

Applicant: Pennaeth Gwasanaethau Tai/ Head of Housing Services

Site Address: Gelli Aur, Brynsiencyn



Recommendation: Caniatáu / Permitted

The application is being presented to the Committee as the land is owned by the Council.

The application is an outline application for the erection of a dwelling with all matters reserved on land adjacent to Gelli Aur, Brynsiencyn.

The application site is a vacant piece of land between 2 dwellings located on the established estate known as Trefenai, Brynsiencyn.

The key issue is whether the proposal complies with relevant policies and guidance, whether the proposal fits in with surrounding area, and whether the proposal will have a negative impact upon immediate residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy TRA 2: Parking Standards
Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Ymgynghoriadau Cynllunio YGC	No response
Cynghorydd Eric Wyn Jones	No response
Cynghorydd Dafydd Roberts	No response
Cyngor Cymuned Llanidan Community Council	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Dwr Cymru/Welsh Water	Conditional Approval
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments

Site notices was placed near the site and neighbouring properties were notified in writing. The planning application was also advertised in the local newspaper as the development is near a public footpath. The expiry date for receiving representations was the 6th November, 2019. At the time of writing the report no letters were received.

Relevant Planning History

37LPA598C/CC - Outline application for the erection of a dwelling on Plot 3 Trefenai - Approved 1/2/12

37C135 - Full application for the erection of a dwelling at Plot 3 Bryn Tawel, Brynsiencyn - Approved 28/7/04

37LPA598/DC - Outline application for 4 plots for local purchasers at Tre Fenai, Brynsiencyn - Approved 15/1/92

37LPA598B/CC - Outline application for the erection of two dwellings on land at Plot 2 and 3 Tre Fenai, Brynsiencyn - Approved 8/5/03

Main Planning Considerations

Policy Considerations

Brynsiencyn is identified as a local village under the provisions of policy TAI4 of the Joint Local Development Plan. Open market housing will be approved within the development boundary providing the proposal complies with the size, scale, type and general form of development in the area. The application site is within the development boundary and it is considered that the dwelling size, scale and type will fit in with the general form of development in the area.

Scale

The scale of the dwelling has been identified as the following:

Width: 7.5m - 8.5m

Length: 11.1m - 12.1m

Height: 7m - 8m

There is a mix of house types in the immediate area consisting of single storey and two storey dwellings. The application site is an infill plot between 2 large dwellings located on the Tre Fenai estate. Notwithstanding the upper and lower limits provided as part of the planning application, a condition will be placed on the permission restricting the length and width of the property to the sizes as shown on the Site Plan to ensure the development complies with relevant distances from neighbouring properties.

Distances

Side - Boundary distances

The proposed dwelling will be located a distance of approx 2.65m from the side elevation to the boundary (South East) and a distance of approx 2.75m from the side elevation to the boundary (North West). The Supplementary Planning Guidance on Proximity states a distance of 2.5m should be achieved between a side - boundary. The proposal therefore complies with the SPG distances.

Side - Side distances

A distance of 4.2m is achieved between side-side elevations (South East) and a distance of 3.5m is achieved between side-side elevation (North West). The SPG states a distance of 3.5m should be achieved between side-side elevations.

Secondary Elevation - Boundary distances

A distance of 7.8m is achieved between the Secondary Elevation (South) and the boundary. The SPG states a distance of 7.5m should be achieved.

A distance of 13.9m is achieved between the Secondary Elevation (South) and the side elevation of the property to the rear. The SPG states a distance of 9m should be achieved.

It is therefore considered that the proposal complies with all distances within the SPG.

Other considerations

This is an outline application with all matters reserved for future consideration. There will be a condition restricting the length and width of the dwelling to that shown on the site plan provided with the planning application. The principle of the development is acceptable and the proposal complies with all policies listed in the main body of the report.

Highways

The Highways Authority has responded and has confirmed that they are satisfied with the proposal with appropriate conditions.

