

**Application Reference:** TPO/2020/13

**Applicant:** Mrs Kim Hinchcliffe

**Description:** Application to fell trees protected by a Tree Preservation Order at

**Site Address:** Cae Isaf, Llansadwrn



## Report of Head of Regulation and Economic Development Service (Edward Henderson)

**Recommendation:** Permit

### Reason for Reporting to Committee

County Council (Highways) are the applicant.

### Proposal and Site

The application proposes the felling of three mature ash trees each approximately 10 metres in height.

The trees are located in a hedgerow bounding the laneway to Treffos farm that commences at Treffos farm lodge. Treffos farm lodge is located on the former A5025 (Four Crosses to Pentraeth). Since realignment of the A5025, the road is cut-off with mainly domestic and agricultural traffic to the small number of properties on the short section of road.

The Tree Preservation Order (TPO) 91 Treffos Llansadwrn 1985, is centred around Treffos and includes woodland, shelterbelts and hedgerow trees of mixed deciduous species. The trees to be felled are listed as T28, T29 and T30 in the TPO schedule.

The works are proposed to facilitate proposed minor flood alleviation works that will replace the existing collapsed stone culvert in the lane with plastic pipe, and clear the drainage ditch adjacent to the lane. Currently the northern buttress roots of the trees are within the ditch and these roots impede its flow and effectiveness. There is insufficient distance between the tree roots and the lane to allow minor realignment of the ditch and consequently the clearing of the ditch would damage the roots and affect the condition of the trees.

### **Key Issues**

The main issue is the likely effect on public amenity from the proposed works, and whether they are justified, having regard to the reasons put forward in support of them.

### **Policies**

Technical Advice Note 10: Tree Preservation Orders (1997)

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

<b>Consultee</b>	<b>Response</b>
Cynghorydd Carwyn Jones	No Response
Cynghorydd Lewis Davies	No Response
Cynghorydd Alun Roberts	No Response
Cyngor Cymuned Cwm Cadnant Community Council	No Objections or Observations on the felling works. The need for replanting was noted.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 26/11/2020. At the time of writing this report, no letter of representation had been received at the department.

### **Relevant Planning History**

Tree Preservation Order, Treffos, Llansadwrn, 1985.

### **Main Planning Considerations**

The trees are protected for their amenity value and form part of the wooded character of Treffos house and its immediate vicinity. They are tall hedgerow trees of fair form and visible as a group to users of the highway (at about 30metres from the trees) at Treffos farm lodge. They are not visible beyond the immediate site and there is no public access along the lane. Their removal would have negligible adverse effects on local amenity. This adverse effect cannot be addressed in the short-term, but replanting with other species can seek to restore this longer-term amenity.

An arboricultural report (December 2020) submitted with the works categorised two of the trees as B1 and the other as C1 (according to BS 5837:2012 Trees in Relation to design, demolition and construction – Recommendations). Deadwood is noted in the trees and an officer site visit in early October prior to submission of the application, indicated that the trees had symptoms of dieback in the crowns corresponding with early signs of Ash Dieback. One of the trees has considerable decay at the base following the loss some time ago of a major stem, which has led to the lower category value for this tree.

All three trees have been surveyed (using a Mobile Elevated Working Platform) by Enfys ecology for the likelihood of potential roosting features for bats. No evidence was found of use and the specific sites of potential (cracks in the stems) were upon closer examination, unsuitable. Seasonally the trees will provide foraging habitat for bats and nesting potential for birds as well as wider environmental benefits associated with trees; notwithstanding the probably widespread loss of ash as a common tree species in the countryside due to ash dieback.

At the time of a site visit, water was spilling onto the lane and highway. The garage at Treffos Farm Lodge has been flooded previously and the flood alleviation works seek to address this threat to private property and inconvenience to users of the highway.

## **Conclusion**

The trees exhibit features of decline and habitat commensurate with mature trees. The extent of the root spread into the stream clearly indicates that clearing the ditch as part of flood alleviation work is not compatible with safe retention of these trees. Furthermore, the declining condition of the trees, and signs of ash dieback means that their safe useful life expectancy will be low and possibly (based on the rapid decline of similar mature trees) under three years.

