

Application Reference: HHP/2019/301

Applicant: Barry Lowe

Description: Cais ol-weithredol ar gyfer addasu ac ehangu yn cynnwys ardal terras, pwll nofio, ystafell gemau ynghyd a codi sied domestic yn / Retrospective application for alterations and extensions including terraced area, swimming pool and games room together with erection of domestic shed at

Site Address: Tan y Fron, Pentraeth



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The application was called in by the local member to be determined by the planning committee amid concerns over the scale of the development.

Proposal and Site

The site is located within the coastal area of outstanding natural beauty in the Pentraeth area. Local viewpoints of the site are limited to a footpath which runs along the bottom of the site access and distant views from Red Wharf Bay Beach. Access is afforded to the site via a series of unclassified tracks and a private lane which also serves as access for another property. The proposal is made retrospectively for the demolition of the existing extensions and agricultural buildings together with the erection of a domestic storage shed, extensions to the dwelling, a games room and a terraced area which will create space for a swimming pool and decked area.

Key Issues

The key issues are whether the design of the scheme is considered acceptable in respect of the location of the site within the Area Of Outstanding Natural Beauty.

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

Cynghorydd Vaughan Hughes: No response

Cynghorydd Ieuan Williams: No response

Cynghorydd Margaret Murley Roberts: Called in

Cyngor Cymuned Pentraeth Community Council: Concerns over scale

Ymgynghorydd Tirwedd / Landscape Advisor: No damage to AONB

Ymgynghorydd Ecolol ac Amgylcheddol / Ecological and Environmental Advisor: Comments

Cyfoeth Naturiol Cymru / Natural Resources Wales: Informative

Cynghorydd Nicola Roberts: Called in

Relevant Planning History

FPL/2019/292 - Cais llawn ar gyfer addasu ac ehangu yn cynnwys ardal teras ac pwl nofio ynghyd a codi sied amaethyddol yn / Full application for alterations and extensions including terraced area and swimming pool together with the erection of an agricultural shed at - Tan y Fron, Pentraeth - Tynnwyd yn ôl / Withdrawn 18/12/2019

FPL/2018/16 - Cais llawn i dymchwel yr annedd presennol a sied gyfagos, codi annedd newydd yn ei le ynghyd â thirlunio caled a meddal cysylltiedig yn / Full application for demolition of the existing dwelling and adjoining shed, the erection of a replacement dwelling together with associated hard and soft landscaping at - Tan Y Fron, Pentraeth - Caniatáu / Permit 19/02/2019

42C269 - Full Planning - Cais llawn i ddymchwel yr annedd presennol, codi annedd newydd yn ei le ynghyd â thirlunio caled a meddal cysylltiedig yn / Full application for demolition of the existing dwelling and the erection of a replacement dwelling together with associated hard and soft landscaping at Tan y Fron, Traeth Coch / Red Wharf Bay. Refused 30/5/2018.

42C269A/SCR - Screening Opinion - Barn sgrinio ar gyfer ddymchwel yr annedd presennol, codi annedd newydd yn ei le ynghyd â thirlunio caled a meddal cysylltiedig yn / Screening opinion for the demolition of the existing dwelling and the erection of a replacement dwelling together with as - Tan y Fron, Traeth coch / Red Wharf Bay. No EIA required 31/1/2018.

Main Planning Considerations

The site is located within the coastal area of outstanding natural beauty in the Pentraeth area. Local viewpoints of the site are limited to a footpath which runs along the bottom of the site access and distant views from Red Wharf Bay Beach. Access is afforded to the site via a series of unclassified tracks and a private lane which also serves as access for another property. The proposal is made retrospectively for the demolition of the existing extensions and agricultural buildings together with the erection of a

domestic storage shed, extensions to the dwelling, a games room and a terraced area which will create space for a swimming pool and decked area.

