

**Application Reference:** FPL/2019/300

**Applicant:** Pennaeth Gwasaneth Tai / Head of Housing

**Description:** Cais llawn ar gyfer addasu ac ehangu ynghyd a creu man parcio newydd yn / Full application for alterations and extensions together with creation of new parking area at

**Site Address:** 15/16 Coedwig Terrace, Penmon



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application is made by the Council Housing department on Council owned land.

**Proposal and Site**

The proposal is made for the demolition of the single storey extensions to the rear of 15 and 16 Coedwig Terrace together with the erection of two storey extensions in lieu to the rear of both properties. Under the scheme, a parking area to serve both properties will be created at the end of the terrace which will include bin storage and soft landscaping. The parking area will be enclosed by a timber palin fence.

The site is located in the rural cluster village of Penmon, forming part of Coedwig terrace with both properties adjoining and 16 Coedwig Terrace being the end of terrace property. It is also within the Anglesey Coastal Area of Outstanding Natural Beauty. The dwellings are two storeys which currently

include single storey flat roof extensions to the rear which are accompanied by small garden areas. The site is bound to the front by the highway and is bordered to the rear by a restored ancient woodland.

## **Key Issues**

The key issues of the application are as follows:

- Design
- Impacts upon residential amenity
- Ecology
- Highway Safety

## **Policies**

### **Joint Local Development Plan**

Policy PCYFF 3: Design and Place Shaping

Technical Advice Note 12: Design (2016)

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

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

### **Response to Consultation and Publicity**

**Ymgynghorydd Tirwedd / Landscape Advisor:** No response

**Cyfoeth Naturiol Cymru / Natural Resources Wales:** No objection

**Cynghorydd Carwyn Jones:** No response

**Cynghorydd Lewis Davies:** No response

**Cynghorydd Alun Roberts:** No response

**Cyngor Cymuned Llangoed Community Council:** No objection

**Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor:** No objection

**Prifffyrdd a Trafnidiaeth / Highways and Transportation:** No response

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 27/12/2019. At the time of writing this report, no letter of representation had been received at the department.

### **Relevant Planning History**

None

### **Main Planning Considerations**

#### **Design**

The existing dwelling is dated in design and is in a dilapidated state. Under the scheme, all aspects of the external finishes will be replaced with modern equivalents. The existing render will be replaced with weber dashed render which will drastically improve the appearance of the dwelling and represents an enhancement to the character which is a requirement of policy AMG 1. The replacement of the render together with the upgrading of the windows, doors and fascia boards to UPVC will modernise the dwellings which will better integrate into the street, most of which has already been upgraded to modern materials. Both extensions will be significantly lower in height than the ridge of the existing dwelling therefore their appearance will be obviously subservient. The style of the new windows in terms of their design and new opening sizes will respect the character of the existing dwelling.

## **Impacts upon residential amenity**

There are no properties to the rear of the site therefore the scheme will not directly overlook any other residential dwellings. Due to the terraced arrangement however, there is a possibility that any extension could overbear the neighbour adjoining. The scheme has been designed to take into account the 45 degree rule which is set out in the Authority's Supplementary Planning Guidance document on design. This will ensure that no part of the extension will shadow or overbear the adjoining property. The first floor proportion of the extension to 15 Coedwig Terrace has been stepped so as to ensure the 45 line from the first floor windows of 14 Coedwig Terrace will not be breached. 16 Coedwig Terrace has also been limited in length so as not to breach the 45 degree line from the new window to 15 Coedwig Terrace.

## **Ecology**

The new parking area is currently overgrown scrubland that is considered of relatively low ecological value. To compensate for the loss of this habitat bird boxes will be installed to the south facing gable along with the implementation of soft landscaping which ensures the scheme represents and overall enhancement to biodiversity.

## **Highway Safety**

No response from highways department at time of writing this report.

## **Conclusion**

The scheme will comply with all relevant policies of the Anglesey and Gwynedd Joint Local Development Plan and the Authority Supplementary Planning Guidance Design guide whilst enhancing Local Biodiversity and the appearance of the street. Due to the above it is deemed justified to recommend approval for the scheme.

## **Recommendation**

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

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

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

- **Location Plan / A-03-01**
- **Site Block Plan / A-03-02 REV 01**
- **Fence Detail / A-03-04**
- **Proposed Plans and Elevations / A-03-03 Rev 02**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, AMG 1.

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/2019/17**

**Applicant:** Pennaeth Priffyrdd, Gwastraff ac Eiddo / Head of Highways, Waste and Property

**Description:** Cymeradwaeth blaenorol am dymchwel arfaethedig i / Prior Approval for proposed demolition at

**Site Address:** Ysgol Parch Thomas Ellis, Maes Hyfryd Road, Holyhead



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application is submitted by the council on council owned land.

**Proposal and Site**

The application is made for the demolition of the former Ysgol Parch Thomas Ellis School. The application form explains that the building structure will be dismantled using plant and machinery. The spoil rubble arising will be removed from the site and that some rubble will be crushed and deposited on the site for levelling purposes. The application is accompanied by an ecological assessment. There are existing residential properties in proximity to the north, east and the south.

**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

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
Cyfoeth Naturiol Cymru / Natural Resources Wales	No observations.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The development shall not commence until a Construction Traffic Management Plan has been submitted.
Dwr Cymru Welsh Water	No observations received at the time of writing.
Iechyd yr Amgylchedd / Environmental Health	Requirements in relation to noise, restriction of hours of operations, dust and air quality, Health and Safety are described.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The recommendations in the ecological report should be followed in the demolition of the building.
Cyngor Tref Caergybi / Holyhead Town Council	No objection provided that the playing field is retained for community use. It has also been suggested that this site is considered to be used in the future for a new medical centre as it would be in a central location in the town.
Cynghorydd Trefor Lloyd Hughes	No objections.
Cynghorydd John Arwel Roberts	No objection.
Cynghorydd Dafydd Rhys Thomas	No observations at the time of writing.
Ymgynghorydd Treftadaeth / Heritage Advisor	1. The school probably dates to the 1960/70s and does not appear to be of any architectural/historic interest that would require its retention.
Ymgynghorydd Tirwedd / Landscape Advisor	No observations received at the time of writing.

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**

No material planning history.

## **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 development 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.

**(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.**

**Demolition Bat Surveys (10.09.2019) Cambrian Ecology Ltd**

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

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

**Application Reference: DEM/2019/18**

**Applicant:** Pennaeth Priffyrdd, Gwastraff ac Eiddo / Head of Highways, Waste and Property

**Description:** Cymeradwaeth blaenorol am dymchwel arfaethedig i / Prior Approval for proposed demolition at

**Site Address:** Llyfrgell Caergybi / Holyhead Library, Newry Street, Caergybi/Holyhead



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application is submitted by the council on council owned land.

**Proposal and Site**

The application is made for the demolition of the former Library which is now closed. The application form explains that the building structure will be dismantled using plant and machinery. The spoil rubble arising will be removed from the site and that some rubble will be crushed and deposited on the site for levelling purposes. The application is accompanied by an ecological assessment. The application site is located centrally in Holyhead and there are residential, commercial and municipal uses in vicinity. The application site is located in proximity to the conservation area to the south and east.