The applicant has carried a number of surveys to inform the implementation of the project to ensure that other features of habitat and amenity are retained, protected and enhanced.

A replanting plan to address the loss of amenity has been submitted and will be a condition of consent. Wider replanting to enhance the value of the hedgerow habitat is recommended within the reports and is under consideration by the applicant.

It is considered that the justification for the felling is clear, adverse effects on amenity acceptable and can be lessened through the planting of replacement trees on site.

## **Recommendation**

Permit

**(01) Replacement trees as indicated in submitted planting plan, shall be planted within 7 months of the felling of the trees hereby approved. Should any of the trees within a period of 5 years from planting fail to become established, become damaged or diseased, die or for whatever reason are removed, they shall be replaced in the next planting season by a tree of the same species and planting specification.**

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

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/2020/150

**Applicant:** Kerry Parry

**Description:** Full application for the erection of 9 dwellings together with associated development on land at

**Site Address:** Bridge Street, Llangefni



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

Part of the application site is located on Council owned land.

The application has also been called into the Planning and Orders Committee by Local Member Nicola Roberts

**Proposal and Site**

The application has been submitted for the erection of 9 dwellings together with associated development. The proposed dwellings will consist of a terrace and three semi-detached two storey properties with a mixture of 2 and 3 bedrooms units.

Although the application site lies within the development boundary and at the heart of Llangefni, there is no specific allocation for this land. The application does not cover the entire site, only the part towards the northern edge of the site. The land is classed as previously developed land which is current vacant having previously been used as an agricultural engineering, repair and merchants workshop. The site lies next to the Conservation Area.

The application site is accessible to the east from the public highway known as Lon Newydd. The proposed access to the site will also be located on the eastern boundary, by means of an improved access. Four parking areas are provided south of the access track for the use of the community.

The remainder of the site is located amongst a range of development. Residential properties are located to the northern part of the site which forms part of the Isgraig estate. Further residential properties are located to the north east which are accessible from the Lon Newydd. A mixture of commercial and residential properties are located to the south together with a community centre known as Canolfan Ebenezer. A public highway including two roundabouts are located towards the west of the site.

## **Key Issues**

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have an impact upon the neighbouring properties, character and amenity of the area, Conservation Area and highway safety.

## **Policies**

### **Joint Local Development Plan**

Strategic Policy PS 1: Welsh Language and Culture  
Strategic Policy PS 2: Infrastructure and Developer Contributions  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Policy ISA 1: Infrastructure Provision  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 5: Carbon Management  
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres  
Policy TAI 8: Appropriate Housing Mix  
Policy TAI 15: Affordable Housing Threshold & Distribution  
Technical Advice Note 2: Planning and Affordable Housing (2006)  
Technical Advice Note 5: Nature Conservation and Planning (2009)  
Technical Advice Note 12: Design (2016)  
Technical Advice Note 18: Transport (2007)  
Technical Advice Note 20: Planning and the Welsh Language (2017)  
Supplementary Planning Guidance - Planning and the Welsh Language (2007)  
Supplementary Planning Guidance: Parking Standards (2008)  
Supplementary Planning Guidance - Affordable Housing (2004)  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
Planning Policy Wales (Edition 10, December 2018)

## **Response to Consultation and Publicity**

Consultee	Response
Cynghorydd Nicola Roberts	Referred the application to the Planning and Orders Committee due to local concerns.
Cynghorydd Dylan Rees	No Response
Cynghorydd Bob Parry	No Response
Cyngor Tref Llangefni Town Council	Concerns regarding proposed drainage system
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments are contained within the main core of the report
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No Objection
Iechyd yr Amgylchedd / Environmental Health	Conditions proposed in order to protect future occupants against noise together with controlling contamination and the construction phase
Strategol Tai / Housing Strategy	No objection to the proposed mix of dwellinghouses
Ymgynghorydd Treftadaeth / Heritage Advisor	No objection to the proposed development
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditions proposed with respect to contamination.
Ymgynghoriadau Cynllunio YGC	SUDS is required as part of any planning consent.
Gwasanaeth Addysg / Education Service	No contribution is required.
Dwr Cymru Welsh Water	No Objection
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No Objection to the proposed development

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 29/09/2020. At the time of writing this report no objection have been received.

