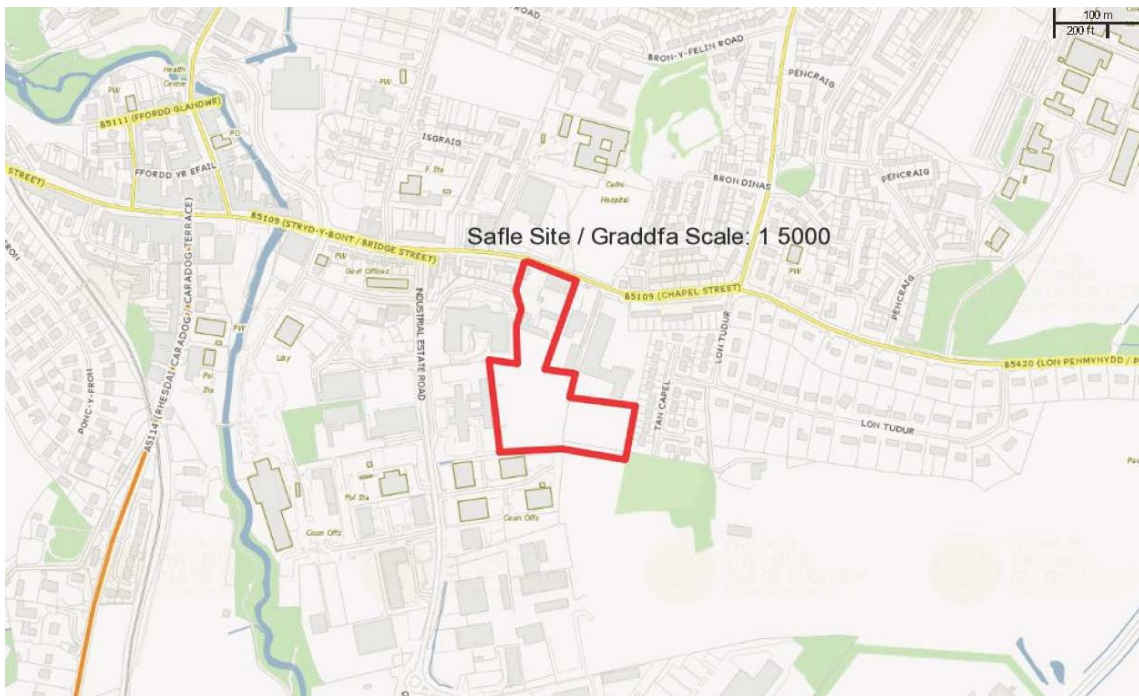


Application Reference: OP/2019/5

Applicant: Bearmont Homes Ltd. & Pennaf Housing Group

Description: Cais amlinellol ar gyfer dymchwel adeiladau presennol ynghyd a chodi 52 annedd fforddiadwy gyda datblygiad cysylltiedig sydd yn cynnwys manylion llawn am y fynedfa 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.

At the committee meeting held on the 2nd October, 2019, it was resolved that a site visit was required. The site visit took place on the 16th October, 2019. The Members are now aware of the site and its settings.

The application was deferred at the November Planning and Orders Planning Committee due to legal matters relating to legal agreement.

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 form 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 polices 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 Welsh Historic Monuments	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
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, three 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

dwelling 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 Llangefní.

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 legal agreement relating to off-site highway infrastructure improvements. The Local Highways Authority requires a contribution of £25,000 to undertake these works.

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

It is recommended that the Committee 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. But it is further recommended that the release of the permission is delegated to Officers and only when they are reasonably satisfied that a mechanism is in place to ensure that another party (other than the Council) will have a legal interest in the site sufficient to allow them to sign the s106 agreement.

(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
- Adroddiad Gwerthuso Ecolegol Cychwynnol – 18467/E1

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 trees or shrubs which forms part of the approved landscaping scheme 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 indication 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) No development shall commence until full details of noise mitigation measures as recommended within the submitted Eginol Noise Impact Assessment (Reference 18.011.1.RS) are submitted and 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.

(17) 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.

(18) 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 the use hereby permitted is commenced.

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

(19) The car parking accommodation shall be completed in full accordance with details hereby approved before the dwellings are occupied 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.

(20) The access and visibility splay 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 the interest of highway safety

(21) Before any development commences, plans shall be submitted and approved by the Planning Authority in consultation with the Highway Authority showing details of the following reserved matters:

- 1. Typical road and footway construction details based on ground investigation information to verify its adequacy.**
- 2. The surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.**
- 3. The location and the type of street lighting furniture**

Reason: To comply with the requirement of the Local Highway Authority

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

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

Reason: To comply with the requirements of the Local Highways Authority

(23) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority. The management and maintenance plan which shall include the arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To comply with the requirements of the Local Highway Authority

(24) No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for its implementation, and**
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.**

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

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

the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;
the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

**the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);
the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

Reason: To ensure that the development provides an element of affordable housing in accord with development plan policy.

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 (David Pryce Jones)

Recommendation: Gwrthod / Refused

Reason for Reporting to Committee

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

At its meeting held on the 6th November, 2019 the Committee resolved to approve the application contrary to officer recommendation because it was considered that the development was high quality development in a sustainable location.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:
"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their

recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters.

Main Planning Considerations

The proposed development comprises high quality development - It is the officer view that the proposed development is not 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 under the provisions of policy TWR 3, SPG Holiday Accommodation and the Draft SPG Tourism Facilities and Accommodation. 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.

The proposed development is located in a sustainable location 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 officer view that any occupants 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.

Conclusion

The proposed development is not considered to be well sited, high quality development or located in a sustainable location and members are requested to refuse the planning application on this basis.

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.