## 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

PCYFF2 Development Criteria

PCYFF3 Design and Place Shaping

AMG 5 Local Biodiversity Conservation

PS 20 Preserving and where appropriate Enhancing Heritage Assets

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

Circular 31/95 Planning Controls over Demolition

Technical Advice Note 5 Nature Conservation and Planning

Technical Advice Note 24 The Historical Environment

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No observations.
Cynghorydd Robert Llewelyn Jones	Future proposals for the application are queried.
Ymgynghorydd Treftadaeth / Heritage Advisor	<ol style="list-style-type: none"><li>1. The building is not listed or considered to be of significant historic, or architectural, interest rendering it worthy of retention.</li><li>2. The site is situated adjacent to the boundary of the Holyhead Central Conservation Area. However, whilst the proposed demolition would not have a significant adverse impact on views out of the designated area, no redevelopment details of the site have been submitted.</li><li>3. The mature trees situated in the adjacent Library car park are located within the Holyhead Central Conservation Area and have been noted, in the Holyhead Central Character Appraisal SPG (2005), as making a positive contribution to the character and appearance of the designated area. Consequently, measures should be taken to ensure that the trees are not damaged during demolition.</li></ol>
Dwr Cymru Welsh Water	No observations at the time of writing.
Ymgynghorydd Tirwedd / Landscape Advisor	Observations awaited at the time of writing.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No observations.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	

Iechyd yr Amgylchedd / Environmental Health	Requirements in relation to noise, restriction of hours of operations, dust and air quality, Health and Safety are described.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The commencement of the demolition shall not take place until a Demolition Transport Management Plan has been submitted.
Cyngor Tref Caergybi / Holyhead Town Council	No observations.
Cynghorydd Shaun James Redmond	No observations.

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

19C1026 - Siting of art work Conditionally approved 04.12.2008.

### 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 application site is located in proximity to the Holyhead conservation area and there are policy and statutory requirements to preserve or enhance the setting of this designation. The restoration proposals for the site following the demolition of the building are currently being discussed with the council's Heritage Adviser .In addition there are trees present on the car park adjacent to the Library and the

implications of the demolition on these trees which are within the conservation are ongoing at the time of writing.

### **Conclusion**

Subject to the receipt of an acceptable DEMP, DTEMP, restoration proposals and consideration of any implications of the demolition on trees adjacent the proposed method of demolition 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 development 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.

**(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.**

**Former Ysgol y Parc & Holyhead Library Demolition Bat Surveys (29.09.2019) Cambrian Ecology Ltd**

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

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

**Application Reference: DEM/2019/19**

**Applicant:** Pennaeth Prifffyrdd, Gwastraff ac Eiddo / Head of Highways, Waste and Property

**Description:** Cymeradwaeth blaenorol am dymchwel arfaethedig i / Prior Approval for proposed demolition at

**Site Address:** Ygol Gynradd y Parc School, Maes Yr Haf, Caergybi / Holyhead



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

**Recommendation:** Angen Caniatad / Permission Required

**Reason for Reporting to Committee**

The application is submitted by the council on council owned land.

**Proposal and Site**

The application is made for the demolition of the former Ysgol y Parc primary school school which is now closed. The application form explains that the building structure will be dismantled using plant and machinery. The spoil rubble arising will be removed from the site and that some rubble will be crushed and deposited on the site for levelling purposes. The application is accompanied by an ecological assessment. The application site is located centrally in Holyhead and there are residential, commercial and municipal uses in vicinity. The application site is located in proximity to the conservation area to the south and east.

## 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

PCYFF2 Development Criteria

PCYFF3 Design and Place Shaping

AMG 5 Local Biodiversity Conservation

PS 20 Preserving and where appropriate Enhancing Heritage Assets

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

Circular 31/95 Planning Controls over Demolition

Technical Advice Note 5 Nature Conservation and Planning

Technical Advice Note 24 The Historical Environment

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No observations received.
Ymgynghorydd Tirwedd / Landscape Advisor	No observations at the time of writing.
Ymgynghorydd Treftadaeth / Heritage Advisor	1. The building is not listed or considered to be of significant historic, or architectural, interest rendering it worthy of retention. 2. The site is situated close to the boundary of the Holyhead Central Conservation Area. However, whilst the proposed demolition would not have a significant adverse impact on views out of the designated area, no redevelopment details of the site have been submitted.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections subject to the council having screened the application for the presence of protected species. Standard advice in relation to environmental management recommended.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The development shall not commence until a Construction Traffic Management Plan has been submitted.
Dwr Cymru Welsh Water	No observations at the time of writing.
Iechyd yr Amgylchedd / Environmental Health	Requirements in relation to noise, restriction of hours of operations, dust and air quality, Health and Safety are described.
Cyngor Tref Caergybi / Holyhead Town Council	No observations received.
Cynghorydd Shaun James Redmond	No observations received.
Cynghorydd Robert Llewelyn Jones	Future proposals for the application are queried.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The recommendations in the ecological report should be followed in the demolition of the building.
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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**

No material planning history.

### **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 application site is located in proximity to the Holyhead conservation area and there are policy and statutory requirements to preserve or enhance the setting of this designation. The restoration proposals for the site following the demolition of the building are currently being discussed with the council's Heritage Adviser . The councils Property Section have also confirmed that redevelopment proposals for the application site are currently being formulated and are not currently known.

### **Conclusion**

Subject to the receipt of an acceptable DEMP, DTEMP and restoration proposals the proposed method of demolition 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 development 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.

**(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.**

**Former Ysgol y Parc & Holyhead Library Demolition Bat Surveys (29.09.2019) Cambrian Ecology Ltd**

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

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

**Application Reference: 22C197E/VAR**

**Applicant:** Mr Oliver Dennis

**Description:** Cais dan Adran 73 i amrywio amod (01) er mwyn ymestyn yr amser a ganiateir ar gyfer cychwyn y gwaith ynghyd â chyflwyno manylion i ollwng amodau 05 (deunyddiau y bwriedir eu defnyddio) 07 (cynllun tirlunio) 09 (lefelau'r slab) 10 (archeoleg) 12 (cynllun draenio) 14 (y modd y bwriedir trin y ffiniau) 15 (arwynebeddau caled) a 17 (goleuadau allanol) o gais cynllunio cyfeirnod 22C197B (Codi 21 o gabanau pren ar gyfer eu defnyddio i bwrpas gwyliau) yn / Application under Section 73 for the variation of condition (01) so as to extend the time limit to commence work together with the submission of details to discharge conditions 05 (proposed materials) 07 (landscaping scheme) 09 (slab levels) 10 (archaeology) 12 (drainage scheme) 14 (boundary treatment) 15 (hard surfaces) and 17 (external lighting) of planning permission reference 22C197B (Erection of 21 log cabins for holiday use) at

**Site Address:** Tan y Coed, Biwmares/Beaumaris



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application has been called into the Planning and Orders Committee for determination by Local Member Lewis Davies



## Proposal and Site

The application is submitted for the variation of condition (01) of planning permission reference 22C197B. The original application was permitted for the erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plan and passing places on the highway network.

Condition (01) ensures that the approved development is begun before the expiration of (five) years from the date of this permission. Planning Permission 22C197B was approved on the 04/01/2013. The current application therefore seeks to extend the time limit to commence works.

Details are also submitted as part of the application to discharge the requirements of conditions 05, 07, 09, 10, 12, 14, 15 and 17 of planning permission 22C197B.

The application site is located in countryside between the settlement of Beaumaris, Llanddona and Llangoed. The property encompasses an area of circa 55 acres and there is a lawful use (CLU) for 14 static caravans on an area amounting to approximately 0.11 hectares.

## 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. Weight will also be given to the lawful use permission at the site.