### Relevant Planning History

34C614/ECON – Outline application for the demolition of the existing building and erection of mixed use building comprising of A1, A2 and A3 uses and 45 residential apartment's at Burgess Ltd, Llangefni - Approved 6/9/2011

34C614A/SCR – Screening opinion for the demolition of the existing building and erection of mixed use building comprising of A1, A2 and A3 uses and 45 residential apartment's at Burgess Ltd, Llangefni - EIA Not Required 6/9/2011

34C614B – Change of use of land to provide temporary car park at Burgess Ltd, Llangefni - Withdrawn 11/10/2012

## **Main Planning Considerations**

In the JLDP Llangefni is identified as an Urban Service Centre under policy TAI 1 (Housing in Sub-regional Centre and Urban Service Centres). This policy supports housing to meet the Plan's strategy through suitable unallocated sites within the development boundary and provided that the size, scale type and design of the development corresponds with the settlements character.

In accordance with Policy PCYFF 1 ('Development Boundaries'), proposals within development boundaries are approved if they comply with other policies and proposals in the Plan, National policies and other relevant planning considerations. This site lies within the Llangefni development boundary as identified in the JLDP. The proposal can therefore be considered against Policy TAI 1. The site is not allocated in the Plan for any specific land use.

### **Housing Considerations:**

The indicative provision for Llangefni over the Plan period is 673 units (485 units on allocated housing sites and 188 units on windfall sites) (which includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc.). In the period 2011 to 2019 a total of 126 units have been completed in Llangefni (63 units on allocated sites and 63 units on windfall sites). The total land bank (windfall and allocated sites), i.e. sites with extant planning permission, in April 2019, was 301 (287 units on allocated sites and 14 units on windfall sites). This means that at present there is capacity within the windfall indicative supply for the settlement of Llangefni.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Urban Service Centres such as Llangefni. Since the proposed development proposes an increase of 9 units, this meets with the threshold noted in Policy TAI 15 for making an affordable housing contribution.

As Llangefni is situated within the 'Llangefni' housing price area in the Plan, it is noted that providing 10% of affordable housing is viable. As an increase of 9 units are proposed this means that 0.9 of the total new units should be affordable. The applicant has included an affordable dwelling (plot 2) as part of the proposed development which satisfies this requirement.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. The proposed development includes a mixture of two and three bedroom houses. The Housing section has been consulted regarding the application and has confirmed that the mix of units are acceptable.

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

It is noted that Llangefni's growth level (and consequently the housing allocation under consideration) has been subject of a Welsh Language Assessment as part of the work of preparing the LDP. It concluded that the projected growth in Llangefni was unlikely to have a negative impact on the Welsh language. Ensuring the right type of housing in the correct location is important from a community cohesion and fabric point of view and this, in turn, will benefit the Welsh language. It is considered that the risk of the development in itself having a significant impact on the character and the language balance in the community is low.

**Education Provision:**

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration is given to the capacity within local schools to accommodate the anticipated number of children on the site. It is also important to consider the effect of the proposed development on the capacity of local schools. The cumulative impact of other developments in the schools' catchment areas is also taken into account when assessing whether an education contribution should be made. The Lifelong Learning Department have assessed the application and confirmed there is no need for a contribution in this instance.

**Conservation Area:**

The application site is currently vacant brownfield land and is somewhat considered an eyesore in the heart Llangenfi and at the edge of the designated Conservation Area. The site has been left undeveloped for a lengthy period of time which has resulted in overgrown vegetation which is visible over the secure fencing surrounding the site. As previously noted, a mixture of uses is located around the site which includes a residential housing estate.

Due to the distance from the Conservation Area and existing backdrop beyond the application site, it is considered that the proposal, particularly the proposed dwellings will not have an adverse impact on important views out of the Conservation Area.

