

AGENDA ITEM NO.

ISLE OF ANGLESEY COUNTY COUNCIL	
REPORT TO	MEETING OF THE BOARD OF COMMISSIONERS
DATE	26.4.2011
SUBJECT	Llanfechell Conservation Area Character Appraisal
PORTFOLIO HOLDER(S)	Alex Aldridge
LEAD OFFICER(S)	Glyn E. Jones ext. 2460
CONTACT OFFICER	Keith A. Williams ext. 2433

1. Please confirm the nature of the report by clicking one of the following boxes:

For information.....

Operational.....

Strategic.....

2. Reason/s why a decision required by the Commissioners

To approve the document to the next meeting of the Full Council for adoption as Supplementary Planning Guidance (SPG).

3. Report summary

Conservation Area Character Appraisal (including; historical background, setting and local architecture etc.) and Boundary Review.

4. Recommendation/s and reasons

That the Board of Commissioners approves the Llanfechell Conservation Area Character Appraisal and supports the submission of the document to the next Full Council for adoption as Supplementary Planning Guidance.

5. Other options and reason/s for rejection

Refusal and none adoption of the document as a SPG would seriously undermine an important material consideration and guidance (for developments) in the planning process.

6. Consultation

- 6.1 Finance/Section 151..... yes..... no
- 6.2 Legal/Monitoring Officer..... yes..... no
- 6.3 Human Resources..... yes..... no..... n/a
- 6.4 Property Services..... yes..... no..... n/a
- 6.5 Communications Unit..... yes..... no
- 6.6 Others consulted (including members): Public Consultation, Portfolio Holder, Local Member, and Mechell Community Council etc.

7. Any Policy Framework issues

No.

8. Environmental issues

Does the item/matter have regard to:

1. Wildlife (biodiversity) under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006* yes..... no..... n/a

2. Anglesey's Area of Outstanding Natural Beauty (AONB) under Section 85 of the Countryside and Rights of Way Act 2000** yes..... no..... n/a

(* Ecological and Environmental Advisor can advise: ext. 2470)

(** Countryside and AONB Officer can advise: ext. 2429)

[Notes](#)

9. Background papers

Draft document deposited for Public Consultation – See Executive Summary.

1.0 BACKGROUND

1.1 In the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Authorities are required to designate as a Conservation Area “Any area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

1.2 Local authorities are also required to review their conservation areas from time to time and to consider whether further designations are required.

1.3 In order to fulfil the obligations under the act the Built Environment and Landscape Section of the Planning Service are currently carrying out a rolling programme of reviews for each of the Conservations Areas on Anglesey.

1.4 To give Supplementary Planning Guidance its proper status, it should be adopted by a resolution of the Full Council.

2.0 CURRENT PLANNING GUIDANCE

2.1 Current guidance and policy is found in Welsh Office Circular 61/96 Planning and Historic Environment: Historic Buildings and Conservation Areas and Planning Policy Wales.

2.2 They recommend the preparation of conservation appraisals and adoption as Supplementary Planning Guidance (SPG) which can assist planning authorities in their planning and development control functions.

3.0 THE REVIEW PROCESS

3.1 The character appraisal has looked at the existing boundary and whether any changes were required from the original designation. It is also concentrated on special historic interest, character, appearance and preservation as highlighted in the 1990 Act.

3.2 The appraisal recommends changes to the boundary (see attached executive summary and plan). The Service is confident that it has adequate resources to manage this larger area.

4.0 PUBLIC CONSULTATION

4.1 Following the preparation of the draft document a public notice was placed in the local press. A six week public consultation period followed between the 14th December 2010 and 28th January 2011.

4.2 Copies were also sent to the public libraries at Cemaes and Llangefni, the main reception of the County Council and Planning Service, Corporate Director

(Environment and Technical), Head of Economic Development, Portfolio Member for Planning and Sustainability, the Local Member, Mechell Community Council, Gwynedd Archaeological Planning Service and local historian.

4.3 We received two responses to the public consultation (one from Mechell Community Council and one from Gwynedd Archaeological Planning Service). The Community Council and Gwynedd Archaeological Planning Service supported the document. There were no objections to the boundary changes.

4.4 Minor amendments that have been made to the original document include: additions and expansion of archaeological descriptions and declaration that the ownership of Pont y Plas Green is unclear.

EXECUTIVE SUMMARY

This Conservation Area Character Statement will become a working Supplementary Planning Guidance (SPG) upon adoption. It supports **Ynys Môn Local Plan 1996 (Policy 40)** and the stopped **Unitary Development Plan (Policy EN13)** which states that the character and appearance of all designated conservation areas will be protected from unsympathetic development. Enhancement of their character will be achieved by carrying out improvements and permitting suitably designed new development.

This document will be a material consideration in the determination of planning applications.

Circular 61/96 (para 20) states that the quality of place should be the prime consideration in identifying, protecting and enhancing conservation areas. This depends on more than individual buildings. It is recognised that the special character of a place may derive from many factors, including: the grouping of buildings; their scale and relationship with outdoor spaces;...architectural detailing; and so on.

Planning Policy Wales 2010 (para 6.5.17) states that if any proposed development would conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the granting of planning permission.

Section 14 of The Isle of Anglesey County Council's **Design Guide for the Urban & Rural Environment SPG (2008)** contains design guidance for developments within the historic environment.

Summarised below are elements that contribute to the character and appearance of the **Llanfechell** conservation area requiring preservation or enhancement.

History

- The area has a prehistoric and medieval history.
- The C17th and C18th social history of the village is recorded in the diaries of William Bulkeley of Brynddu.
- Much of the land surrounding Llanfechell was once common land.
- The village has a long history of formal Education.
- The village continued to expand during the C19th with the ribbon development to the SW (Mountain Road).

Setting

- The historic part of Llanfechell is enclosed to the north and west by Afon Meddanen.
- The historic core of the village is clustered around the church.
- It still contains a number of vernacular C17th - C19th buildings.

Architecture

- Vernacular architecture is the dominant architectural style within the conservation area.
- The local distinctiveness of the village is typified by a mixture of modest detached or semi-detached properties or short terraces of workmen's cottages.
- Buildings and structures tend to be predominantly; two storey in height, slate roofed and vernacular in style with a variation of wall cladding.
- The varying roofscape (height and pitch) of the slate pitched roofs that predominate some terraces is an important characteristic of the village.

Boundary

- It is proposed to extend the conservation area boundary so as to more accurately reflect the historic extent of the village to the South West.
- The total area covered by the conservation area would increase from 25,850m² to 28,251m².