## Policies

### Joint Local Development Plan

Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy TRA 1: Transport Network Developments  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy AMG 2: Special Landscape Areas  
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character  
Policy AMG 5: Local Biodiversity Conservation  
Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation

## Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval Recommended
Ymgynghoriadau Cynllunio YGC	No Response at the time of writing this report
Coal Authority	No Objection
Cynghorydd Carwyn Jones	No Response
Cynghorydd Lewis Davies	Concerns regarding highway safety and impact upon the landscape.
Dwr Cymru/Welsh Water	No Comments

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval Recommended
Iechyd yr Amgylchedd / Environmental Health	Satisfied with the information with respect to lighting.
Footpaths Officer	No Objection
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No Response at the time of writing this report
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Policy comments contained within the main core of the report.
Cyngor Cymuned Llanddona Community Council	Concerns regarding highway safety
Cynghorydd Alun Roberts	No Response
Ymgynghorydd Treftadaeth / Heritage Advisor	No Objection
Ymgynghorydd Tirwedd / Landscape Advisor	No objection has been raised following assessing the submitted Landscape and Visual Impact Assessment

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 publicity process was carried out on two separate occasions following the application being amended. The latest date for the receipt of any representation was the 11/12/2019. At the time of writing this report, 11 representations had been received at the department. The points are summarised below:

- Application site is large in scale and unsuitable and out of keeping with the area.
- Concerns regarding increased traffic, highway safety, passing spaces and previously approved Travel Plan
- Concerns regarding impacts upon the landscape
- Concerns regarding public footpath
- Concerns regarding impact to wildlife

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

- The merits of the application is considered within the main core of the report.
- The Local Highways Authority have assessed the application and are satisfied with the proposed development. Conditions were attached to the original permission requesting that a Travel Plan together with details of passing spaces is submitted. The conditions were subsequently discharged to the satisfaction of the Local Highways Authority.
- The application site continues to be located within the Beaumaris Wooded Sloped and Llangoed Vale Special Landscape Area (SLA). An assessment upon the impact of the proposed upon the designated landscape is assessed within the main core of the report.
- The Footpath Officer has been consulted as part of the application and raised no objection to the proposed development
- Updated ecological reports have been submitted with the application. The Authority's Ecologist together with Natural Resources for Wales Officer have been consulted as part of the application and raised no objection to the proposed development

### Relevant Planning History

A/1858 Conversion of an extension to farm building - Conditionally Approved 07/02/1973.

A/1858a Change of use of Outbuilding - Conditionally Approved 07/11/1973.

A/1858b Change of use of outbuilding - Conditionally Approved 05/12/1973

EU.9. Established Use Certificate Use of land edged red as caravan site 09/07/1974

A/1858c Detailed plans for the conversion of outbuildings to dwelling Conditionally approved 04.09.1974.

A/1858d Conversion of outbuildings into two dwellings - Conditionally Approved 29/12/1975

A/1858e Erection of a dwelling - Withdrawn 01/02/1978

A/1858f Alterations & extensions to outbuilding to provide holiday accommodation - Conditionally Approved 05/04/1978

12C105 Alterations & extensions - Conditionally Granted 16/08/1988

12C105A Certificate of Lawfulness of Existing Use or Development - Granted for the siting of 14 permanent caravans for holiday occupation 08/08/2008.

22C197 Erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plant - Refused 03/06/2010, Appeal subsequently dismissed 10/06/2011.

22C197A/SCR Screening Opinion - EIA not required 25/08/2009

22C197B – Erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plant and passing places on the highway network – Approved 04/01/2014

22C197C/SCR – Screening Opinion for the erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plant and passing places on the highway network – EIA Not Required

22C197D/DIS – Application to discharge condition (11) and (16) of planning permission 22C197B – Conditions Discharged

SCR/2019/64 - Screening opinion for the variation of condition (01) so as to extend the time limit to commence work together with the submission of details to discharge conditions 05 (proposed materials) 07 (landscaping scheme) 09 (slab levels) 10 (archaeology) 12 (drainage scheme) 14 (boundary treatment) 15 (hard surfaces) and 17 (external lighting) of planning permission reference 22C197B (Erection of 21 log cabins for holiday use) – EIA Not Required 22/11/2019

### **Main Planning Considerations**

The application is submitted for the variation of condition (01) of planning permission reference 22C197B. The application was permitted for the erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plan and passing places on the highway network.

Condition (01) ensures that the approved development is begun before the expiration of (five) years from the date of this permission. The current application therefore seeks to extend the time limit to commence works.

Planning Permission 22C197B was approved on the 04/01/2013 and subsequently expired on the 04/01/2018. Notwithstanding that the current application was submitted the day before application

22C197B was due to expire, the application is assessed upon its merits without a fall-back position no longer being in place. There has been a major change in circumstances since the original decision was undertaken with the adoption of the Joint Local Development Plan.

The planning application is supported by revised documentation including a Flood Consequence Assessment, Landscape and Visual Impact Assessment (LVIA), Ecology Assessment and Planning Statement.

The property benefits from an Established Use Certificate (CLU) dating back from 09/07/1974 for the use of land amounting to circa 0.11 ha as a caravan site. This was formalised under the current planning Act by application reference 12C105A which was granted a lawful use for the same area for 14 permanent caravans for holiday purposes. The planning permission which the applicant now seeks to renew (22C197B) was subject to a legal agreement ensuring that the extant lawful use certificate is relinquished and that no touring caravans are sited on the land in connection with the Camping and Caravan Club.

Planning application 22C197 was originally submitted for 38 units encompassing an area of 9 hectares. In the course of determining the planning application this was reduced to 21 units encompassing a lesser area of 4.9 hectares. The application was refused by the Local Planning Authority on the grounds of sustainability, landscape and highway network. An appeal of this decision was upheld by the Planning Inspectorate but only refused on landscape grounds.

A further application (22C1997B) for 21 units on an area reduced from 4.9 hectares to 2.5 hectares was subsequently submitted and approved by the Local Authority. An application to discharge conditions 11 and 16 was subsequently submitted and approved, however several conditions remained outstanding.

#### **Principle of Development:**

Strategic Policy PS 14: The Visitor Economy outlines the JLPD's strategic aims for tourism development. It seeks to support the development of a year-round tourist economy for the Plan area whilst ensuring that any such development will be compatible with local economies and communities and that new development will not detrimentally impact or affect the natural, built or historic environment.

In respect of the proposal development, it is considered that the broad principle would be supportable under Strategic Policy PS 14, however this notwithstanding the potential impact on the natural environment of permanent development in this location must be weighted against the general strategic presumption to support such new tourism development.

When considering the principle of the development reference is made to Policy TWR3 of the Joint Local Development Plan.

Policy TWR3 of the JLDP states that proposals for the development of new static caravan (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty and the Special Landscape Areas.

The application site is located in the open countryside and within the Beaumaris Wooded Sloped and Llangoed Vale Special Landscape Area (SLA). The application is therefore considered contrary to policy TWR3. However, as previously noted weight should be given to the Inspector's decision upon application 22C197 together with lawful use at the site.

Having regard to the Inspector's decision 21 units on an area of 2.5 hectares is considered acceptable in principle.

#### **Landscape and Visual Impact:**

The application site continues to be located within the Beaumaris Wooded Sloped and Llangoed Vale Special Landscape Area (SLA).

Policy AMG 2 refers to the need for a proposal to have regard to the relevant 'Statement of value and Significance' and that development should aim to maintain, enhance or restore the recognised character and qualities of the SLA. It should also be ensured that development does not result in a significant adverse detrimental impact on the landscape.