Concerns were initially raised by the Heritage Section with respect to the length of timber fencing proposed along the south west perimeter of the site. However, amended plans were received by the applicant which included a landscaping scheme together with a grey coloured acoustic fencing which is considered sympathetic to the visual amenity of the area. Following being fully established, the landscaping scheme being proposed will also eventually hide the fencing.

**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. As previously noted, the application will be served from the east from Lon Newydd.

The proposed dwellinghouses are positioned towards the north and west part of the site. Plots 1-3 comprises of a row of terrace located to the north whilst plots 4 -9 (semi-detached dwellings) are positioned along the western boundary. Existing dwellinghouses located at Isgraig and along New Road are located to the north and east part of the site. Plots 1 – 4 adjoins the curtilage of these dwellinghouses.

The Supplementary Planning Guidance (Design for the Urban and Rural Environment) requires a distance of 2.5 meters between dwellinghouses and boundaries. The majority of the dwellinghouses exceeds this distance. However, a minor part of plots 1 and 3 falls short of this requirements and provides approximately 2 meters.

The Supplementary Planning Guidance (Design for the Urban and Rural Environment) SPG also requires a distance of 15 meters between secondary windows. The nearest proposed secondary window to an existing secondary window is at a distance of approximately 15 meters. This matches the guidance distance.



Residential units are also located to the south part of the application site. However, given the ample distance between the proposed units it is not considered the proposed development will have an unacceptable impact upon the amenities of those properties

A 2 metre high fence is proposed along the boundaries which will further aid against the impact upon the amenity of neighbouring properties. Although in some areas the proposed development does not strictly comply with the requirements of the SPG, given the location of the site together with mitigation measures being proposed, it is not considered that the proposed development will have a negative impact upon the amenity of nearby residential properties. Conditions will be attached to any permission restricting and controlling construction works.

### **Impact Upon Future Occupants:**

The application site is located next to a large supermarket and busy roundabouts serving Mill Street, Bridge Street and the High Street. Plots 4 – 9 will be located close to the public highway and therefore Public Protection requested a Noise Impact Assessment be submitted as part of the application.

A Noise Impact Assessment has been submitted which identifies the key noise sources surrounding the site and to determine the level of noise impact that each noise source has on the site. The various noise sources include road traffic and noise measurements from a nearby supermarket. The Noise Assessment concluded that mitigation measures are required to ensure that external and internal noise levels do not have a detrimental impact upon future occupiers. The recommendation include that glazing and vents should meet relevant standards and that a 2 metre acoustic fence should be constructed between plots 4 – 9 and the nearby public highway. Conditions will be attached to the permission in order to ensure that details are agreed and thereafter implemented accordingly in order to safeguard the amenities of future occupiers.

Due to the past use of the site, a Phase 1 Contamination Report has also been submitted as part of the application. The report recommends that further intrusive work is undertaken which will be conditioned accordingly.

### **Local Highways Authority:**

The proposed dwellinghouses will be served by an improved access to the north from Lon Newydd. Although it is considered that the application site is located within a highly sustainable location, each dwellinghouse will be provided private parking areas. As part of the proposed development, parking spaces are provided near to the access to the site which could be used for the adjoining community facility.

The Local Highways Authority have assessed the application and are of the opinion that as there is an existing commercial use for this site the development should not have a detrimental impact on the highway network. As such, no additional off-site improvements is required. Conditions are will be attached to any permission accordingly.

### **Landscape and Biodiversity:**

A detailed landscaping scheme together with mitigation measures such as the inclusion of soffit bat boxes and Sparrow nest boxes have been included as part of the application. These have been welcomed by the Built Environment section as enhancement to the existing condition of the site.

### **Conclusion**

The proposed development is considered acceptable and will provide a residential development within a highly sustainable location within Llangefni. The proposed development offers an opportunity of re developing vacant land which has become somewhat of an eyesore within the heart of Llangefni.

## **Recommendation**

It is recommended that the Committee permit the application subject to conditions and a section 106 agreement relating to affordable housing.