Effect on Adjacent Residential Properties

This is an infill plot between 2 existing properties within the Tre Fenai Estate. The proposal complies with relevant distances provided in the SPG on Urban and Rural Environment. Albeit the detailed design

of the dwelling will be considered at the reserved matters stage, a condition will be placed on the permission restricting the use of any windows in both side elevations unless windows are obscurely glazed. This is to ensure the development does not have a negative impact upon the amenities of adjacent residential properties in accordance with Policy PCYFF2 of the Joint Local Development Plan.

Ecology

The Environmental and Ecological Advisor has confirmed that any site vegetation clearance should avoid harm/disturbance to nesting birds, and be carried out following appropriate checks, or done between September-end - February to avoid the nesting season. A condition will be placed on the permission to ensure the work is carried out as recommended above.

The ecologist has also advised that planting of native shrubs/trees would be welcome, as would provision of bird nest boxes on the NE side of the house. This would however be a consideration for the reserved matters planning application.

Conclusion

The proposal is acceptable in policy terms, the dwelling will fit into the area without harming the amenities of nearby residential properties.

Recommendation

(01) 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

(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) Details of the access, 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.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

Reason: To ensure that the development is in the interests of amenity.

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

* Location Plan

* Block Plan received 15/10/19

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

(06) 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.

Reason: In the interest of amenity

(07) Site vegetation clearance shall take place between beginning 1st September - 28th February in any year unless the vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of the survey should be made available to the local planning authority prior to commencement.

Reason: To safeguard any nesting birds which may be present on the site.

(08) Notwithstanding the upper and lower limits provided as part of the planning application. The scale of the development shall not exceed the length and width as shown on the Block Plan received 15th October, 2019.

Reason: To define the scope of this permission

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

Reason: In the interest of enhancing biodiversity.

(10) The details to be submitted under condition (03) should include bird nest boxes on the North East side of the dwellinghouse.

Reason: In order to enhance biodiversity.

(11) Details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason: For the avoidance of doubt

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

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

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

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

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

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(15) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(16) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the use hereby permitted is commenced.

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

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

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

(18) No surface water from within the development shall discharge onto the highway.

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

(19) 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.

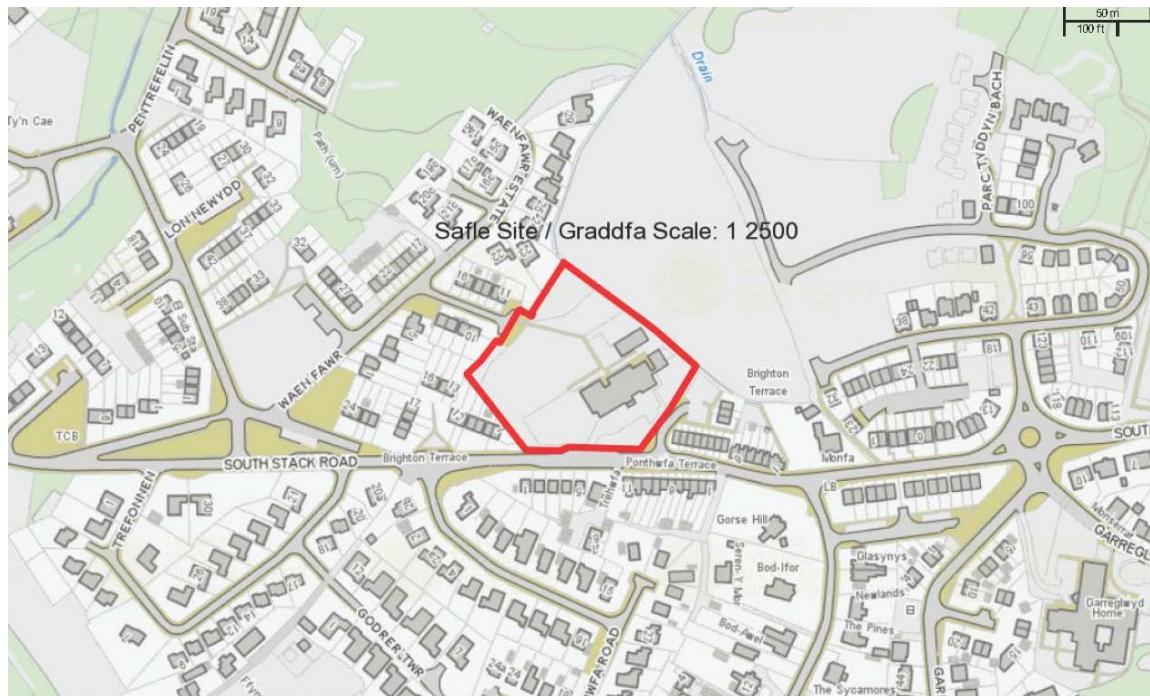
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/14