The site is relatively isolated in nature therefore it is not anticipated that the scheme would result in the amenities of any of the surrounding properties being negatively impacted to an extent that would warrant a refusal. The main considerations of the scheme are its scale and design. The scale of the scheme is large, with only 49% of the proposed building being original. Consideration must be given however to the original building which had a footprint of 186m² vs the 227m² footprint of the proposal (22% increase). The increase in volume is considered acceptable as the form of the original building is maintained and the design is considered acceptable by the Authority landscape advisor. In line with the authority's supplementary planning guidance on design, the ridge line of the extensions have been dropped from the existing ridge line so as to ensure their appearance remains subservient. The finishing materials are deemed sympathetic to the original building and the AONB therefore will allow the proposal to integrate seamlessly into the landscape without appearing visually obtrusive.

Despite the scheme including many elements, it is not anticipated that the curtilage would be overdeveloped as the applicant has ample space to accommodate them. The storage shed will be situated within the curtilage and will be used for domestic storage. It has been requested by the landscape advisor that the shed is finished in green iron sheeting as opposed to box profiling so as not to appear commercial. Queries were raised by some of the neighbouring properties in regards to the discharge of pool water. NRW gave guidance on the matter which stated that a license would be required if discharge exceeded a certain threshold.

Conclusion

The scheme is appropriately designed, allowing the original dwelling to be clearly identified and the proposed materials representing the redundant sheds that were previously on site.

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 / 101
- Proposed Elevations / 121
- Proposed Floor Plan / 111
- Site Section / 128
- Proposed Domestic Storage Building / 125
- Proposed Site Plan / 103

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

(03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

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.

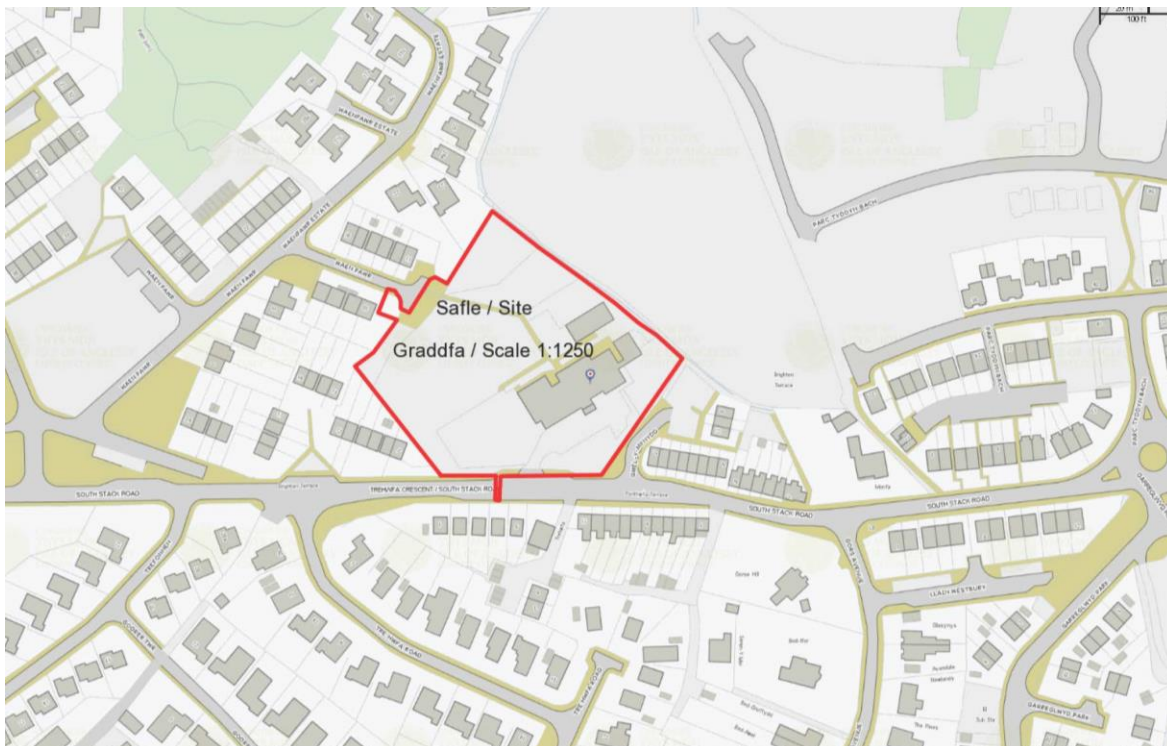
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/341

Applicant: DU Construction

Description: Cais llawn ar gyfer codi 26 annedd (3 fforddiadwy), addasu mynedfa presennol i gerbydau ynghyd a chreu gwaith cystylliedig yn / Full application for the erection of 26 dwellings (3 affordable), alterations to existing vehicular access together with associated works at

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



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The application is made on land within the council's ownership.