**(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 2600:18:1
- Soft Landscape Proposal – 20/31/PP/01 Rev A
- Proposed Site Plan – 2765:20:3C
- Proposed Landscaping Plan – 2765:20:7F
- Proposed 2 Bedroom 4 Person Dwelling – 2765:20:4C
- Proposed 3 Bedroom 5 Person Dwelling – 2765:20:5C
- Proposed 2 Bedroom 3 Person Dwelling – 2765:20:6E
- Drainage Plan

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

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

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

**(04) The development hereby approved shall be carried out in accordance with the recommendations stated within the Stage 1 Phase 2 Ground Contamination Investigation Report. Notwithstanding that report, in the event of any contamination being found a suitable Remediation Strategy should be prepared for the site. The Remediation Strategy shall be submitted and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the Remediation Strategy.**

Reason; To safeguard the amenities of future occupants.

**(05) Development shall be carried out in accordance with the recommendations stated within the – Martec Environmental Consultant Ltd - Noise Assessment.**

Reason: To safeguard the amenities of future occupants.

**(06) All planting in the approved details of landscaping contained in the Tirlun Barr Soft Landscape proposals 20/31/PP/01 Rev A shall be carried out in the first planting season following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.**

Reason: In order that the proposal integrates into the area as required in JLDP Policy PCYFF 4.

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

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

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

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

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

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

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

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

**(11) The car parking accommodation shall be completed in full accordance with the details hereby approved before the dwellings are occupied and thereafter retained solely for those purposes.**

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

**(12) The estate roads and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).**

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

**(13) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.**

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

**(14) The construction of the Development shall be completed in accordance with AMP Construction and Groundworks LTD Construction Traffic Management Plan and Environmental Management Pan dated 08/12/2020.**

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety and to safeguard the amenity of nearby residential properties.

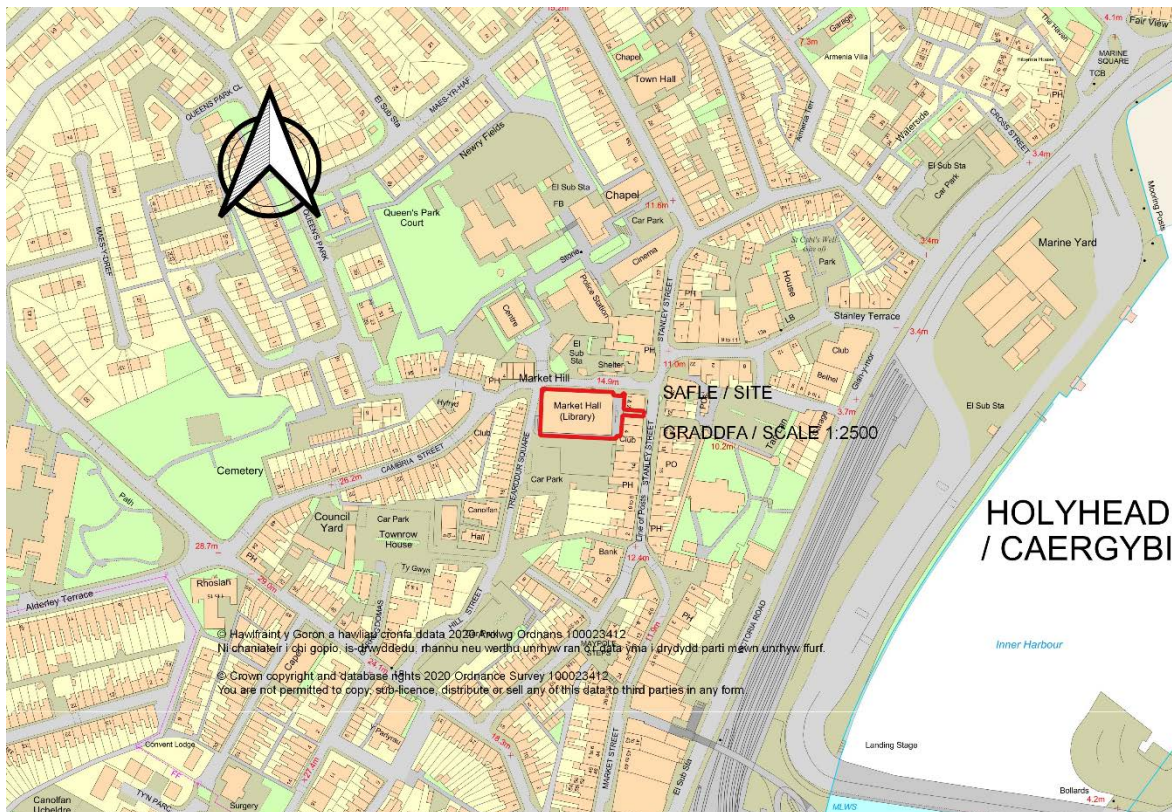
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference: MAO/2020/22**