As part of the application an updated LVIA has been submitted. The LIVA states that the application areas displays many of the characteristics of the SLA, although there are no strong inter – visibility with the AONB or long outwards view to the mainland. The LVIA notes that part of the lawful use areas has greater inter – visibility with the AONB and long outwards views. It is considered that none of the remaining special qualities of the SLA are affected to significant degree by a change from the lawful use and the proposed use.

The LVIA confirms that the applications effect on the new SLA centre around one special quality and effect are noted to be positive due to the layout proposed and previously consented.

### **Highway and Pedestrian Safety:**

From a highway, traffic and transport perspective, the Inspector concluded that whilst the access route to the site could not regarded as a good highway network, there are improvements that can be funded by the development, which in combination with the small increase in traffic attraction and the other offer of sustainable transport measures, would ensure that the proposal does not conflict with the Council's policies at the time. Having regard to the Inspectors decision, the original application 22C197B concluded that the proposal is accepted subject to conditions and obligations as appropriate in respect of the following:

- Six additional passing places are afforded as part of the development; 3 to the north of the site access and 3 to the south of the site access.
- Remove any static caravans on the application site and relinquish the lawfulness of 14 caravans on the site.
- Upon occupation of the first unit to provide written confirmation to the Council that the developer shall not unless otherwise agreed in writing with the Council make an application to the Camping and Caravan Club Certified Location status or Certified Site Status
- Travel Plan

The relinquishment of the certificate of lawfulness and the right to site touring caravans under the Camping and Caravan Club was subject to a legal agreement. As part of the planning permission 22C197B conditions 11 and 16 required that a Travel Plan together with details of passing places be submitted and approved by the Local Planning Authority. An application (22C197D/DIS) was subsequently submitted to discharge the requirements of the conditions and was accepted by the Local Planning Authority.

The Local Highways Authority have assessed the current application and raised no objection to the proposed development.

### **Sustainability:**

Matters relating to sustainability and the principle of development in this rural location was assessed by the Inspector. It was noted that the site is set in the countryside some distance from the main settlement and not in close proximity to public transport. The application site is therefore reliant upon private transport.

However, in this case the Inspector gave consideration with respect to the scale of the proposal with the increase of 7 units by relinquishing the lawful use application. As such, the Inspector stated that the proposal is not a large scale project in term of its sustainability credentials.

Given due consideration to the Inspectors comments, the fact that the proposed development entails the relinquishment of the extant CLU permission for 14 permanent caravans and the right to site 5 touring caravans under the Caravan Sites and Control of Development Act 1960 (CSCDA), on balance it is not considered that the proposed development would result in a significantly worse development located in a unsustainable location within the countryside.

### **Flood Zone:**

A small part of the site is located along a river is within a C2 Flood Zone. The submitted an Flood Consequences Assessment (FCA) contains a hydraulic modelling exercise with suitable hydrology. The FCA has considered the impact of climate change and the impact a blockage would have on the access bridge within the site. Natural Resources for Wales have assessed the application including the FCA and are satisfied with the proposal.

### **Other Matters:**

Matters including ecology, invasive species, protected species, drainage and Archaeology have been assessed by the relevant consultees which are considered acceptable.

### **Conditions being Discharged:**

The application also entails the discharging of conditions 05, 07, 09, 10, 12, 14, 15 and 17 from planning permission 22C197B. The details have been submitted as part of the application and assessed as part of the application. Matters relating to each condition are outlined below:

*Condition 05 - No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used in the implementation of the development.*

The materials being proposed include a grey slate roof, solid log varnished external walls and timber decking with glass and aluminium balusters. These details are considered acceptable and of high quality.

*Condition 07 - No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.*

A landscaping scheme covering the application site has also been submitted as part of the application. The landscape section have been consulted regarding the application and confirmed that the plan meets relevant criteria within policy PCYFF 4 of the JLDP and as such meets the requirements of condition 07.

*Condition 09 - No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall be constructed strictly in accordance with the approved slab levels.*

Slab levels for the proposed units together with the surrounding land have been submitted and are considered acceptable. Natural Resources for Wales have also confirmed the levels are acceptable in terms of the risk from flooding.

*Condition 10 - No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. The development shall only proceed strictly in accordance with the details of the approved written scheme*

A specification for Archaeological Works was submitted as part of the application. At the time of writing this report Gwynedd Archaeology Planning Service have yet to comment upon the amended details.

*Condition 12 - The development hereby approved shall not commence until a scheme for the comprehensive and integrated drainage of the site demonstrating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the local planning authority. The details approved under the provisions of this condition shall be completed prior to the occupation of the development.*

A Flood Consequence Assessment together with full drainage details have been submitted as part of the application. The proposal includes 2 treatment plants on site. One to serve units 1-6 (discharging to a reedbed / watercourse) and the other to serve Plots 7-21 (discharging to a soakaway). Natural Resources for Wales and Welsh Water have assessed the application and are satisfied with the proposal.

*Condition 14 - No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position(s), design, materials and type of boundary treatment to be erected. The approved boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. The development shall be carried out strictly in accordance with the details approved under the provisions of this condition.*

Details with respect to the position design and materials of boundary treatments have been submitted as part of the application. The boundary treatments include a mixture of hedgerows, trees and shrubs. The details are considered acceptable and will aid to integrate the proposed development into its surroundings.

*Condition 15 - No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the means of treatment of all hard surface areas. The approved hard surface areas shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. The development shall be carried out strictly in accordance with the details approved under the provisions of this condition.*

Details confirming the means of treatment of all hard surfaces have been submitted as part of the application. The hardstanding comprises of an interlocking grid system. This proposed hardstanding surface areas are considered acceptable and meets the requirements of condition 15.

*Condition 17 - Full details of all external lighting proposed to be used on the development shall be submitted to an approved in writing by the Local Planning Authority before building or other operations start. Such details shall include the following:*

- That all lights shall be directed onto the application site only and not onto any surrounding land or properties.*
- Full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used.*
- A report on any light spillage (including lux levels) onto any surrounding land or properties arising from the*

*No external lighting other than that approved under this condition shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in writing by the Local Planning Authority.*

A lighting scheme including details of the proposed lighting and light spillage has been submitted with the application which suggest that light will be contained within the application site. The Environmental Health

section have assessed the lighting scheme and confirmed the proposed development will not have an unacceptable negative impact upon the amenity of neighbouring properties.

## **Conclusion**

The application is considered contrary to policy TWR 3 of the JLDP since the site is located within the SLA. However, there is an extant lawful use permission in place for the 14 static caravans which is a material consideration in the determination of the application. The applicant also has the right to site a further 5 touring caravan under the Caravan Sites and Control of Development Act 1960. The applicant proposes to relinquish the lawful use permission and the right to site touring caravans in lieu of the proposed development.

It is considered that the proposed development would have less of a visual impact upon the SLA and would provide a higher quality of development than the lawful use development. The proposed development also include highway improvements, a detailed landscaping scheme and ecology enhancements. The details submitted to discharge the requirements of conditions have been assessed and are considered acceptable.

On balance, it is therefore considered that the proposed development is acceptable subject to conditions and a legal agreement ensuring that extant lawful use certificate is relinquish and that no touring caravans are sited on the land in connection with the Camping and Caravan Club.

## **Recommendation**

Approve the application subject to conditions and section 106.