Proposal and Site

The application site comprises a disused former school building which has now been replaced by a larger school at Ysgol Cybi. The former school building on the application site has been demolished and a secure hoarding of around 2.4 metres in height has been erected along the frontage of the site with South Stack Road.

There are residential properties abutting the western (Waun Fawr and Brighton Terrace) and eastern boundaries (Gwel-Y-Mynydd) of the application and on the opposite side of the road (Trehwfa Crescent).

The agricultural land abutting the northern boundary of the application site benefits from planning permission for 46 residential units (under planning permission FPL/2018/57) which would form part of the Tyddyn Bach development, Phase 1 of which is currently under construction. Parts of this agricultural land are currently being used as storage compounds in connection with the construction of the Phase 1 development.

This is a major planning application which has been subject to pre-application consultation and publicity under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

The proposal is made for 26 residential units comprising of the following mix :

- Eight one bedroom flats in two 2 storey semi-detached blocks (2 pairs).
- Two 2 bedroom semi-detached bungalows (1 pair).
- Fourteen 2 bedroom two storey semi-detached houses (7 pairs).
- Two detached 4 bedroom two storey houses.

Vehicular access to the development is via an improved T junction with South Stack Road which is in substantially the same position as the existing access to the school. As part of the development pedestrian access is being provided from the Waen Fawr Estate where the public highway forms a hammerhead adjacent to the western boundary of the application site and then along a pavement and footway through the proposed development to the access with South Stack Road. In addition vehicular parking spaces are being provided at the end of this hammerhead for the benefit of residents of the Waunfawr Estate.

The layout plan illustrates that the proposed properties either side of the vehicular access would have their front elevations facing South Stack Road. Within the development the all the dwellings face the proposed highway which extends to the west and east of the application site to shared turning areas.

As part of the proposals 1434M2 of informal open space is being provided which comprises an open area for informal recreation. This informal open space in association with a turning head on the western part of the development also serve as attenuation in an extreme event for surface water drainage in connection with the development. To accommodate the engineering work required four existing trees in this area would be removed though others in the most northerly corner would be retained. Surface water would be discharged into a small watercourse on the agricultural field abutting to the north eastern boundary of the application site. Foul drainage would be connected to the public sewer.

Key Issues

- Principle of Residential Development
- Highway Safety Considerations
- Relationship of the Development with Surrounding Land Uses
- Residential Amenity

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026 “JLDP”

PS 1: Welsh Language and Culture

ISA 1: Infrastructure Provision

ISA 2: Community Facilities

ISA 4: Safeguarding Existing Open Space

ISA 5: Provision of Open Space in New Housing Developments
PS 4: Sustainable Transport, Development and Accessibility
TRA 2: Parking Standards
TRA 4: Managing Transport Impacts
PS 5: Sustainable Development
PS 6: Alleviating and Adapting to the Effects of Climate Change
PCYFF 1: Development Boundaries
PCYFF 2: Development Criteria
PCYFF 3: Design and Place Shaping
PCYFF 4: Design and Landscaping
PCYFF 6: Water Conservation
TAI 1: Housing in Sub Regional Centre & Urban Service Centres
TAI 8: Appropriate Housing Mix
TAI 15: Affordable Housing Threshold & Distribution
AMG 1: AONB Management Plans
AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character
AMG 5: Local Biodiversity Conservation
PS 19: Conserving and where appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 10)

