

# Public Document Pack



**CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL**

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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 7 TACHWEDD, 2018 am 1:00 y. p.</b>	<b>WEDNESDAY, 7 NOVEMBER 2018 at 1.00 pm</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI</b>
<b>Swyddog Pwyllgor</b>	<b>Ann Holmes 01248 752518 Committee Officer</b>

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

**John Griffith  
Glyn Haynes  
T LI Hughes MBE  
K P Hughes  
Vaughan Hughes  
Richard O Jones (Is-Gadeirydd/Vice-Chair)  
Eric Wyn Jones  
Bryan Owen  
Dafydd Roberts  
Nicola Roberts (Cadeirydd/Chair)  
Robin Williams**

**Please note that meetings of the Committee are filmed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this webcast will be retained in accordance with the Authority's published policy**

## **A g e n d a**

Members are reminded that background papers referred to within committee reports are available for inspection in electronic format on the day of the meeting at the Council Chamber from 12.30 p.m. onwards; alternatively these may be inspected at the Development Management during normal office hours. Documents referred to in reports may also be viewed in full on the electronic application files.

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

### **Index**

#### **1 APOLOGIES**

#### **2 DECLARATION OF INTEREST**

To receive any declaration of interest by any Member or Officer in respect of any item of business.

#### **3 MINUTES OF THE PREVIOUS MEETING\_(Pages 1 - 14)**

To present the minutes of the previous meeting of the Planning and Orders Committee held on 3 October, 2018.

#### **4 SITE VISIT 17 OCTOBER, 2018\_(Pages 15 - 16)**

To present the minutes of the site visit held on 17 October, 2018.

#### **5 PUBLIC SPEAKING**

#### **6 APPLICATIONS THAT WILL BE DEFERRED**

None to be considered by this meeting.

#### **7 APPLICATIONS ARISING\_(Pages 17 - 30)**

7.1 19LPA1043A/CC – Vulcan Street, Holyhead

7.2 42C188E/ENF – 4 Tai Hirion, Rhoscefnhir

#### **8 ECONOMIC APPLICATIONS\_(Pages 31 - 40)**

8.1 34C262H/FR/ECON – Cig Môn, Bryn Cefni Industrial Estate, Llangefni

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## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS\_**(Pages 41 - 62)

10.1 28C477B – Pencarnisiog Farm, Pencarnisiog

10.2 33C182E/VAR – Berw Uchaf, Gaerwen

10.3 36C344C/VAR – Ysgol Henblas, Llangristiolus

10.4 46C410H – Garreg Fawr, Lôn Garreg Fawr, Trearddur Bay

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS\_**(Pages 63 - 70)

11.1 11C73F/VAR – Lastra Farm, Amlwch

11.2 34C734 – 18 Nant y Pandy, Llangefni

## **12 REMAINDER OF APPLICATIONS\_**(Pages 71 - 100)

12.1 14C257 – Cefn Trefor, Trefor

12.2 18C117C – Swtan, Church Bay

12.3 19C1111B – Bodowen, Pentre Fferam Gorniog, Holyhead

12.4 39C601 – Cartrefle, Menai Bridge

12.5 40LPA356/CC – Ffordd Lligwy, Moelfre

## **13 OTHER MATTERS**

None to be considered by this meeting.

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## Planning and Orders Committee

### Minutes of the meeting held on 3 October 2018

- PRESENT:** Councillor Nicola Roberts (Chair)  
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,  
K P Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen,  
Dafydd Roberts and Robin Williams.
- Councillor R A Dew – Portfolio Holder – Planning.
- IN ATTENDANCE:** Chief Planning Officer (DFJ),  
Planning Development Manager (NJ),  
Planning Officer (CR),  
Administrative Assistant (EW),  
Senior Engineer (Development Control) (EDJ),  
Development Control Engineer (JAR),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillors R Meirion Jones & Alun Mummery  
(for application 7.2); Alun Roberts (for application 7.1); Margaret M  
Roberts (for application 7.3); Ieuan Williams (for application 7.4).
- Councillor Llinos M Huws.

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#### 1 APOLOGIES

None received.

#### 2 DECLARATION OF INTEREST

Declarations of interest received as follows :-

Mrs Nia Jones, Planning Development Manager with regard to application 7.2.

Mr John A Rowlands, Development Control Engineer with regard to applications 7.1  
and 11.1.

#### 3 MINUTES OF THE PREVIOUS MEETINGS

The minutes of the following meetings were confirmed as correct :-

- Minutes of the special meeting held on 5 September, 2018 (a.m.);
- Minutes of the meeting held on 5 September, 2018 (p.m.)