Applicant: DU Construction Ltd

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel ysgol bresennol yn /
Application to determine whether prior approval is required for the demolition of the existing school at

Site Address: Ysgol Gynradd Llaingoch, South Stack Road, Caergybi/Holyhead



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the main school building and porta cabins present on the former Llaingoch School site. The application form states that demolition is required because of persistent vandalism which is a safety hazard. In terms of the method of demolition it is explained that mechanical demolition and the crushing of masonry walls is proposed. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan (2017)

PCYFF2 Development Criteria

PCYFF3 Design and Place Shaping

AMG 5 Local Biodiversity Conservation

Circular 31/95 Planning Controls over Demolition

Technical Advice Note 5 Nature Conservation and Planning

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Conditions are recommended to minimise the effect of noise, working hours, dust and air quality. Health and Safety Provisions in relation to the presence of any asbestos are also described.
Cyngor Tref Caergybi / Holyhead Town Council	No objection.
Cynghorydd Shaun James Redmond	<p>No objections but would suggest conditions due to the close proximity to residential properties. The building sits no more than 20 metres from residential properties and closer to a busy public footpath especially at school times where hundreds of children pass.</p> <p>I suggest a comprehensive site traffic management plan should include site access to vehicles is restricted during 08.00 - 0930 and 14.30 - 16.00.</p> <p>In addition the demolition naturally causes airborne pollution. There must be a system of damping down to minimise airborne pollutants reaching the footpaths and residential properties. It is noted DU Construction are already on site conducting Asbestos surveys and drainage works etc. This has already raised concern locally and I have received many questions around these issues.</p> <p>When it comes to the submission of planning for the new build housing I will be suggesting a comprehensive road traffic plan again but to include prohibition of ALL site workers vehicles parking on residential streets. There is a area close to site that the developer can rent from the council, fence off and use as a contractors vehicle compound thereby not effecting or compromising the local amenity of residents.</p>
Cynghorydd Robert Llewelyn Jones	No observations at the time of writing.

Cynghorydd Glyn Haynes	No observations at the time of writing.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No observations at the time of writing.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The Method Statement in Relation to Bats (9th Oct 2019) should be be conditioned such that the mitigation bat boxes are to be installed in the sites shown ahead of the destructive search.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	The commencement of the demolition shall not take place until there has been submitted to and approved in writing by the LPA, a Demolition Traffic Management Plan (DTMP).

Under part 31 (Demolition of Buildings) of Schedule 2 of The Town & Country Planning (General Permitted Development) Order 1995 (as amended) there is a requirement for the applicant to display a site notice for 21 days beginning with the date that the application was submitted to the Local Planning Authority. No representations have been received by the Local Planning Authority at the time of writing.

Relevant Planning History

The planning history for the application relates to the former use of the site as a school.

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which details management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which details management measures to minimise impacts of transport impacts in the demolition of the development.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and the DTEMP described above are awaited at the time writing and their acceptability will be assessed by the Local Planning Authority when received. An ecological assessment has been already been provided as part of the application which provides a method statement and mitigation for the demolition of the building on a precautionary basis in case that bats are present. These details are acceptable to the Local Planning Authority as detailed in the comments of the councils Ecological and Environmental Adviser.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

Subject to the receipt of an acceptable DEMP and DTEMP the proposed method of demolition and the subsequent restoration of the site is considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the demolition is undertaken within 5 years and in accord with the submitted details.

Recommendation

That the prior approval of the Local Planning Authority is granted subject to standard conditions in part 31 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 requiring that the demolition is undertaken within 5 years and in accord with the submitted details.

This decision notice relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under any separate legislative provisions.

You are advised to contact this council's Building Control Department as their approval will be required for the proposed demolition.

