy terms and will provide affordable housing in Llangefni. The details with respect to highway matters has been assessed and considered acceptable. Given due consideration to distances between existing properties and the character of the area, the proposal is considered acceptable subject to conditions and will not detrimental harm the amenities currently enjoyed by the occupants of the surrounding properties or future occupiers to such a degree as to warrant refusal of the application.

Recommendation

Permit the application subject to conditions and a section 106 agreement to include the proposed off-site highway infrastructure improvements, affordable housing and contribution towards education provision.

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

Reason: The application is for outline planning permission.

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

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

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

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

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

- Location Plan - A-01-01 Rev 01

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

(05) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made either at/ or downstream of manhole chamber reference SH46751404 or SH46753302 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.

(06) No site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of 08:00hrs – 18:00hrs Monday to Friday and 08:00hrs – 13:00hrs Saturday at no time on Sundays, bank or public holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

(07) The development shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the proposed development is started, including demolition and site clearance.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

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

Reason: To protect the amenities of nearby residential occupiers.

(09) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To prevent pollution to the water environment.

(10) The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition (01) above shall include details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land. The buildings shall be constructed with slab levels in accordance with the approved details.

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

(11) The details to be submitted for the approved in writing of the Local Planning Authority in accordance with condition (01) above shall include a scheme of landscaping and tree planning for the site which provides for the retention of the existing trees. The landscaping scheme shall show the proposed planting including species, size and density and distinguish the trees to be retained showing their species spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented not 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 interest of visual amenities of the locality.

(12) Any tree or shrub which forms part of the approved landscaping scheme 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 interest of visual amenity.

(13) No development shall take place until full details for a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.

Reason: In the interest of visual amenity and to safeguard amenities of existing and future occupiers.

(14) The development hereby approved shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative colour, texture and weathering characteristics are approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory appearance of the development.

(15) No development shall take place until; the samples or trade description of the materials and colours proposed to be used on 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 of the development.

(16) Full details of noise mitigation measures as recommended within the submitted Eginol Noise Impact Assessment (Reference 18.011.1.RS) shall be submitted an approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details and completed prior to the occupation of the dwellings the hereby approved.

Reason; To safeguard the amenities of future occupants.

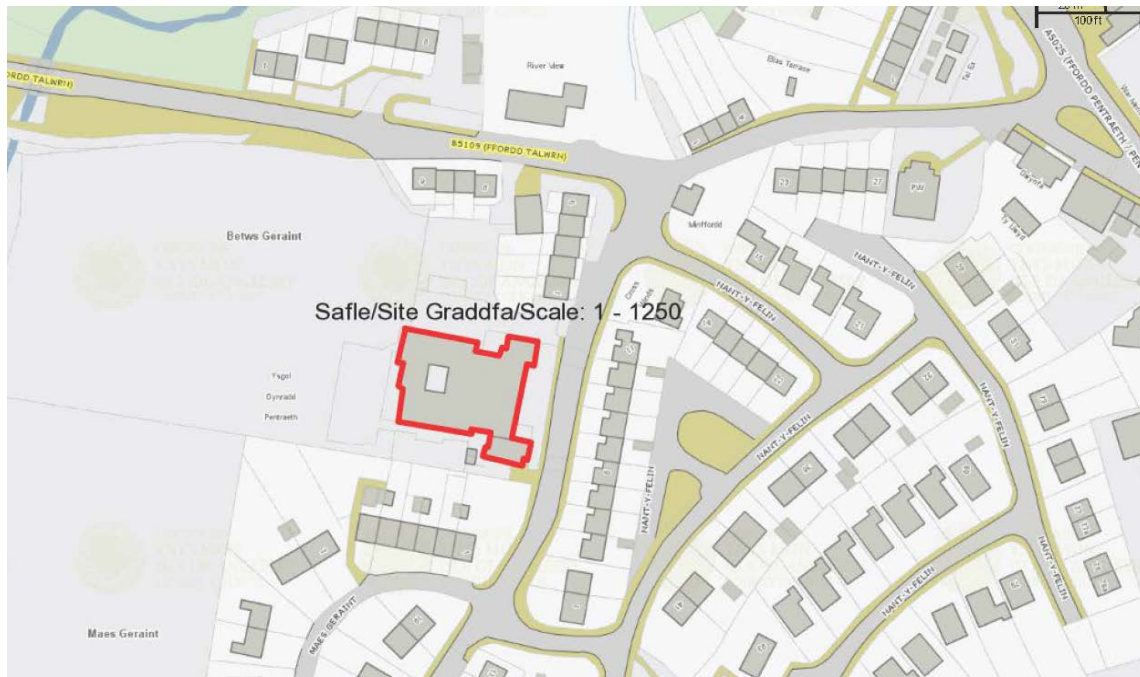
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/200

Applicant: Pennaeth Dysgu/ Head of Learning

Description: Cais llawn ar gyfer codi ffensys yn / Full application for the erection of fencing at

Site Address: Ysgol Gynradd Pentraeth Primary School, Lon Tanrallt, Pentraeth



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is made by the County Council on Council owned land.