**Applicant:** Cyngor Sir Ynys Mon

**Description:** Minor amendments to scheme previously approved under planning permission 19LPA1025E/CC/VAR so as to add a condition for the development to be in accordance with the approved plans together with amendments to the design, siting and construction material of the bin store and cycle stands at

**Site Address:** Market Hall, Stanley Street, Holyhead



**Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The Isle of Anglesey County Council are the applicant and the landowner.

**Proposal and Site**

The application is for non material amendments to scheme previously approved under planning permission 19LPA1025E/CC/VAR so as to add a condition for the development to be in accordance with the approved plans together with amendments to the design, siting and construction material of the bin store and cycle stands.

## **Key Issues**

The applications key issue is would the amended design, siting and construction material of the bin store and cycle stands have a negative impact on the neighbouring Listed Market Hall Building and the surrounding area.

## **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)

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

**Heritage Advisor** - From a built heritage perspective I have no comments to make on the above application.

### **Response to Publicity**

Neighbour notifications sent to neighbouring properties. The expiry date for receiving representations is the 07/12/2020. At the time of writing this report no letters were received.

### **Relevant Planning History**

19LPA1025/CC - Cais llawn i newid defnydd yr adeilad presennol o gyn neuadd farchnad i lyfrgell, swyddfeydd gyda siop goffi ategol ynghyd a chreu ramp newydd a chodi storfa beic yn / Full application for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at Market Hall, Holyhead. Caniatáu / Approved 10/12/2015

19LPA1025A/LB/CC - Cais am Caniatâd Adeilad Rhestredig ar gyfer newid defnydd yr adeilad presennol o gyn neuadd farchnad i lyfrgell, swyddfeydd gyda siop goffi ategol ynghyd a chreu ramp newydd a chodi storfa beic yn / Application for Listed Building Consent for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at Neuadd Marchnad/Market Hall, Caergybi/Holyhead. Dim penderfyniad hyd yma / No decision to date

19LPA1025B/CC/DIS – Cais i ryddhau amod (03) sef cynllun cadwraeth ar gyfer yr adeilad gan gynnwys ei gynnal a'i gadw yn y dyfodol ar ganiatâd cynllunio 19LPA1025B/CC (Newid defnydd yr adeilad i lyfrgell, swyddfeydd gyda siop goffi ategol) yn / Application to discharge condition (03) being conservation plan for the building to include its future maintenance from planning permission 19LPA1025/CC (Change of use of building into a library, offices with an ancillary coffee shop) at Neuadd Marchnad/Market Hall, Caergybi / Holyhead. Amod wedi ei Ryddhau / Condition discharged 18/03/2016.

19LPA1025C/CC/MIN - Mân newid i gynllun sydd wedi ei ganiatáu yn flaenorol o dan ganiatâd cynllunio 19LPA1025/CC er mwyn cynnwys amod sydd yn cyfeirio at cynlluniau a gymeradwywyd yn / Minor amendment to scheme previously approved under planning permission 19LPA1025/CC so as to include a condition that refers to approved plans at Neuadd Farchnad/Market Hall, Caergybi/Holyhead. CANIATAU/GRANTED 09/02/2017

19LPA1025D/CC/DIS - Cais i ryddhau amod (04) (Rheolaeth traffig) o ganiatâd cynllunio 19LPA1025/CC yn / Application to discharge condition (04) (Traffic management) from planning permission 19LPA1025/CC at Neuadd Farchnad/Market Hall, Caergybi/Holyhead. WITHDRAWN 07/04/2017