#### 4 **SITE VISITS**

The minutes of the Planning Site Visits held on 19 September, 2018 were confirmed as correct.

#### 5 **PUBLIC SPEAKING**

There were Public Speakers in respect of applications 7.1, 7.3 and 7.4.

#### 6 **APPLICATIONS THAT WILL BE DEFERRED**

None considered by this meeting of the Planning and Orders Committee.

#### 7 **APPLICATIONS ARISING**

##### **7.1 17C181C – Full application for the erection of a livestock shed, erection of a silage clamp, laying of hardstanding, creation of an access together with associated landscaping to include formation of a landscaping bund at Fferam Uchaf, Llansadwrn**

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

*Having declared an interest in the application, the Development Control Engineer left the meeting during consideration and determination thereof.*

##### *Public Speakers*

Mrs Bethan Roberts (**against the proposal**) said the applicants live and carry out their business from Plas Llandegfan where there are no neighbouring dwellings. She noted that in the past numerous livestock sheds have been built at Plas Llandegfan and the owners carry out their daily agricultural business from this farm. She expressed that nobody lives at the application site at Fferam Uchaf and there is a risk of potential vandalism and fire hazards with the storage of 200 cattle within the livestock shed. Mrs Roberts said that she was disappointed that during the site visit to the site, Members of the Committee did not view the access to the village of Llansadwrn which is a dangerous road. A children's playing field is located on one side of the road leading to Llansadwrn and a blind bend on the other side; a risk assessment of the access road has not taken place as part of the application; parents and children walk on the side of the road to the playing field. The highway does not have a pavement and to build an immense livestock shed on the application site is of deep concerns as heavy traffic will be using this narrow road during construction of the shed and thereafter carrying feeding and agricultural equipment to and from the farm.

Mrs Roberts further said that the proposed livestock shed is certain to cause pollution and foul odour together with potential vermin infestation and flies; there has been no soil porosity test attached to the application. She noted that the neighbouring properties will have to suffer heavy machinery transporting slurry from the farm and can cause mess on the roads. She further referred to BS5502 which states that such agricultural sheds of this proportion should not be erected within 400m of residential dwellings.

Ms Sioned Edwards (**in support of the application**) said that the applicants wish to enhance their beef enterprise within the farming business. At present the applicants own 700 cattle at five locations and it is an intention to rearrange their agricultural business with three farming units housing beef cattle and thereafter releasing the other two locations for the storage of agricultural machinery and produce. The planning application is for the erection of an agricultural shed to house 200 beef cattle over the winter months. The applicants wish to ensure their business venture works in a more efficient manner. Ms Edwards further said that the applicants have worked closely with the Officers of the Planning Authority to mitigate possible effects on neighbouring properties with amended plans being submitted as regards to the relocation of the agricultural shed. Consultations have taken place with the local residents and the Community Council together with statutory consultees before submitting the final application to the Planning Authority. She said that comments have been made by objectors to the application as regards to the highway access to Fferam Uchaf; she noted that a condition has been attached to any approval of the application that a Traffic Management Plan needs to be submitted before any development take place on the site and during construction of the shed.

The Committee sought clarification as regards to arrangements for the disposal of slurry as to the amount of cattle to be housed within the agricultural shed. Ms Edwards responded that there will be no slurry at Fferam Uchaf as the cattle will be housed on straw and the current slurry pit on site will be removed. An internal dry farmyard manure storage will be located within the proposed shed and thereafter will be spread on the farmland. A condition is attached to any approval of the application as regards to the need to submit a manure management plan to the Planning Authority. She noted that Natural Resources Wales (NRW) are satisfied as to the need for a manure management plan as it give security as to the amount of manure storage on the farm and the control of spreading the manure on the land.

Further clarification was sought by the Committee as to the arrangements as regards to surface water drainage from the site and potential of water pollution from the site. Ms Edwards responded that the surface water will flow into the ditch as was shown on the plans to the Committee and clean water will flow into this ditch. A silage effluent tank will be located on the site to ensure that any water that sweeps from the silage tank will flow into the effluent tank on the farm; NRW are satisfied with the arrangements being proposed and an Odour Management Plan already exists on the farm which the applicants must adhere to. Questions were further raised as to whether guidance has been received by the Highways Authority as regards to the Traffic Management Plan to the application site. Ms Edwards responded that discussions have been undertaken

with the Highways Authority and a new access to the site is proposed. However, further discussions will take place with Highways Officers if the application is approved as regards to conditions as to the hours allowed for the delivery of construction materials during construction of the agricultural shed and to any compensation agreed if damage occurs to the highway.