Proposal and Site

The application site is a primary school of traditional design located in the heart of the village of Pentraeth. The frontage of the site is defined by a stone wall which includes some vegetation. The remaining boundaries are also of similar design, being stone walls to around 1.2 metres in height.

The proposal is made for the erection of mesh fencing on top of the existing stone wall which will take the overall height to 3.3 metres at its lowest and 3.6 metres at its highest together with the erection of a 1.8 metre fence to the rear.

Key Issues

The key issues of the application are in relation to the design of the proposal and its potential affect upon the adjoining neighbouring property.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response
Cyngor Cymuned Pentraeth Community Council	No Comments
Cynghorydd Vaughan Hughes	No response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	No response

Publicity was afforded to the application through the posting of personal letters to occupiers of the adjoining properties together with the placing of a notice on the site. The latest date for representation was the 18/09/2019. At the time of writing this report, no objections had been received.

Main Planning Considerations

Effect Upon Adjoining Neighbour - The mesh fence will not restrict light and therefore will not affect the light currently enjoyed by the occupiers in their curtilages. The mesh fence will not affect the outlook from the adjoining property's as it is possible to see through the fence, however it also must be considered that the fence will not be any higher than the existing school building therefore will not exacerbate the existing situation for the property's directly adjoining side elevation of the school . The fence on the field boundary will be a simple replacement which is considered an improvement from the current post and chain link fence.

Design - Part of the proposal runs perpendicular to the front elevation of the site and due to its design, it is not considered that it would be harmful to appearance of the site or of the area. The fence will be finished in a dark green coating which will ensure visual impact is kept to a minimum. The fencing to the rear is contained mostly within the site and does not impact the appearance of the open space due to the modest height and subtle colour used. which is considered an improvement to the present boundary treatment.

Conclusion

The proposal is an improvement to the current boundary treatments and will not impact the amenities of the neighbouring properties. The proposal is deemed necessary for the safety of the pupils of the school due to the dilapidated state of the existing boundary treatments.

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 Planning Act 1990 (as amended).

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

- **Site Plan / CSYM2019-BOA3**
- **Wall and Fence Elevations / CSYM2019-BOA4**
- **Fencing Details / 1**
- **Proposed New Fencing / CSYM2019-BOA1**

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

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

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

Application Reference: FPL/2019/226

Applicant: Mr & Mrs Williams

Description: Cais llawn ar gyfer codi tri sialet gwyliau, creu trac mynedfa, diwygio mynedfa presennol ynghyd a gosod paced trin carthffosiaeth ar dir yn / Full application for the siting of three holiday chalets, formation of a new access track, amendments to an existing access together with the installation of a new treatment plant on land at

Site Address: Fronwen, Niwbwrch / Newborough



Report of Head of Regulation and Economic Development Service

Recommendation: Gwrthod / Refused

Reason for Reporting to Committee

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

Proposal and Site

The application site is located on agricultural land approximately 1km from the nearest settlement at Newborough.

The proposed development is a small scale stand-alone development, consisting of 3 wooden holiday chalets. Manufacturer specification of two types of unit have been provided with the planning application. As part of the proposal a new vehicular access would be constructed with the public highway (B4421) whilst a track made up of a porous paver system would be formed which would have a grassed appearance leading to the holiday chalets; car parking spaces would be provided adjacent to the holiday

chalets. Foul drainage would be disposed of with a private treatment plant discharging to a soak-way. Landscaping details are also detailed on the plans.

Key Issues

- Acceptability of the development under the provisions of policy TWR 3.
- Highway and sustainability considerations.

Policies

Joint Local Development Plan

Joint Local Development Plan

PCYFF2 (Development Criteria)

PCYFF3 (Design and Place Shaping)

PCYFF4 (Design and Landscaping)

TWR3 (Static Caravan and Chalet sites and Permanent Alternative Camping Accommodation)

PS5 (Sustainable Development)

PS14 (The visitor Economy)

TRA2 (Parking Standards)

TRA4 (Managing Transport Impacts)

AMG3 (Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character)

AMG5 (Local Biodiversity Conservation)

Planning Policy Wales Edition 10

SPG Design Guide for the Urban and Rural Environment

Supplementary Planning Guidance – Holiday Accommodation (Sept 2007) “SPG Holiday Accommodation”

Draft Supplementary Planning Guidance – Tourism Facilities and Accommodation (October 2018).