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

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

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

**Site Location Plan**

**Site Plan – 434/D/1a**

**Proposed Lodge Details – FI0000001-FREGATTI-A\_MLL204 PIR.NRO 1**

**Proposed Lodge Details – FI0000001-FREGATTI-A\_MLL204 PIR.NRO 2**

**Proposed Lodge Details– FI0000001-FREGATTI-A\_MLL204 PIR.NRO 3**

**Proposed Lodge Details – FI0000001-HEIJASTUS-30A\_MLL204 PIR.NRO 1**

**Proposed Lodge Details – FI0000001-HEIJASTUS-30A\_MLL204 PIR.NRO 2**

**Proposed Lodge Details – FI0000001-HEIJASTUS-30A\_MLL204 PIR.NRO 3**

**Proposed Lodge Details – PRIKI A PIR.NRO 0**

**Proposed Drainage Layout Drawing 1 of 2 – EWP6992/S(16)L002 Rev B**

**Proposed Drainage Layout Drawing 2 of 2 – EWP6992/S(16)L003 Rev B**

**Drainage Details 1 of 3 – EWP6992/S(16)L004**

**Drainage Details 2 of 3 – EWP6992/S(16)L005**

**Drainage Details 3 of 3 – EWP6992/S(16)L006**

**External Lighting Scheme – 17107/E1 Rec P3**

**Proposed Timber Lodge Development Site Plan Context Plan v1.1 – 02/111/02**

**Proposed Timber Lodge Development Hard and Soft Landscape Proposals – 02/111/04 v.1.1**

**Proposed Timber Lodge Development Detailed Layout and Planting – 02/111/03**

**Proposed Timber Lodge Development Detailed Cabin Types and Arrangement – 02/111/04**

**Details of Finishing Materials – Owen Devenport Ltd 01/10/2018**

**Hardstanding Details – Bodpave 85**



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

**(03) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s), unless otherwise approved in writing by the local Planning Authority.**

Reason: To ensure a satisfactory appearance of the development.

**(04) The external surfaces of the development hereby approved shall implemented in accordance with the submitted details received on the 01/10/2018.**

Reason: To ensure a satisfactory appearance to the development.

**(05) The submitted landscaping scheme (02/111/03 v1.1) shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.**

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

**(06) Any trees or shrub which forms part of the landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.**

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

**(07) No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. The development shall only proceed strictly in accordance with the details of the approved written scheme**

Reason: To secure the provision of an archaeological excavation and recording of remains.

**(08) The development hereby approved shall be carried out in accordance with the submitted Travel Plan (SCP Transport Planning: Infrastructure Design CR/17227/TN01) submitted under application 22C197D/DIS. The Travel Plans shall be implemented in accordance with the timetable for its implementation.**

**Those provisions of the Approved Travel Plan envisaged to remain in force during the use of the development hereby approved shall so remain in full force and effect for so long as the development hereby approved remains in use.**

**Where the provisions of the Approved Travel Plan are breached by the developer then the Local Planning Authority may enforce the provisions of the Approved Travel Plan against the developer as therein provided.**

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

**(09) The comprehensive and integrated drainage scheme (drawing reference numbers EWP6992/S(16)L002 Rev B, EWP6992/S(16)L003 Rev B, EWP6992/S(16)L004, EWP6992/S(16)L005 and EWP6992/S(16)L006) shall be completed prior to the occupation of the development.**

Reason To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or adjacent properties.

**(10) The provisions of Schedule 2, Part 1, Classes A, B and E of the the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.**

Reason In the intrests of the amenities of the locality.

**(11) The passing places illustrated on drawing reference number SCP/11192/APPENDIX 5 received on the 05.01.12 shall be constructed in accordance with the construction detail (SCP Transport Planning: Infrastructure Design CR/17227/TN01) submitted under application 22C197D/DIS prior to the commencement of the development hereby approved. The passing places shall be completed to the written satisfaction of the Local Planning Authority prior to the commencement of any other part of the development hereby approved.**

Reason: To minimise danger and inconvenience to highway users.

**(12) No external lighting other than that illustrated under drawing reference 17107/E1 Rec P3 shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in prior to units hereby approved being occupied.**

Reason To safeguard the amenities of occupants of the surrounding properties.

**(13) The log cabins hereby permitted shall be used for holiday occupation only and not for full time residential use, such holiday occupation being restricted to occupancy for no more than 11 months of each calendar year.**

Reason To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

**(14) The owners, operators or occupiers of the development shall maintain an up to date register of the names of all owners and / or occupiers of individual log cabins on the application site together with their periods of occupation and of their main home addresses. All of this information and copies of the register or any requested parts thereof shall be made available to the Local Planning Authority within five working days of a written request.**

Reason To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

**(15) The development hereby approved shall be constructed strictly in accordance with the reasonable avoidance measures for reptiles contained in the report of Cambrian Ecology 26/09/2018 and the Invasive Species Control and Eradication Program 20/11/2018.**

Reason: To safeguard any protected species present.

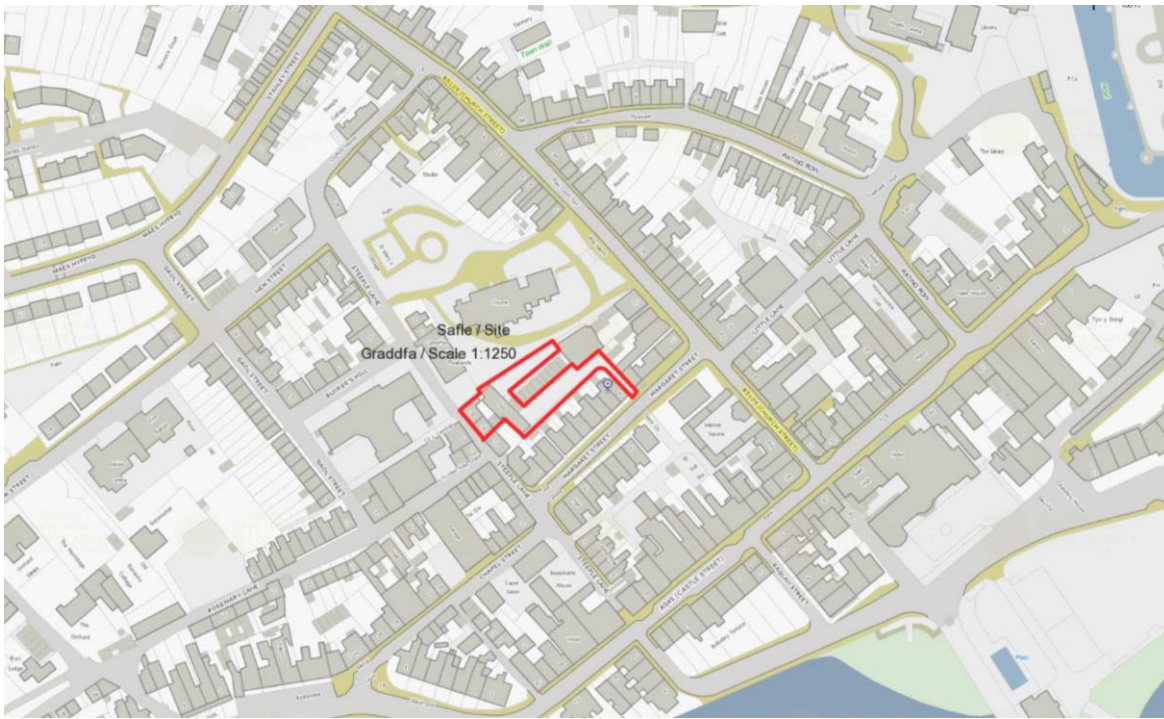
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2019/258

**Applicant:** Gwasanaeth Tai/Housing Services

**Description:** Cais llawn ar gyfer dymchwel adeilad presennol ynghyd a chodi chwech fflat un ystafell wely yn ei le yn / Full application for the demolition of the existing building together with the erection of six one bedroom flats in lieu at

**Site Address:** Beaumaris Social Club, Steeple Lane, Biwmaris / Beaumaris



**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 demolition of the existing buildings together with the erection of three storey building containing six one bedroom apartments. The application site will be served from the existing access from Margaret Street. The proposed building will be three storey in height and will be located predominately on the footprint of the existing structure. Parking spaces together with a communal amenity space and refuse area are proposed to the rear.