Councillor Alun Roberts, a Local Member said that there are concerns within the village of Llansadwrn as regards to the highway access to this proposed development at Fferam Isaf, Llansadwrn. He noted that accidents have occurred on this narrow road to Llansadwrn and a playing area is near the junction of Fferam Isaf farm and there are no parking facilities near the playing area. Traffic in the area is heavy during morning and evenings when people are travelling to and from work and taking children to school. Councillor Roberts said that whilst he accepted that conditions will be imposed as regards to Traffic Management Plan if the application was approved but he considered that this needs to be enhanced as heavy machinery will be travelling on this road and the road leading towards Fferam Isaf; clear and specific highway conditions should be stipulated on any approval. He further said that flooding issues have occurred to the local authority housing in Llansadwrn and a condition needs also to be attached to any approval of the application as regards to improve the drainage from the site.

The Planning Development Manager reported that the application is for the erection of a livestock shed for the housing of 200 cattle, silage clamp, laying of hardstanding, creation of an access together with associated landscaping to include formation of a landscaping bund at Fferam Uchaf, Llansadwrn. She further said that there is an intention to lower the level of the floor of the livestock shed by 1m so as to reduce the visual impact of the shed on landscape together with the planting of trees as a bund on the site. As a result of the consultation process concerns have been raised in respect of highway safety and increased traffic as a result of the proposed development. The Local Highways Authority have assessed the application and do not object to the proposal subject to conditions been imposed that a satisfactory Construction and Operational Phase Traffic Management Plan be submitted prior to commencement of the proposed development. It is anticipated that the traffic to the site will decrease as the cattle will be housed within the livestock shed between October and April, depending on the weather, and will be feed on site rather than the carrying the feeding to the farm as at present. The Planning Development Manager further referred to the drainage system and the impact the proposal may have upon nearby residential properties in terms of flooding issues at the Maes Hafoty housing estate. Surface water drainage from both the agricultural shed and hardstanding area will be disposed to a nearby watercourse, located to the north west of the proposed silage clamp. The Drainage Department have assessed the application and have conclude that the surface water run-off from the development site drains to a separate catchment than Maes Hafoty estate and therefore will not add any additional loading onto the land drainage networks in the vicinity of Maes Hafoty. The Officer further referred to the comments made by the objector to the application as regards to the distance required of 400m from such an agricultural shed to dwellings. She noted that the planning guidance stipulates that consideration needs to be given through the planning process as regards to distances from neighbouring dwellings in respect of the



erection of agricultural sheds. She concluded that there has been no objection from the statutory consultees as regards to noise levels and odour from the proposed development.

The Committee sought clarification as to the mitigation measures as regards to the increase in traffic on the narrow lane to the application site during construction of the agricultural shed. The Senior Engineer (Development Control) responded that discussion will be undertaken with the applicant if the application is approved as regards to the submission of a Construction Traffic Management Plan which will need to be agreed by the Local Planning Authority.

Councillor K P Hughes proposed that the application be approved in accordance with the Officer's recommendation. Councillor Eric W Jones seconded the proposal.

Councillor Bryan Owen abstained from voting.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**7.2 41LPA1041/FR/TR/CC – Full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land east of Star Crossroads, Star**

The application was reported to the Planning and Orders Committee as it is made by the Council. The Local Members have requested that it be heard and determined by the Committee and also because of the number of third party representations citing objections to the proposed development.

*Having declared an interest in the application, the Planning Development Manager was not present during the consideration and determination thereof.*

Councillors Alun Mummery and R Meirion Jones said that the proposed site is unsuitable and the local residents also expressed that the site is totally inadequate for people to live on the site. The proximity to the A55 and A5 highways would bring potential for accidents, noise and air quality effects which could potentially be detrimental to the health and well-being of the people. The need for a 3m high acoustic barrier around the site is evidence that the site is inappropriate and would visually be similar to a prison site. The reason for refusing the application at the previous meeting was due to Policy TAI 19, criterion 4 in respect of noise levels is not the only factor that this application should be refused; there is a need for a footpath from the site to the nearby bus stop and towards Llanfairpwll. Reference was that the noise levels in respect of the application will be above the World Health Organisation noise levels even after the erection of a 3m high acoustic barrier and it is stated within their Children and Noise document it is stated that the effect of noise levels on children is much higher than on adults and can cause hearing impairment.