Response to Consultation and Publicity

Ymgynghorydd tirwedd / landscape advisor: A description of the application site and relevant planning policies is provided. In relation to the integration of the proposal into the site and surroundings it is explained that the development is located away from existing properties on a ridge and potentially visible from the south east and north west but that views would be very limited in the summer months. Winter views would be greater in oblique views, night time visibility would be greatest on the glazed elevations. Any roadside changes necessary to provide access and visibility would be most visible in public views.

In summary it is stated that the immediate landscape is generally well enclosed by hedges, but that boundary screening is less effective in the winter months when trimmed and leafless, and the units would be open to the east/southeast where the open aspect is unaltered by proposed planting. Criterion 2 of TWR 3 requires a site to be in an unobtrusive location which includes matters such as hardstanding and access roads. The proposal requires a new access road crossing one enclosure and distant from existing built development.

Cynghorydd Councillor Bryan Owen: Called the application to the planning committee on design and sustainability grounds.

Cyngor Cymuned Rhosyr Community Council: No observations received at the time of writing.

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections to the use of the proposed package treatment plant. Other consents required for the foul drainage and waste disposal arrangements are described.

Priffyrdd A Trafnidiaeth / Highways And Transportation: Conditional permission requiring a vision splay of 2.4 by 200 metres.

Dwr Cymru/Welsh Water: No observations as private foul drainage arrangements are proposed.

Cynghorydd Councillor Peter Rogers: No observations received at the time of writing.

Traenio /Drainage: An informative is recommended advising of the requirements for consent in relation to surface water drainage from the SuDS Approving Body (SAB), before construction work begins.

Uned Polisi Cynllunio ar y Cyd/Joint Planning Policy Unit: the application site is located in the open countryside outside the area of outstanding natural beauty and special landscape area. Relevant planning policy considerations are described notably in relation to policy TWR 3 and the detailed criteria therein. In conclusion it is explained that the principle of the development is acceptable subject to compliance with the criteria of policy TWR 3 and specifically the impact of the proposed development on the local landscape.

The planning application was advertised by way of site notice and notification letters to adjacent properties. The notification period expired on the 18.09.19, no representations have been received at the time of writing.

Relevant Planning History

FPL/2019/119 Full application for the siting of three holiday chalets, formation of a new access track. Refused 20.06.2019.

Main Planning Considerations

Introduction Planning permission FPL/2019/119 was refused on the following grounds:

1. The proposed development is located in an isolated open countryside location and it is not considered to be well-sited or high quality development contrary to the requirements of policy TWR 3 of the Joint Local Development Plan and advice contained within Planning Policy Wales
2. The local planning authority considers that the development undermines the Welsh Governments commitment to sustainability in terms of its location. The proposal would thus result in isolated and unsustainable development of holiday accommodation in the countryside which would conflict with the guidance contained within Planning Policy Wales, Technical Advice Note 18 and Strategic policy PS4 of the Joint Local Development Plan.
3. The proposal has insufficient visibility splay from the proposed access, contrary to the requirements of Policy TRA4, and criteria 7 of Policy PCYFF3 of the Joint Local Development Plan, Technical Advice Note 18 and advice contained within Planning Policy Wales.

The planning application subject to this report comprises a resubmission of the above planning application and it is understood that the applicant has been discussion with the council's Highways Section as regard the third reason for refusal.

The planning application is made for three holiday chalets which comprise single storey semi-permanent units which could be dismantled and built elsewhere. The design of the holiday chalets subject to the current planning application has been amended and the scale reduced in comparison with those subject to planning application FPL/2019/119. Policy TWR 3 as detailed below is applicable in assessing applications for holiday chalets of this type.

Acceptability of the development under the provisions of policy TWR 3 – Planning Policy Wales paragraph 3.56 states that development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. However new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.

The application site is located in the countryside and is located outside any designated landscapes. Policy TWR 3 permits holiday chalets in such locations subject to compliance with the listed criteria i to iii.

Criterion i requires that it can be demonstrated that the development does not lead to a significant intensification in the provision of chalet sites in the locality. The supporting text of the policy at paragraph 6.3.68 explains states that the proliferation of static caravan and chalet parks, especially along the coastline has had a detrimental impact on the appearance of the landscape. Further since these areas are well served there may be no justification for new developments under TWR 3 within coastal areas.