The application site located within the development boundary of Beaumaris. The application site is located within the Beaumaris Conservation Area and Areas of Outstanding Natural Beauty (AONB). The site is also within the setting of the World Heritage Site as well as being adjoining to two Listed Buildings.

The public highway is located adjoining the principal elevation to the west of the site. Residential properties are located to the west (across the public highway) and to the south of the application site.

### Key Issues

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have an impact upon the neighbouring properties, character and amenity of the area, Conservation Area, World Heritage Site, AONB, nearby Listed Buildings / Ancient Monuments and highway safety.

### Policies

#### Joint Local Development Plan

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 6: Water Conservation  
 Policy PCYFF 5: Carbon Management  
 Policy TAI 5: Local Market Housing  
 Policy TAI 15: Affordable Housing Threshold & Distribution  
 Policy TAI 8: Appropriate Housing Mix  
 Strategic Policy PS 1: Welsh Language and Culture  
 Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens  
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

### Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	No Objection
Cynghorydd Carwyn Jones	No Response
Cynghorydd Lewis Davies	No Response
Cynghorydd Alun Roberts	No Response
Cyngor Tref Biwmares / Beaumaris Town Council	Supportive the application on the condition that a full consultation with residents and the Town Council takes place.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Recommended with respect to the Ecology Report.
Dwr Cymru/Welsh Water	Condition proposed to ensure that a foul drainage scheme is submitted prior the commencement of development.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Supportive following enhancement measures being proposed by means of swift nesting boxes included as part of the proposed development.

Ymgynghorydd Treftadaeth / Heritage Advisor	Proposed development will not have a detrimental impact upon the designated Conservation Area or nearby Listed Buildings.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Cadw Consultations	Proposed development would not have detrimental impact upon Ancient Monuments or the World Heritage Site.
Ymgynghoriadau Cynllunio YGC	No objection raised. Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.
Iechyd yr Amgylchedd / Environmental Health	Conditional proposed to safeguard amenities of neighbouring properties.
Pennaeth Gwasanaethau Tai / Head of Housing Services	The Housing Service has assessed the application and confirmed that the information contained within the Social Housing Register and Tai Teg Affordable Housing Register there is a large demand for one bedroom properties in the Beaumaris area.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments contained within the main core of the report.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Condition to ensure that any archaeological features not previously identified are to be preserved on the site.
Gwasanaeth Addysg / Education Service	The Lifelong Learning Department of Anglesey Council have confirmed that no commuted sum is required in this instance.

The application was afforded three means of publicity by the posting of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The application was also advertised within the local press. The latest date for the receipt of representations was 3<sup>rd</sup> August 2018. At the time of writing the report six letters of representation had been received at the department. The points raised are summarised below:

- Concerns regarding highway congestion and highway safety
- Concerns regarding overdevelopment of the site and additional impacts generated from the proposed development including refuse.
- Concerns regarding the impact upon amenity of nearby residential properties.
- Concerns that the proposed development would damage neighbouring properties.
- Proposed development is not in keeping with the surrounding area.

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

- The Local Highway Authority have assessed the application and are satisfied with the proposed development subject to conditions.
- The application is determined given due consideration to the permitted use of the site. The scale of the proposed development is considered acceptable and will not generate a significant detrimental impact upon the area. An area at the rear of the application site is designated as a refuse area.
- The impact upon nearby properties is assessed within the main core of the report.
- The impact upon the character of the area together with the designated Conservation Area is assessed within the main core of the report.

## Relevant Planning History

SCR/2019/55 - Barn sgrinio ar gyfer dymchwel adeilad presennol ynghyd a chodi chwech fflat (un ystafell wely) yn ei le yn / Screening opinion for the demolition of the existing building together with the erection of six flats (one bedroom) in lieu at 20 Steeple Lane, Beaumaris – EIA Not Required

## Main Planning Considerations

In the Joint Local Development Plan (JLDP) Beaumaris is identified as a Local Service Centre under policy TAI 5 – ‘Local Market Housing’. This policy supports the provision of affordable housing subject to the requirement of TAI 15 – ‘Affordable Housing Threshold & Distribution’ and/or local market housing where the size of the proposal complies with the defined maximum for the particular type of unit proposed.

In addition, it is also ensured that there are adequate arrangements available to restrict the occupancy of any local market house in the first place and in perpetuity to those who conform to the relevant occupancy definition.

Table 18 in the JLDP provides guidance over the maximum size of residential units in relation to Policy TAI 5. Paragraph 6.4.30 of the JLDP defines the meaning of ‘local’ and also the ‘connection with the ward’. In the case of Beaumaris, ‘local’ is defined as having connection with the Beaumaris ward or any adjoining ward (Cwm Cadnant, Pentraeth or Llangoed).

Since the Local Authority is the applicant, conditions will be attached to any permission to ensure that the proposed units will comply with the JLDP and specifically provide local market housing and affordable housing.

In accordance with Policy PCYFF 1 – ‘Development Boundaries’, proposals within development boundaries are approved if they comply with other policies and proposals within the plan, national policies and other relevant planning considerations. As the site subject to this application is within the JLDP development boundary of Beaumaris, the proposal can be considered against Policy TAI 5.

The indicative provision for Beaumaris over the plan period is 96 units (35 units on an allocated site and 61 units on windfall sites) (which includes a 10% ‘slippage allowance’, meaning that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to issues such as land ownership issues, infrastructure constraints, etc). In the period of 2011 to 2018 a total of 9 units have been completed in Beaumaris all on windfall sites. The land bank i.e. sites within existing planning consent and expected to be delivered at April 2018, stood at 72 units (35 on the allocated and 37 units on windfall sites). This means that Beaumaris has not achieved its windfall provision.

The criteria for Policy PS5 states that every proposal should protect, support and promote the use of the Welsh language. Policy PS1 provides a framework for considering how a development can achieve this. Where appropriate, the policy requires the developer to submit a Welsh Language Statement for any proposed residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement. The SPG on Maintaining and Creating Distinctive and Sustainable Communities encourages the applicant to submit a record showing the consideration given to the Welsh language when developing the application. The applicant has therefore provided details on the possible impact on the Welsh language.

Because all of the houses that are part of the proposal would be affordable dwellings, subject to the size of the houses (i.e. number of bedrooms and sleeping areas) and the tenure being acceptable, it should satisfy current / future housing needs locally. Ensuring the right type of housing in the right location is important in terms of community cohesion and social fabric, which in turn, will be beneficial to the Welsh language. The policy unit have assessed the application and concluded that the risk that the development itself would have a significant effect on the character and linguistic balance of the community is considered to be low.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Service Centres such as Beaumaris. The policy states that 30% of units should be affordable in Beaumaris. This will equate to 1.8 units of the proposed units. The proposed entails to develop the six units as affordable intermediate rental properties which satisfied the terms of the 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 is given the Local Housing Market Assessment (LHMA), Council Housing Register and the 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 has assessed the application and confirmed that the information contained within the Social Housing Register and Tai Teg Affordable Housing Register there is a large demand for one bedroom properties in the Beaumaris area.