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)
Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)
Technical Advice Note Wales TAN 11 Noise (1997)
Technical Advice Note (TAN) 12: Design (2016)
Technical Advice Note (TAN) 15: Development and Flood Risk (2004)
Technical Advice Note (TAN) 18: Transport (2007)
Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance IOCC Design Guide for the urban and Rural Environment (2008) "SPG Design Guide"
Planning and Welsh Language (2007)
Supplementary Planning Guidance Parking Standards (2008)
Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)
Supplementary Planning Guidance Housing Mix (October 2008)
Supplementary Planning Guidance Affordable Housing (April 2019)
Supplementary Planning Guidance Open Spaces in New Residential Development (March 2019)

Isle of Anglesey AONB Management Plan 2015-2020.

Response to Consultation and Publicity

Cynghorydd Glyn Haynes: No observations received.

Cynghorydd Robert Llewelyn Jones: No observations received.

Cynghorydd Shaun James Redmond: No observations received.

Cyngor Tref Caergybi / Holyhead Town Council: Members wished clarification on whether the properties were council houses or not and voiced their concerns over the effect of the development on highways infrastructure, sewerage and pointed out the lack of health services and possible overcrowding of schools.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: An update to various aspects of the Ecological Survey was initially requested.

Iechyd yr Amgylchedd / Environmental Health: Considerations in relation to working hours, contaminated land, demolition and the use of pneumatic rock breaking machinery, Health and Safety and Asbestos are described.

Priffyrdd a Trafnidiaeth / Highways and Transportation: Highways comments are awaited at the time of writing but it is understood that given the existing lawful use as a school that there are no objection to the development subject to a requirement for a pedestrian crossing being provided on the highway at the frontage of the application site, and amended plans illustrating this provision are awaited at the time of writing.

Ymgynghoriadau Cynllunio YGC: Informative recommended as regards a culvert present on the north eastern boundary and in relations to separate Suds approval requirements for surface water drainage.

Dwr Cymru/Welsh Water: The proposed development site is crossed by a 150mm foul and 450mm surface water public sewers. Dwr Cymru Welsh Water has rights of access to its apparatus at all times, and as such would require the protection zone of 3m either side of the centreline of these pipes to be maintained during the lifetime of the development. Should any new dwellings and/ or associated structures be located within the protection zone of the sewer crossings, there would be a requirement to divert the public sewers, which can be applied for under Section 185 of the Water Industry Act 1991. No objection to the proposed foul point of connection in principle. Statutory requirements in relation Suds approval are described.

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

1] Indicative provision of Housing - By now the 2019 House Monitoring information is available. In relation to Holyhead a further 48 units were completed in 2019 (20 on allocated sites and 28 on windfall sites). The land bank at April 2019 stood at 249 units (188 on allocated sites and 61 on windfall sites) and this means that the proposal can be supported in terms of meeting the identified housing provision for the settlement.

2] Affordable Housing - Paragraph 3.3 of the Design and Access Statement states that all of the units will comply with DQR standards and this is to be supported. The three affordable units is above the expected 10% affordable provision, this is supported within Policy TAI 15 subject to the need for affordable provision within the locality. The Housing Service will be able to confirm this need.

3] There is a deficiency in the Outdoor Sport category of open space in the locality. Paragraph 3.2.1 of the SPG Open Spaces in New Residential Development (March 2019) states that outdoor sport facilities covers the following:

- Facilities such as pitches, greens, courts, athletic tracks and miscellaneous sites such as croquet lawns and training areas in the ownership of local government, at all tiers.
- Facilities as described above within the educational sector which are available for public use by written agreement. The informal or unauthorized use of such facilities by the public does not qualify.
- Facilities described above within the voluntary, private, commercial sectors that serve the leisure needs for outdoor sport and recreation of their members, or the public.

Therefore the JPPS did not include the playing field of the former school because there is no formal written agreement that the site was available for public use. This has been confirmed by the Authority's Property Section which has stated that there is no longer public access to none of the closed schools on the island. Furthermore the JPPS notes that the Town Council has not objected to the application.