The prior approval relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under any separate European or UK legislation in relation to protected species.

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/2019/207

Applicant: DU Construction Ltd.

Description: Cais llawn ar gyfer codi 15 o anneddau yn cynnwys 8 forddiadwy ynghyd a creu mynedfa newydd a datblygiadau cysylltiedig yn cyn safle / Full application for the erection of 15 dwellings including 8 affordable dwellings together with the creation of a new access and associated developments at former site of

Site Address: Marquis Inn, Rhosybol



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is submitted on behalf of the Local Authority.

Proposal and Site

The application is submitted for the erection of 15 dwellings including 8 affordable dwellings together with the creation of a new access and associated developments. The proposed development comprises of detached, semi-detached and terrace housing. All dwelling are provided with designated parking spaces and private amenity spaces.

The application site is located within the the village of Rhosybol. Part of the site is located within the development boundary whilst the rear of the application site falls outside the boundary. The former

Marquis Inn was previously located on the site which has since been demolished. Residential properties are located to the north and south of the site whilst the site is served to the east from the public highway.

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

Policy TAI 16: Exception Sites
 Policy TAI 4: Housing in Local, Rural & Coastal Villages
 Policy TAI 15: Affordable Housing Threshold & Distribution
 Policy TAI 8: Appropriate Housing Mix
 Strategic Policy PS 1: Welsh Language and Culture
 Policy ISA 5: Provision of Open Spaces in New Housing Developments
 Strategic Policy PS 2: Infrastructure and Developer Contributions
 Policy ISA 1: Infrastructure Provision
 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 1: Development Boundaries
 Policy PCYFF 6: Water Conservation
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 5: Carbon Management

Response to Consultation and Publicity

Consultee	Response
Head of Service (Housing)	<p>From the information listed above from the Social Housing Register, Tai Teg Affordable Housing Register and the Rural Housing Enabler's survey, Housing Services is satisfied that there is a demand for at least 8 affordable dwellings.</p> <p>Housing Services are satisfied that there is a good mix of dwellings in the proposed development, and that the mix corresponds with the demand.</p>
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Swyddog Llwybrau / Footpaths Officer	No Objection
Cynghorydd Richard Griffiths	No Response
Cynghorydd Aled Morris Jones	No Response
Cynghorydd Richard Owain Jones	No Response
Dwr Cymru Welsh Water	No Objection

Cyfoeth Naturiol Cymru / Natural Resources Wales	No Response
Gwasanaeth Addysg / Education Service	The Lifelong Learning Department of Anglesey Council would seek contributions of £36,771 towards the educational facilities in Ysgol Rhosybol.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	General Comments Provided
Iechyd yr Amgylchedd / Environmental Health	Conditional Approval
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Draenio Gwynedd / Gwynedd Drainage	<p>As of January 7th 2019, all new developments of more than 1 property or where the construction area with drainage implications is 100m2 or more, will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.</p> <p>These systems must be approved by Isle of Anglesey County Council acting in its role as a SuDS Approving Body (SAB), before construction work begins. The SAB will have a duty to adopt compliant systems which serve more than one property so long as it is built and functions in accordance with the approved proposals, including any SAB conditions of approval.</p>
Ymgynghorydd Treftadaeth / Heritage Advisor	No Comments
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Conditional Approval

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 06/09/2019. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

SCR/2019/43 -Barn sgrinio ar gyfer codi 15 o anneddau yn cynnwys 8 forddiadwy ynghyd a creu mynedfa newydd a datblygiadau cysylltiedig yn cyn safle / Screening opinion for the erection of 15 dwellings including 8 affordable dwellings together with the creation of a new access and associated developments at former site of Marquis Inn, Rhosybol – EIA Not Required

Main Planning Considerations

The site in question lies both within and outside the development boundary of Rhosybol with housing units proposed either side of the boundary. In terms of the principle of housing development, for Rhosybol this means the area subject to this application which falls within the development boundary is considered

under policy TAI 4 whilst the area which is located outside but immediately adjacent to the development boundary is considered under policy TAI 16.