19LPA1025E/CC/VAR - Cais o dan Adran 73 i ddiwygio amodau (02) (rhestr waith) a (04) (cynllun rheoli traffic) o caniatâd cynllunio rhif 19LPA1025/CC (newid defnydd y cyn neuadd y farchned i lyfrgell, swyddfa a siop goffi ategol) er mwyn gallu cyflwyno'r gwybodaeth mewn camau graddol yn / Application under Section 73 for the variation of conditions (02) (schedule of works) and (04) (traffic management plan) from planning permission reference 19LPA1025/CC (change of use of former market hall into a library, offices and ancillary coffee shop) so as to allow the details to be submitted at agreed phased stages at Neuadd Farchnad/Market Hall, Caergybi/Holyhead. GRANTED 15/06/2017

19LPA1025F/CC/LB/VAR - Cais o dan Adran 73 i ddiwygio amodau (03) (manyllion y paneli arwyddion efydd), (04) (paneli solar) a (06) (manyllion cerrig) o caniatâd cynllunio rhif 19LPA1025A/LB/CC (newid defnydd y cyn neuadd y farchned i lyfrgell, swyddfa a siop goffi ategol) er mwyn gallu cyflwyno'r wybodaeth mewn camau graddol yn / Application under Section 73 for the variation of conditions (03) (details of bronze signage panels), (04) (solar panels) and (06) (stone details) from planning permission reference 19LPA1025A/LB/CC (change of use of former market hall into library, offices and ancillary coffee shop) so as to allow the details to be submitted at agreed phased stages at Neuadd Farchnad/Market Hall, Caergybi/Holyhead. Granted 22/12/2017

19LPA1025G/CC/LB/DIS - Cais i ryddhau amodau (03)(Sampl o baneli arwyddion ac awyrellau Efydd), (04)(Ffitiadau, manyllion llawn a manylebau Paneli Solar thermol a phaneli ffotofoltäig thermol) a (05)(Manyllion llawn a manylebau staciau simnai) o ganiatâd cynllunio 19LPA1025A/LB/CC (Cais am Caniatâd Adeilad Rhestredig ar gyfer newid defnydd yr adeilad presennol o gyn neuadd farchnad i lyfrgell, swyddfeydd gyda siop goffi ategol) yn/ Application to discharge conditions (03)(Sample of bronze signage panels and vents), (04)(Fixings, full details and specifications of Solar Thermal Panels and Thermal Photovoltaic Panels) and (05)(Full details and specifications of Chimney Stacks) of planning permission 19LPA1025A/LB/CC (Application for Listed Building Consent for the change of use of former market hall into a library, offices and ancillary coffee shop) at Neuadd Farchnad/Market Hall, Caergybi/Holyhead. RETURNED TO APPLICANT AFTER NO RESPONSE 18/07/2018. CONDITIONS DISCHARGED 23/10/2018

19LPA1025H/CC/DIS - Cais i ryddhau amodau (02)(Rhestr waith ar gyfer y deunydd gorffenwaith mewnol ac allanol) a (03)(Cynllun Rheoli Traffig) o ganiatâd cynllunio 19LPA1025E/CC/VAR (Cais i amrywio amodau (02) a (04) o ganiatâd cynllunio 19LPA1025/CC (Newid defnydd hen neuadd y farchnad yn llyfrgell, swyddfeydd a siop goffi ategol) fel y gellir cyflwyno manyllion ar adegau y cytunwyd arnynt) yn / Application to discharge conditions (02)(Schedule of works to internal and external finishing materials) and (03)(Traffic management plan) of planning permission 19LPA1025E/CC/VAR (Application for variation of conditions (02) and (04) from planning permission 19LPA1025/CC (Change of use of former market hall into library, offices and ancillary coffee shop) so as allow details to be submitted at agreed phased stages) at Neuadd Farchnad/Market Hall, Stryd Stanley Street, Caergybi/Holyhead. CONDITIONS DISCHARGED 23/10/2018