In further comments it is acknowledged that 1434M2 of informal open space is being provided as part of the development which is more than the total needed for the development the deficiency is in the playing pitches category and it is recommended that discussions are instigated with Holyhead Town Council with regard to provision off site of 688.64m2 which equates to a financial contribution of £8050.20.

4] Housing Mix - Reference is made within the Design & Access Statement to the prior agreement from the Housing Service at the pre-application stage to the mixed proposed on the site. Confirmation of this position with this application should be sought from the Housing Service.

5] Welsh Language - Consideration needs to be given whether the proposed scheme addresses evidence of need and demand, if not then in line with criterion (1c) of Policy PS 1 the application would have to be supported by a Welsh language statement. The views of the Housing Service in relation to the Housing Mix should enable the Case Officer to determine whether or not this is the case.

However, even if a Welsh language statement is not required under criterion (1c), in line with Diagram 10 of the SPG 'Maintenance and Creation of Distinctive and Sustainable Communities' a record of how consideration was given to the Welsh language when drawing up the planning application should be provided. The method of recording the information needs to be tailored to the nature of the proposed development and the matters requiring attention. The methods could include a letter accompanying the planning application, a planning statement, a design and access statement or language statement or report on the language impact assessment.

Ymgynghorydd Tirwedd / Landscape Advisor: Requested that a landscaping plan is provided which also aligns with the requirements of the council's Ecological and Environmental Adviser.

Cyfoeth Naturiol Cymru / Natural Resources Wales:

European Protected Species - As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. Furthermore, we advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site, provided that mitigation for common, crevice dwelling bats described in the bat report are implemented and included in the list of approved plans.

Ymgynghorydd Treftadaeth / Heritage Advisor: From a built heritage perspective, the proposed development would not impact upon any designated heritage asset or their setting. Additionally, the proposals would not have a significant adverse impact upon views into or out of surrounding conservation areas, all of which are situated some 0.5km away.

Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service: No recommendation for mitigation in this instance. There does remain a potential for archaeology in this area, especially in relation to other nearby features as recorded in the HER. However, owing to the majority of this particular site already having been developed in relation to the school, and no substantial archaeology having been found in fields to the north-east when under investigation in 2016, mitigation in this instance is not necessary.

Gwasanaeth Addysg / Education Service: If Planning Application number FPL/2019/341 was to go ahead, according to the formula, the Learning Service of Anglesey Council would seek a total contribution of £18,469 towards the additional Year 12 and 13 pupils at Holyhead High School. It has subsequently been confirmed that this payment is not required as there was sufficient capacity to cater for the development when the planning application was submitted.

Strategol Tai / Housing Strategy: Evidence of housing need is provided based on the council's Social Housing waiting list and then Tai Teg Register and it is confirmed that they are satisfied by provision of 3 affordable housing units. And that there is a demand for affordable dwellings in Holyhead.

Housing Services are satisfied with the proposed mix, as it offers a variety of different types of housing (one bedroom flats, two bedroom bungalows, two bedroom houses and four bedroom houses), which will meet the needs of the whole community. The Housing Mix SPG notes that the provision of one bedroom apartments could help meet the needs of some single young people and young couples, whilst providing

two bedroom houses will increase the choice for smaller families, young couples or older households who wish to downsize.

Sport Wales: No observations received.

The planning application was advertised as a major planning application with a press notice, site notice and individual letters were sent to adjacent properties. The notification period expired on the 29.01.20. One representation was received on the following grounds:

- Request that the large hawthorn tree is retained given its age and that it provides screening in terms of privacy and if uprooted it could damage the objectors property.

Relevant Planning History

DEM/2019/14 - Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel ysgol bresennol yn / Application to determine whether prior approval is required for the demolition of the existing school at Permitted Development

FPL/2019/289 - Cais llawn ar gyfer codi ffens 2.4 metr uchder dros dro yn/ Full application for the erection of a temporary 2.4 meter high fence Conditionally approved December 2019.