Criterion ii requires that the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape. The supporting text on the policy (6.3.69) explains essentially that there may be limited capacity for small scale, well sited high quality developments outside the AONB, SLA's, undeveloped coastal edge and its immediate setting.

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

Supplementary Planning Guidance which were adopted to support policies in the former development plan remain in force as a material consideration in determining planning applications until they are superseded or withdrawn. The SPG Holiday Accommodation defines high quality development in terms of land use considerations by way of listed criteria but explains that matters of layout, design and materials are also applicable.

The emerging Draft SPG Tourism Facilities and Accommodation has been through public consultation and weight can be attributed to parts of this SPG commensurate with the stages reached, further there are parts of this SPG which did not receive any objection and these sections are unlikely to change prior to adoption. The Draft SPG Tourism Facilities and Accommodation explains that proposed tourism developments should be high quality in terms of design, layout and appearance having regard to policies in the JLDP. Criteria are also listed which help define high quality development in terms of land use considerations.

It is considered that the proposal aligns with policy in terms of being small scale. Also, the application site is not located in a coastal area where static caravan sites and chalet parks are prevalent nor is it located in a designated landscape and this weighs in favour of the development. Whilst also acknowledging that the scale of the holiday chalet buildings has been reduced the layout and siting remains substantially the same as that subject to planning application FPL/2019/119. It is considered that the Local Planning Authority's previous objection to the proposals remain valid as the proposed development is not considered to be well sited or a high quality development in planning terms. This is because the proposal is sited in a linear form but more fundamentally that it is in an isolated position in a countryside location which does not align with the definition of high quality development in the planning policy provisions described. In addition it is also not considered that standalone chalets sited in an agricultural field, without any associated facilities can be considered to constitute high quality development under the aforementioned planning policies. Being in an isolated position in the open countryside also means that the development is not considered to be in a sustainable location in locational terms and this is considered in more detail in the next section of the report.

Highway and sustainability considerations – In terms of criterion iii of policy TWR 3 it is considered that the development is close to the main highway network being the B4421 as required by the policy. The third reason for refusal on planning application FPL/2019/119 was due to there being insufficient visibility from the proposed access with the public highway. Amended proposals have now been submitted indicating a vision splay of 2.4 by 200 metres at the proposed vehicular access with the public highway which crosses third party land slightly. The council's Highways Section are content with the amended proposal and an amended ownership certificate B has been submitted giving notice to the owner of the third party land crossed by the visibility splay.

Policies in the JLDP, PPW and TAN 18 seek to ensure that developments are generally located in sustainable locations so as to minimise the need to travel. Paragraph 6.1.32 of the JLDP states that the government supports a transport hierarchy in relation to new proposals that establishes priorities in such a way that, where possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles.

It is the applicant's position that there are bus stops within walking distance of the development providing access to the number 42 and 54 bus services. Further that national cycle route 8 is located within 1 mile of the proposed development.

It is the Local Planning Authority's view that any occupant of the proposed development would be reliant on private motor vehicles and that this would not align with the planning policy provisions described above. The nearest settlement is around 1k to the south west at Newborough. There are retail facilities available at the centre of the village and bus services from the village to Llangefni (42) and Bangor. The B4421 leading to Newborough is a 60 mph road with no pavements or lighting and it is the Local Planning Authority's opinion that walking to the settlement in these circumstances would not be a practical option.

Other Considerations – There nearest residential property is located adjacent to Fronwen to the south east. Given the distance from this residential property and the small scale of the development under consideration it is not considered that the development would unacceptably impact the amenities of the occupants of this dwelling.

Conclusion

The planning application comprises a re-submission of planning application FPL/2019/119 and whilst the applicant has addressed one of the reasons for refusal in relation to the vision available to the development at the entrance with the public highway it is still considered that the proposed development is not well sited, high quality development or located in a sustainable location.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the development would not contribute towards the wellbeing goal of creating more cohesive communities.

Recommendation

That planning permission is REFUSED for the following reasons:

1. The proposed development is located in an isolated open countryside location and it is not considered to be well-sited or high quality development contrary to the requirements of policy TWR 3 of the Joint Local Development Plan and advice contained within Planning Policy Wales.
2. The local planning authority considers that the development undermines the Welsh Governments commitment to sustainability in terms of its location. The proposal would thus result in isolated and unsustainable development of holiday accommodation in the countryside which would conflict with the guidance contained within Planning Policy Wales, Technical Advice Note 18 and Strategic policy PS4 of the Joint Local Development Plan.