The information submitted with the application states that 8 units are located within the development boundary (1 affordable), which is considered under Policy TAI 4 with 7 affordable units located outside the boundary – to be considered under Policy TAI 16.

Policy TAI 4 – Housing in Local, Rural & Coastal Villages

Rhosybol is identified as a Local Village under Policy TAI 4 '*Housing in Local, Rural & Coastal Villages*' in the adopted JLDP. This policy supports housing to meet the Plan's strategy through suitable unallocated sites within the development boundary and provided that the size, scale, type and design of the development corresponds with the settlement character. The site subject to the application is partly within the JLDP development boundary for Rhosybol and is not allocated for any specific use.

The indicative windfall position for Rhosybol over the Plan period stands at 24 units. This windfall provision 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 land ownership issues, infrastructure constraints, etc. In the period of 2011 to 2018 a total of 5 units have been completed in Rhosybol. The windfall landbank i.e. sites with existing planning consent, at April 2018 stood at 5 units. All the landbank of units are expected to be delivered. This means that at present there is capacity within the indicative provision for the settlement of Rhosybol.

Policy TAI 15 – Affordable Housing Threshold & Distribution

In Policy TAI 15 '*Affordable Housing Threshold & Distribution*' the affordable housing requirement for new housing developments in Local Villages is triggered for applications of 2 or more dwellings. As the application is for 15 dwellings this requirement has been triggered and it is confirmed that 8 of the units are affordable dwellings.

All units located outside the development boundary are affordable in accordance with Policy TAI 16.

For the units located within the development boundary Policy TAI 15 seeks an appropriate provision of affordable housing. Rhosybol is identified as falling within the Amlwch & Hinterland housing price area which seeks 10% (based on social rent tenure) affordable housing provision. The policy also clarifies that where the affordable housing requirement of a scheme falls below a single dwelling on the site, providing an affordable unit within that development will remain the priority. However, if it is deemed that this is not possible, a prorated payment will be expected rather than no affordable provision on the site.

The provision of 1 unit out of 8 units for affordable on the part of the site inside the development boundary therefore satisfies this requirement. In accordance with the Affordable Housing SPG, for this affordable unit the occupant should demonstrate have a 5 year local connection (i.e. lived in the area either prior to the application or in the past) with the settlement of Rhosybol (or it's Rural Hinterland) where the application is located.

The '*surrounding rural area*' is a distance of 6km from the site of the application and the extent of any Community Council area bisected by the 6km distance, but excluding properties within the development boundary of any settlement other than the settlement within which the application is located.

Policy TAI 16 – Exception Sites

As part of the site, consisting of seven units, is situated out but adjacent to the JLDP development boundary of Rhosybol, Policy TAI 16 '*Exception Sites*' must be considered in relation to these units. The policy states:

“Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot be reasonable be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement 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 the settlement will be granted.”

The part of the application which is located outside the development boundary extends towards the rear of the site. The development boundary of Rhosybol is generally narrow which follows the main public highway from north to south. The part of the application site which falls outside the boundary is considered a reasonable extension to the settlement since the site will not unacceptably intrude and encroach further into the countryside than the general existing form of development. The application site is therefore considered to be suitable for residential development and that the scale is appropriate in relation to the built form of Rhosybol.

Policy TAI 16 also states that, if local need has been proven, as an exception to the usual housing policies, schemes for a 100% affordable housing could be suitable on such a site as long as the units cannot be reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing. It has to be ensured that all the units are affordable and that there is a local need for them.

In terms of meeting a ‘local need’, the same definition applies as what is stipulated for the proposed affordable unit located within the boundary. The definition of who can live in these units are therefore very specific. Whilst it is noted in the information submitted with the planning application that all the units will be managed by the Isle of Anglesey County Council, it has been confirmed by the Housing Service there is a need for the units being proposed.

The proposal is therefore appropriate in terms of the fact that all the units proposed on the part of the site outside the boundary are affordable. It is also necessary to establish there is a genuine need for these units and that this cannot be met within the boundary of Rhosybol as noted in Policy TAI 16. If the need for these units have not been suitably justified, the proposal, in terms of the units located outside the development boundary, would be contrary to JLDP as it would provide new houses in the countryside without the relevant justification.