Main Planning Considerations

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

The redevelopment proposals relate to an existing school and its grounds. Policy ISA 2 of the JLDP resists the loss of existing community facilities unless an alternate facility is available and accessible other by means other than by car or that it can be demonstrated that the facility is inappropriate or surplus to requirements. The primary school closed as a result of the council's schools rationalization and an alternate facility has been provided at Ysgol Cybi in a sustainable location accessible by walking, cycling and public transport, this meets the requirements of policy ISA 2

The application site is located on an unallocated site within the settlement boundary of Holyhead under the provisions of PCYFF 1. In the JLDP Holyhead is identified as an Urban Service Centre under PS 17 which is the highest category on Anglesey based on the settlement strategy, the level of service provision, function and size (population) and the majority 53% of the JLDP's growth is forecast in these main centres. Policy TAI 1 permits residential development on windfall sites such as the enquiry site based on the indicative provision in the JLDP. The JPPU's indicative provision for Holyhead is 833 units and as explained in the comments of the JPPU at present there is capacity within the indicative supply for Holyhead.

The proposed mix of house types has been listed in the introduction of this report. Housing Services have confirmed that the mix in the development is satisfactory and the proposed development therefore aligns with the need identified in the Housing Mix SPG for smaller homes. Though it is understood that this scheme is intended to be developed wholly for affordable housing purposes by the council 3 units in the development would normally be required to be provided for affordable housing purposes in the development. This would normally be secured by way of a legal agreement but since the council cannot complete a legal agreement on land which is within its ownership a planning condition has been recommended to secure this affordable housing contribution.

Taking into account the comments of the JPPU it is confirmed that a satisfactory record of how the Welsh language was considered in drawing the planning application has been provided with the planning

application and since the housing mix described in the preceding paragraph is acceptable a Welsh language statement is not required to be submitted with the planning application.

The application site also comprises previously developed land and strategic policy PS 5 and PPW prioritise the reuse of previously developed land wherever possible. Given that the use of the site as a school has ceased and that the majority of the site can be regarded as falling within the definition of previously developed land under PPW this weights in favour of the development.

Form and Relationship of the Development with Surroundings: Policy PCYFF 2: Development Criteria, PCYFF 3: Design and Place Shaping, and PCYFF 4: Design and Landscaping are the primary policies encompass considerations in relation to the efficient use of land, requiring high quality development as detailed and requiring appropriate landscaping where relevant.

Criterion (3) of policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development. The density of the development amount to around 35 dwellings per hectare which aligns with these policy requirements.

The urban vernacular in the vicinity is not uniform along South Stack Road there is a mixture of traditional terraced houses as well as more modern recently constructed developments. These more modern developments include the Gwel y Mynydd Estate adjacent, Llain Westbury and the Tyddyn Bach Estate which is currently under construction. The dwellings subject to this planning application would be of a similarly modern appearance with the external walls finished with self-coloured render and the roof covered with natural mineral slate. Similar to the other more modern developments the units closest to South Stack Road either side of the vehicular access would have their front elevations facing the public highway. The development also provides pedestrian connectivity with the Waun Fawr Estate and the provisions of additional car parking spaces for residents of this existing development which can be attributed positive weight. The development subject to the application is considered appropriate in this context and would comprise high quality development of the type sought in the planning policies listed.

One representation has been received requesting that an existing hawthorn tree adjacent to the writer's property is retained. Though the application already includes indicative landscaping details at the time of writing this report a detailed landscaping plan which shows existing trees and vegetation to be retained as part of the development is awaited. In addition the Local Planning Authority have requested clarification on existing and proposed boundary treatment in connection with the development and these details are awaited at the time of writing.

Residential Amenity: The SPG Design Guide provides guidance on recommended distances between existing and proposed dwellings and it indicates that there should be 10.5 metres to the rear boundary and 21 metres from main elevations (which in this case means the rear of the proposed dwellings and that of existing properties abutting). The distances are recommended in order to prevent unacceptable overlooking and impacts on the outlook from the respective properties. The development is generally compliant with these distances with a couple of exceptions as follows:

Plots 3 and 4 – The distance to the rear boundary exceeds that specified in the SPG Design Guide, however, the distance to the rear elevation of the existing dwelling at Brighton Terrace is below 16 metres as these existing properties have very small rear gardens.