19C627 - Cais am dystysgrif datblygiad arall priodol sef, (1) siop manwerthu, (2) canolfan siopau, (3) tai y gellir ei fforddio, yn/ Application for certificate of appropriate alternative development for (1) retail store, (2) shopping precinct, (3) affordable housing, at Market Hall, Stanley Street, Holyhead. APPROVAL 24/11/1995

19C627A/LB - Cais Adeilad Rhestredig i newid defnydd llawr isaf i greu lle chwarae, caffi\ty bwyta, newid defnydd y llawr 1af & 2ail i 11 uned, ynghyd a chodi bloc fflatiau 3 llawr ar wahan i greu 11 uned yn / Listed Building for the change of use of ground floor to create a play area,cafe\restaurant, change of use of the 1 & 2 floor into 11 units together with erection of a detached three storey apartment block to create 11 unit at Market Hall,Stanley Street,Holyhead APPROVED 23/05/2011

19C627B - Newid defnydd llawr isaf i greu lle chwarae, caffi\ty bwyta, newid defnydd y llawr 1af & 2ail i 11 uned, ynghyd a chodi bloc fflatiau 3 llawr ar wahan i greu 11 uned yn / Change of use of ground floor to create a play area,cafe\restaurant, change of use of the 1 & 2 floor into 11 units together with erection of



a detached three storey apartment block to create 11 unit at Market Hall, Stanley Street, Holyhead  
APPROVED 09/11/2012

## **Main Planning Considerations**

The Welsh Governments 'Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission' sets out guidelines as to what is deemed as a 'non-material' amendment. It states:

*26. In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as a non material amendment, local planning authorities may wish to consider the following tests:*

*(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,*

*(a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?*

*(b) would the interests of any third party or body be disadvantaged in planning terms; or,*

*(c) would the proposed change conflict with national or development plan policies?*

*27. The tests are considered a 'starting point' for local planning authorities in their consideration of non-material amendments. There may be other considerations that will identify if a proposed amendment is non-material depending on the circumstances of each case.*

Planning permission reference 19LPA1025/CC approved the siting of a bin store with roof and bicycle stand with roof outside the front façade of the Market Hall. The previously approved steel frame bin store was 2.5 metres wide, 1.8 metres in depth and had a teflon roof measuring 2.2 metres in height. It was sited next to an access stairs for the roof of no.4 ('Picnics' and 'Creative Claws') high street Holyhead. The proposed steel frame bin store is now 4.5 metres wide, 1.8 metres in depth and has a height of 1.8 metres with no roof covering proposed. Its new proposed siting will be in front of the access stairs for the roof of no.4, 1.5 metres away from the foot of the stairs. The size of the bin has increased in width by 2 metres to increase the storage capacity of the store to accommodate 3 bins instead of the previous space for 2. The appearance is still a steel slatted store with the main difference being its increase in size and also the removal of the previously approved teflon roof.

The previously approved Cycle Stand was constructed of 3 steel hoops measuring 0.75 metres tall and between 0.75 to 1 metre in width with a steel structure to support the teflon covered roof. It measured 3.2 metres wide, 2.1 metres in depth and 2.2 metres in height. It was sited in front of the access stairs for the roof of no.4. The proposed Cycle Stands are now 6 steel hoops with the same measurements as the previously approved hoops but with their being no proposed roof structure above. These steel hoops would occupy an approximate space of 5.7 metres in width and 0.7 metres in depth with these hoops being sited to the rear of no. 1+2 ('Williams & Goodwin') high street Holyhead. The size and appearance of the cycle stand has changed with the previously approved roof removed and the number of cycle stand hoops increasing from 3 to 6. Its siting has also been amended with the stands moved to be behind no. 1+2 from being behind no.4.

## **Conclusion**

The proposed amendment as part of this application is to amend the design, siting and construction material of the bin store and cycle stands. These small amendments will not have a negative impact on the approved Market Hall Library or the surrounding area and comply with the councils Joint Local Development Plan policies.

After considering the proposed amendments are deemed to be non-material.



**Recommendation**

To permit the non-material amendments proposed.

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.