As such, Policy TAI 16 states the requirement to demonstrate that affordable housing to meet a proven local need cannot be reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing.

The applicant together with the policy section have provided comments with respect to whether or not affordable housing cannot be reasonably be delivered within a reasonable timescale on a market site inside the development boundary.

It is acknowledged that no affordable housing units have been provided within the settlement since 2011 and that none are in the housing land bank at April 2018. No site has been allocated for housing within Rhosybol, therefore no additional affordable units will be provided from such a site.

Information is provided from the Tai Teg website in relation to affordable properties in the general locality. The nearest unit is located in Llanddeusant which is 20 minutes away and therefore it is acknowledged that units are in a different community. There are 4 properties for sale in Rhosybol with the cheapest being £114K. Cadnant Planning have used the methodology within the Affordable Housing SPG (April 2019) to indicate that a house price of £111K would be affordable. This methodology has used the 10% deposit figure from the 3.5 median income in the locality rather than 10% of the open market value of a property, also paragraph 3.3.12 of the Affordable Housing SPG does state that the figure from the methodology in the SPG will form the starting point for discussion with the Local Planning Authority.

It is therefore concluded that from the evidence submitted there could be one dwelling currently for sale in Rhosybol that could be considered as being at an affordable price. There are no other affordable units that could be delivered within a reasonable timescale on a market site within the development boundary.

In light of this evidence and the lack of previous affordable units being delivered within the settlement the Policy section are of the opinion that the exception site will help to meet an identified need within the settlement of Rhosybol.

Policy TAI 8 – Appropriate Housing Mix

It is noted that proposal comprises of a mixture of 2, 3 and 4 bedroom properties. 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 is given to the Local Housing Market Assessment (LHMA), Council Housing Register and Tai Teg Register 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. The Housing Service have confirmed that the housing mix being proposed is acceptable.

Policy PS 1 – Welsh Language and Culture

Whilst the proposed development would not cumulatively provide more than the indicative housing provision for Rhosybol, a Welsh Language Statement would not be required in accordance with criterion 1b of Policy PS1. However given that this is a large scale housing development (defined as 5 or more units in the Maintaining and Creating Distinctive and Sustainable Communities' SPG) on an unexpected windfall site then a Welsh Language Impact Assessment is required. It is noted that such an assessment has been submitted with the application which concludes that the impact upon the Welsh Language will be comparatively low.

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

As this is a development of 15 houses it triggers Policy ISA 5, which states that: *"New housing proposals for 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."*

Policy ISA5 does acknowledge that in some circumstances on site provision may not be feasible. In such cases, the Council will seek to negotiate a planning obligation under Section 106 of the Town and Country Planning Act 1990. This obligation enables developers to make a contribution towards the provision of suitable off site play space in lieu of direct provision within the development site where there are identifiable and appropriate opportunities for providing new play space.

The calculation of costs is based on (i) FiT standards (which identify a level of provision per 1,000 population), and (ii) likely basic costs for the provision of open space provision. If the cost of providing the various categories of open spaces changes over time, the most recent cost framework will be used. The policy section have calculated the required fee for a children's play area at £1510.50. This is will be included as part of a section 106 agreement.

Infrastructure Policies (ISA 1)

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 of Anglesey Council would seek contributions of £36,771 towards the educational facilities in Ysgol Rhosybol

Character of the area:

At its core, one of the most fundamental consideration is whether this residential development is acceptable in respect of its design and layout is whether it can comply with the provisions of the JLDP and whether there are any other material considerations which must be taken into account. Policy PCYFF2, PCYFF3 and PCYFF4 are the primary consideration in assisting the proposal from this aspect.

The development is located within the rural village of Rhosybol. Within this context, achieving the correct design and appearance is important and it is noted that a mixture of development are located within the vicinity. These include a mixture of single and two storey dwelling of various designs.

The proposed dwellings are considered acceptable in terms of its impact on the townscape which acceptably integrate into the surrounding area. It is considered that the proposed development will not harm the character of the area to warrant refusal of the application.

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.

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties. A single storey bungalow is located to the north of the site whilst a two storey dwelling is located to the south. Single storey dwellings are located to the east opposite to the public highway.