Plots 5/6 and 7/8 – These comprise flats and the distance to the rear boundaries is around 8.5 metres. At its closest point there is some 17 metres (taken in a straight line) between the rear elevations of the nearest property at Brighton Terrace.

Amended plans have been requested re-siting the plots such that there is an increased distance from the proposed dwelling to the existing properties.

Plots 18 and 19 – The distance to the rear boundary is around 8.5 metres. This is considered acceptable in this instance as the rear boundary abuts an access and turning area for the Gwel-y-Mynydd estate such that there will be no harm in terms of overlooking or outlook of having a slightly reduced distance.

Given the considerations described in the comments of the council's Environmental Health and the fact that there is a residential properties abutting a planning condition requiring a Construction Environmental Management Plan "CEMP" has been recommended to be attached to the planning permission.

Highway Considerations and Sustainable Transport Highways comments are awaited at the time of writing but it is understood that there are no objections in principle to the redevelopment of the application site subject given that it has an existing use as a school.

A Transport Assessment has been submitted with the planning application detailing the existing and proposed use and includes consideration of travel other than by means of private car in accord with TAN 18 and include measures to improve and promote connectivity. As explained previously the proposed development also includes a pedestrian access from Lon Newydd to South Stack Road as this will be the most direct access in this direction towards the town centre.

Other Matters: An ecological report has been submitted with the planning application. Further the comments of the council's EEA an update thereof is awaited at the time of writing.

In addition the Ecological and Environmental Adviser details the type of bio-diversity enhancements that would need to be included as part of the proposals such as bat boxes. Such enhancements can include also indigenous landscaping and a detailed landscaping plan is awaited at the time of writing.

The AONB is located around 1 km to the west of the enquiry site. Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan and there is also statutory requirements in this regard. The AONB Management Plan requires assessment of proposals within 2km of the AONB. In this instance given the distance from the AONB and the intervening urban uses between the development and the AONB it is not considered that the proposal affects the setting of the AONB.

There is an existing playing field on the application site and policy ISA 4 seeks to safeguard existing open spaces by the application of the listed criteria. In this instance, however, given the comments of the JPPU that there is no public access to this playing field it is not considered necessary to apply the policy as the proposal will not result in the loss of existing open space.

Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accord with the policy. As part of the proposals 1434M2 of informal open space is being provided. As explained in the comments of the council's JPPU the deficiency is in the playing pitches category of 688.64m2 which equates to a financial contribution of £8050.20 in lieu of provision of a playing pitch being provided as part of the development.

The financial contribution above would normally be secured by way of a legal agreement but in this instance this is not possible as the council is the currently the landowner and cannot complete an agreement with itself. The recommendation below is that payment of these monies is made to the council prior to planning permission be issued.

Policy PCYFF 6 of the JLDP requires that proposals for 10 dwellings or more should be accompanied by a Water Conservation Statement, greater details are provided in the explanatory text.

Welsh Water have indicated that the application site is crossed by a foul and surface water sewer and that the development should not be constructed within 3 metres of the centre line of these apparatus. The layout of the proposed development is currently within 3 metres of this apparatus and this is being

queried with Welsh Water at the time of writing. Welsh Water have no objections otherwise to the proposed connection point with the foul sewerage system.

Plans of the surface water drainage arrangements have been provided with the planning application which illustrate that surface water attenuation in an extreme event will be provided in an attenuation basin located in the amenity area to the north of the development and in the granular material in a turning head to the west of the development. Discharge of surface water will be via an outfall into a stream on agricultural along the north eastern boundary of the application site, at the time of writing the need for the applicant to serve notice on the owners of this agricultural land is being queried. A separate Suds approval will be required for this surface water drainage scheme.