### **Infrastructure Policy**

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 have confirmed that no commuted sum is required in this instance.

### **Character of the area and Designated Conservation 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 of the JLDP are the primary consideration in assisting the proposal from this aspect. Policy AT 1 of the JLDP ensured that proposed developments has regard to designated Conservation Areas. The application is accompanied with a Heritage Impact Statement.

The development is located within the town of Beaumaris and designated Conservation Area. 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 two and three storey dwellings and commercial properties of various designs.

The current building is in a poor state of repair. It is considered that the present dilapidated condition of the buildings does not make a positive contribution to the character and appearance of the designated Conservation Area.

The proposed dwellings are considered acceptable in terms of their impact on the townscape which acceptably integrate into the surrounding area. The scale, form, design, and layout of the proposed replacement building is sympathetic to the streetscape and will result in an enhancement of the Conservation Area. It is considered that the proposed development will not harm the character of the area or designated Conservation Area to warrant refusal of the application.

### **Nearby Listed Buildings, Schedule Ancient Monuments and World Heritage Site:**

Policy AT 1 of the JLDP ensured that proposed developments has regard to designated World Heritage Sites whilst Policy PS 20 ensures that proposal preserves and where appropriate enhance Heritage Assets. As previously noted, the application is accompanied with a Heritage Impact Statement.

Two Listed Buildings are located within close proximity to the application site. These include the Canolfan Iorweth Rowlands (Grade II) to North West and Church of St Mary and Nicholas (Grade I) to North.

As previously noted, the present building is in a dilapidated condition and does not make a positive contribution to the character and appearance of the Conservation Area. It is also considered that the condition detracts from the nearby Listed Buildings.

The proposed replacement building largely occupies the same footprint as the existing building and is of comparable form, style, materials, and height.

Consequently, it is not considered that the proposal would have an adverse impact on the setting of the above Listed Buildings. Given the near derelict condition of the existing 2/3 storey building and the derelict state of the detached single storey former club, both of which are proposed to be demolished, it is likely that the proposed development would result in an enhancement on the setting of the above listed buildings.

Scheduled monument AN001 Beaumaris Castle is located some 230m east north east of the application area. It is considered unlikely that the proposed development will be visible in views from the castle. If views are possible then the development will be seen along with the other building of the town of Beaumaris and therefore will not have any impact on the setting of scheduled monument AN001.

Scheduled monument AN123 Beaumaris Town Wall runs along the rear of the application site. The proposed development area consequently has a clear link with the scheduled monument but the limited archaeological investigation undertaken so far has failed to find evidence of the defences. Intervening building block views between the scheduled monument and the development and so currently the proposed development will not have any impact on the setting of scheduled monument AN123. A condition is recommended by Gwynedd Archaeological Trust to ensure that appropriate measures are undertaken in the event that any archaeological feature not previously identified are revealed when undertaking the construction works.

The proposed development is not located inside the Beaumaris Castle & Town Walls section of the Castles and Town Walls of King Edward in Gwynedd World Heritage Site but is located in its setting. The essential setting has been identified around the World Heritage Site to allow historic, cultural and landscape elements which contribute to the authenticity and integrity of the Site and therefore to its' Outstanding Universal Values to be conserved.

The proposed building will replace existing buildings and will not alter the layout of the existing town or effect the approach into the World Heritage Site. It is therefore considered that the proposed development will not have any impact on the Outstanding Universal Values of the World Heritage Site.

Cadw has been consulted as part of the application and have not raised any objection to any impact upon Schedule Ancient Monuments or the World Heritage Site.

#### **Area of Outstanding Natural Beauty (AONB):**

Although the application site is located within the urban centre of Beaumaris, the application site is located within the designated AONB. Policy AMG 1 of the JLDP ensures that proposal within or affecting the setting and / or significant views into and out of the AONB must, whether appropriate, have regard to the AONB Management Plan.

It is considered that the present dilapidated condition of the buildings do not make a positive contribution to the character and appearance of the designated AONB. It is considered that the proposed development will be an enhancement to the AONB and as such is supported by the Local Planning Authority.



### **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. Residential properties are located to the west of the application site, immediately across from the Steeple Lane. A mixed use property comprising a take away and residential apartment also adjoins the application site to the south. As previously noted, the application extend to the rear of the site, where parking areas and amenity space is provided together with an access into the site. Residential properties are located along Margaret Street and Church Street which abuts the application site.

The two storey dwellinghouses located to the west of the application site opposite Steeple Lane has primary and secondary windows located on the principle elevation overlooking the application site. The proposed development will also have secondary windows located on the principal elevation. There is a distance of approximately 5 metres between the properties. The Supplementary Planning Guidance (SPG) (Design for the Urban and Rural Environment) requires a maximum distance of 14 metres between main and secondary windows.

Although the distance between the properties fall short of the requirements outlined within the SPG, consideration is given to the extant use at the site. On balance, although the property is not currently being used as a social club it is considered that the impact from the proposed use would not be worse upon the amenities of the neighbouring properties in comparison to the extant use.

Since the takeaway and residential property adjoining the application site to the south is attached to the structure which is proposed to be demolished, a Certificate B has been served upon the property. Conditions will be attached to any permission to ensure that the demolition and construction works does not have a detrimental impact upon the amenity of the property. It is not considered that the proposed use would be worse upon the amenities of the neighbouring property in comparison to the extant permission.

Dwelling along Margaret Street to the south of the application site have their rear curtilages extending towards the application site. Commercial and residential properties along Church Street also have their curtilage area extending towards the application site. The area to the rear of the dwellinghouses at Margaret Street predominately has garages which are used for private purposes. Parking areas and amenity space to serve the future occupiers of the proposed development will also be located here. Due to the nature of the use currently being made of the land to the rear of these properties, it is not considered that the proposed development will have a detrimental impact upon these properties.

### **Local Highways Authority:**

The Local Highways Authority have assessed the application and confirmed that the situation with regards to the private access drive to the rear of the site where the parking facilities is located is not perfect. However, consideration is given to the existing permitted use of the site and with that the associated potential traffic that could be generated. In addition, consideration is given to the existing vehicular and pedestrian traffic to the garages and the existing dwellings along this route.

The Local Highways Authority have therefore concluded, subject to appropriate conditions there will not be a significant increase in traffic which will be generated by the proposed development which would have a detrimental impact on highway safety.

### **Other matters:**

Consultees including Gwynedd Archaeological, Drainage Section, 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 Beaumaris. It is not considered that the proposed development will have a detrimental impact upon the Conservation Area, nearby Listed Buildings, Ancient Monuments, World Heritage Site or designated AONB.

The details with respect to highway matters has been assessed and considered acceptable. Given due consideration to extant use of the site, 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**

Approve the proposed development subject to conditions

#### **(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 - D624.01 Rev A
- Proposed Drainage Layout - 0001 Rev P01.1
- Proposed Floor Plans - D623.17 Rev A
- Proposed Site Plan - D624.15
- Proposed Floor Plans - D623.16
- Cambiran Ecology Ltd - Protected Species Survey 09/07/2018

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

#### **(03) No development shall commence until a foul drainage scheme for the site has been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.**

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

#### **(04) The car parking accommodation shall be completed in accord with the details hereby approved before the use hereby permitted is commenced.**

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.

**(05) 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.

**(06) Demolition or construction works shall not take place outside the hours of 8:30 to 17:00 Mondays to Fridays and 9:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.**

Reason: To protect the amenities of nearby residential occupiers.