A distance of approximately 8.7 meters is between the side of the nearest proposed dwelling and the side of the single storey dwelling (Tyn Refail) to the north. A distance of approximately 2.5 meters is between the proposed dwelling and the northern boundary. No windows are proposed on the northern elevation of plot 1.

A distance of approximately 3.6 meters is between the southern side of the plot 4 and the two story dwelling (Fernhill) to the south. A distance of approximately 2 meters is located from the boundary of plot 4 and the southern boundary. No windows are proposed on the southern elevation of plot 1.

These distances are not strictly in line with the 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 2.5 meters between side to boundary. Nevertheless it is acknowledged that a 1.8 meter high fence is proposed along the northern and southern boundary which will provide adequate privacy to existing and future occupiers. For this reason it is not considered that the proposal will unacceptably affect the amenities of any adjacent properties.

Local Highways Authority:

The Local Highways Authority initially raised an objection to the proposed development and are satisfied subject to conditions.

Other matters:

Consultees including Gwynedd Archaeological, Drainage / Welsh Water, Ecology, Environmental Health have all provided comments with respect to the proposed development. Conditions will be attached to the permission accordingly.

Conclusion

The application is acceptable in policy terms and will provide affordable housing within Rhosybol. 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. The application is subject to a section 106 agreement with respect to infrastructure contribution affordable housing and open space requirements.

Recommendation

Approve the application subject to conditions and a legal agreement

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

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

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

- Location Plan – A.01.01
- Proposed Type ‘C’ Dwellings 421 Terrace Plots 7-9 – A.02.04
- Proposed Type ‘C’ Dwellings 421 Terrace Plots 10-11 –A.02.05
- Proposed Site Layout – A.01.03 Rev H
- Proposed Retaining Wall Layout – EEL.7315.D20.001 Rev A
- Typical Section Through Proposed Retaining Wall – EW P7315/s(20)D001 – P1
- Proposed Lighting Layout – EEL.7315.D09.001
- Main Road Street Scene – A.01.04
- Proposed Type ‘C’ Dwellings Plot 1 – A.02.01
- Proposed Type ‘B’ Dwellings 531 Terrace Plots 2-4 – A.02.02
- Proposed Type ‘B’ Dwellings 531 Terrace Plots 5-6 – A.02.03
- Proposed Type ‘D’ Flats 211 Flats Plots 12-13 – A.02.06
- Proposed Drainage Layout – EEL/7315.D01.002 Rev A

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

(03) Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of residential amenity

(04) 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.

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

Reason: In the interest of amenity

(06) The estate road shall be paved to a completed binder course finish and the pedestrian footways shall be finally surfaced and the street lighting and drainage systems complete and operational before any of the dwellings hereby approved are occupied and the estate road shall be finally surfaced no later than one month after the occupation of the last dwelling.

Reason: In the interests of safety and amenity to ensure there is safe and convenient access to occupied properties

(07) The car parking accommodation shall be completed to the satisfaction of the Local Planning Authority before the residential use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority in the interests of safety.

(08) No development shall be carried out until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include as a minimum, but not limited to:

- i. Site compound and site office & messing facilities**
 - ii. The parking of vehicles for site operatives and visitors**
 - iii. Deliveries of plant and materials (having regard to the proximity of the site to the nearby primary school and school operating hours)**
 - iv. Storage of plant and materials**
 - v. Measures to prevent mud and debris being carried onto the highway**
- The works shall be carried out strictly in accordance with the approved details.**

Reason: To comply with the requirements of the Highway Authority to ensure reasonable and proper control is exercised over construction activities in the interests of road safety

(09) No occupation of the dwellings shall take place until measures are in place to secure the future maintenance of the estate road in accordance with details to be submitted to and approved in writing by the local planning authority.

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

(10) The proposed 1.8 meter-high fence as and as delineated in blue on the submitted plan (dawning reference – Proposed Site Layout A.01.03 Rev H) shall be erected before the units hereby approved are occupied. The fencing shall not be removed at any time. If the fencing needs to be replaced/changed for whatever reason the replacement shall be of the same height and type and in the same position.

Reason: In the interest of amenity

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