Conclusion

The applicant's have informed the Local Planning Authority that it is critical for Welsh Government funding for affordable housing that this planning application is presented to the planning committee in March. Whilst the principle of the development is clearly acceptable outstanding issues remain a host of issues remain outstanding as follows:

- A detailed landscaping plan which shows existing trees and vegetation to be retained as part of the development and clarification on existing and proposed boundary treatment in connection with the development.
- Amended plans have been requested re-siting the plots such that there is an increased distance from the proposed dwelling to the existing properties at Brighton Terrace.
- Formal comments are awaited from the council's Highways Section
- Updated ecological report is awaited.
- A financial contribution of £8050.20 in lieu of provision of a playing pitch being provided as part of the development.
- It appears that the layout of the proposed development is currently within 3 metres of Welsh Water apparatus and this is being clarified at the time of writing.
- Discharge of surface water will be via an outfall into a stream on agricultural along the north eastern boundary of the application site, at the time of writing the need for the applicant to serve notice on the owners of this agricultural land is being queried.
- It is also understood that the applicant's wish to provide all information that maybe required by way of a planning condition with the planning application such that there will be no conditions precedent as part of any planning permission granted. As such some of the planning conditions recommended may not be required or may need to be redrafted.

It will be necessary for the Local Planning Authority to consult and advertise the additional information and amended plans above which is awaited at the time of writing. This report requests delegated powers issue planning permission upon resolution of these matters.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more resilient and cohesive Wales in terms of the economic benefits which will accrue as a result of the construction of the dwelling and in meeting the communities housing needs but that the unacceptable form of the development would not align with the goal of seeking cohesive communities and more resilient Wales.

Recommendation

Subject to the receipt of satisfactory amended plans and additional information described in the report (which will be subject to consultation and notification):

- a) That planning permission is granted following payment being made to the council in respect of the deficiency in open space provision.

b) Thereafter the planning permission be granted subject to the following planning conditions which may be amended as a result of the amended plans /additional information awaited at the time writing and any comments from outstanding consultees, notably highways.

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

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

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

(drawing number to be inserted)

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

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

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

(04) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 3, 4, 18, 19, 20, 21, 22.

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

(05) The approved means of enclosure as shown on drawing number (drawing number to be inserted) shall be constructed or erected prior to the occupation of the dwelling(s) or part of the development to which it relates and it shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.

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

(06) The landscaping scheme as shown on drawing number (drawing number to be inserted) shall be implemented not later than the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner.

Reason In the interests of visual amenities of the locality and biodiversity.

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

Reason In the interests of visual amenities of the locality and biodiversity.

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

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. 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);
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

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

(09) The development shall not commence until a scheme for the provision of Public Open Space as part of the development hereby approved has been submitted to and approved in writing by the local planning authority. The scheme shall include as a minimum:

- i. A timetable for completing and providing the Public Open Space for use for these purposes.
- ii. Details of the maintenance and long term management of the Public Open Space including associated boundaries.

The development and provision of the Public Open Space shall be undertaken in accord with the details approved under the provisions of this planning condition and it shall thereafter be retained as a Public Open Space in the lifetime of the development hereby approved. Public Open Space under the provisions of this planning condition means the public amenity area denoted as such on drawing reference: (insert reference).

Reason To ensure that sufficient public open space is provided to meet the needs of occupants of the development in accord with the provisions of policy ISA 5 of the Anglesey and Gwynedd Joint Local Development Plan (2017).

(10) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the scheme of remediation approved under the provisions of this planning condition.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Local Planning Policy.

(11) Notwithstanding the details shown on the Drawing number (drawing number to be inserted) no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The proposed development shall be constructed with the approved slab and ground levels.

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

(12) The flat(s) and dwelling(s) hereby approved shall not be occupied until the car parking space(s) for that/those flat(s) and dwelling(s) have been completed. The car parking spaces(s) shall be retained for these purposes in the lifetime of the development hereby approved.

Reason: To ensure that the development does not result in any road / parking problems.

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

The sustainability of the construction methods to be employed;

Full specification(s) of external lighting (if any)

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Water quality and drainage impacts and mitigation.

Precautionary reasonable avoidance measures "RAMS" for protected species.

Existing hedge and tree protection measures.

Height, specification and colour of safety all fencing and barriers to be erected in the construction of the development hereby approved.

Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

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

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

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.