**(07) The works of demolition shall not be carried out before details of the method of demolition have been submitted to and approved in writing by the local planning authority. The demolition of the building shall be carried out in accordance with the approved details.**

Reason: To ensure that premature demolition does not take place and that an unsightly gap or derelict site does not detract from the character and appearance of the area.

**(08) No development shall commence until large scale drawings illustrating details of all proposed window are submitted and agreed in writing by the Local Planning Authority. The windows shall thereafter be installed in accordance with the approved detail.**

Reason: To safeguard the appearance of the designated Conservation Area.

**(09) Any archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in situ and reported to the Local Planning Authority in writing within 5 working days. Works shall be halted in the area affected until provision has been made for the retention of the said features in accordance with details submitted to and approved in writing by the Local Planning Authority.**

Reason: To ensure the preservation of features of archaeological importance in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

**(10) 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.

**(11) The development shall not begin until a scheme for the provision of local market housing and affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The local market housing and affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of a local market dwelling under policy TAI 5 of the Ynys Mon and Gwynedd Joint Local Development Plan and 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 local market housing and affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;**  
**the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the local market 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 local market housing and 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.

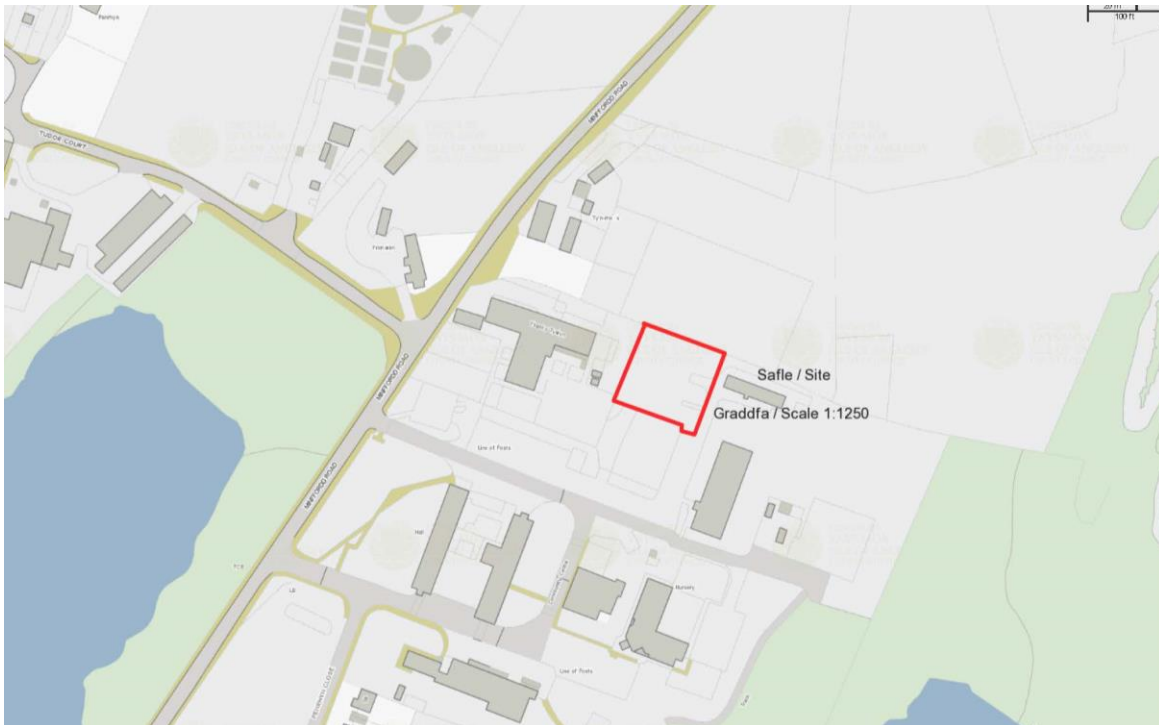
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2019/299

**Applicant:** Gwasanaeth Tai/Housing Services

**Description:** Cais llawn ar gyfer codi ystafell ddosbarth symudol sydd yn cynnwys creu maes parcio a ardal chwarae yn / Full application for the erection of a mobile classroom which include the creation of a car park and play area at

**Site Address:** Ysgol Y Tywyn, Ffordd Minffordd, Caergeiliog



**Report of Head of Regulation and Economic Development Service (Owain Hughes)**

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

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

**Proposal and Site**

The application is for the erection of a mobile classroom, erection of fencing and boundary walls together with soft and hard landscaping at Ysgol Y Tywyn, Llanfair Yn Neubwll. A small parking area for 4 cars will also be created as part of this planning application.

## Key Issues

The key issue is whether the proposal fits in with surrounding area, the effect on ecology and whether the proposal has a negative impact upon immediate residential properties.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy ISA 2: Community Facilities  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Technical Advice Note 12: Design (2016)  
Planning Policy Wales (Edition 10, December 2018)  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
Technical Advice Note 5: Nature Conservation and Planning (2009)

### Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	No safeguarding objections
Ymgynghoriadau Cynllunio YGC	Standard comments.
Dwr Cymru/Welsh Water	Welsh Water is not responsible for the mains in this area.
Cyngor Cymuned Llanfair yn Neubwll Community Council	No response to date
Cynghorydd Gwilym O Jones	No response to date
Cynghorydd Richard Dew	No response to date
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Amended soft landscaping plan is acceptable.

Site notices were placed near the site and neighbouring properties were notified in writing. The expiry date for receiving representations was the 24/12/2019. At the time of writing the report no letters were received.

### Relevant Planning History

32LPA920A/CC - Cais llawn ar gyfer lleoli dosbarth symudol yn / Full application for the siting of a mobile classroom at Ysgol Y Tywyn, Ffordd Minffordd, Caergeiliog Caniatau - 12/06/2014

## **Main Planning Considerations**

The proposal consist of the erection of a mobile classroom on part of the existing school ground which is to the Eastern side of the school. The mobile classroom measures 15.3m long x 9.4m wide x 3m at its highest point. The materials of the mobile classroom consist of steel and timber vertical cladding with a duo pitch rubber membrane roof.

To the rear of the new mobile classroom, a new car parking arrangement will be created. This new car parking arrangement will form 4 new parking spaces. A new soft play area will be created in front of the mobile classroom.

Concerns have been raised by Ecological Advisor with respect to the removal of a small hedgerow. Following this, amended plans have been received which now shows that a new planting will take place to make up the loss of the existing hedgerow. Following this, the Ecological Advisor is now supportive of the proposed development. On the Western side of the development, lies Llyn Penrhyn which is around 95 metres away. This lake is designated as a SSSI. Natural Resource Wales raises no concerns to the proposed development.

It is not considered that the proposed development will impact any neighbouring properties. Majority of the land which adjoins the proposed development site is owned by the Ministry of Defence. At the time of writing this report, no letters of representations have been received at this department.

## **Conclusion**

The proposed development is considered acceptable to the Local Planning Authority and is recommended for approval subject to conditions.

## **Recommendation**

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

Reason: To comply with the requirements of Section 91(1) of the Town and Country 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 and Proposed Site Plan - AL03**
- **Proposed Site Plan - AL04**
- **Proposed Floor Plan - 190518-ELT-00-00-DR-1000 Revision B**
- **Proposed Elevation Plan - 190518-ELT-00-00-DR-2000 Revision C**
- **Proposed Landscaping Plan - 539-S0-00-00-DR-L-0001 Revision P0.0**
- **Proposed Soft Landscaping Scheme - AL08**
- **Soft Landscaping Specification**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF2, PCYFF3, PCYFF4, ISA2, PS19

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.