Further reference was made that a letter from CAPITA dated 18 September, 2018 received by the Planning Officer's which stated ' ..... *the issue of noise has been fully addressed in the noise impact assessment that has been prepared by a technical team experts in the field of building acoustic and environmental noise. The findings of the NIA has been accepted by all statutory consultees and the Planning Officer, it is accepted that the external noise levels fall outside the World Health Organisation guidelines for external amenity*'. The Local Members expressed that the World Health Organisations guidelines should not be ignored.

Councillor Alun Mummery said that he had received an email from a recognised group 'Bangor Back-Lane Residence Association' as regard to this application. The Bangor Back-Lane Residence Association have been campaigning for a suitable site for a number of years on the Island. He read out an extract from the email to the Committee which stated that they opposed the proposed site in Star. Councillor Mummery further said that whilst the travellers who visit Anglesey, and who have been using an unauthorised site at Mona, have welcomed the proposal of a gypsy and travellers site at Star but they did not use the temporary facility offered by the Local Authority in Llangefni in July. The Local Members expressed strongly that this application site is totally unsuitable for a gypsy and travellers site and that another location needs to be sought for such a site.

The Chief Planning Officer reported that he wished to update the report before the Committee, letters of objection to the application have been received by the residents of Star and the Bangor Back-Lane Residence Association and letters of support have also been received by the applicant and the applicant's agent. These letters have been included within the documentation to the Committee. The Officer further referred that an amendment needs to be made to the Officer's report at Page 43 as follows :-

*'The NIA finds that without noise measurements taken at the site were between 64 – 66 dB during the daytime and 55 – 56 dB at night time.'*

He expressed that these amendments do not change the substance of the assessment as the figures have been reported correctly within the remainder of the report.

The Chief Planning Officer said that when an application is refused contrary to the Officer's recommendation the Council's Constitution, paragraph 4.6.12.1 requires that the application is deferred until the following meeting so as to allow the Officers to report further on the matter. He referred that based on the views expressed by members during the previous meeting of this Committee, the reasons for the refusal of the application was that the proposal would give rise to noise levels which exceeded World Health Organisation (WHO) guidance and that this, in itself, would constitute an environmental factor which was a level inappropriate for residential development. Furthermore that the proposed mitigation, namely acoustic barriers, did not provide sufficient or proportionate mitigation. In considering the recommendation, it is noted that the impact of noise on the development, from the perspective of amenity for its users, is a material planning consideration which is of relevance to the assessment of this

application. Furthermore, it is also noted that Criterion 4 of Policy TAI 19, whilst not specifically referencing to noise within its text, is appropriate as a relevant consideration in determining the acceptability, or otherwise of noise impact(s). Given this, in considering the impact of noise on the site, the following key issues must be reviewed :-

1. The potential impact of noise and any suitable mitigation measures proposed which may be proportionate to the development;
2. The weight attributed to Policy TAI 19 within the context of the wider planning assessment;
3. The weight attributed to WHO guidance in the assessment of noise impacts;
4. Any other material considerations.

In respect of 1 above, the applicant has submitted a Noise Impact Assessment (NIA) in support of the application and this assessment was provided in advance of the recommendation made to the Committee and was subject to review by the consultees. Contained also within the NIA, the principal sources of noise affecting the site are deemed to be : road traffic from the A55 and the A5, and occasional train noise. The methodology of the NIA is considered to follow the requirements of TAN 11 'Noise' and also further considers the WHO guidance. The NIA finds that without noise measurements taken at the site the levels were between 64 – 66 dB during the daytime and 55 – 56 dB at night time. These level therefore fall between noise exposure category C in the day time and category B at night time with requirements of TAN 11. With mitigation (i.e. a 3m high acoustic fence to the north, east and western site boundaries) noise levels will fall in its entirety to noise exposure category B. With regard to the discussions of this application at the previous meeting of this Committee, reference was made that noise levels had been recorded of 76 Dba which would fall within Noise Exposure Category D of TAN 11, the Officer expressed that the figure of 76 Db has been misquoted within this discussion and in terms of the NIA it is quoted as an L<sub>Amax</sub> (maximum recorded) noise level.

The Chief Planning Officer expressed the view that in respect of 2 above, policy TAI 19 is a central policy in the assessment of a development of this nature. In respect of 3 above, it is considered that the Joint Local Development Plan (JLDP) represents the primary material consideration in determination of this application and that other considerations, whilst relevant, are of lesser weight and therefore would not outweigh the provisions of the adopted plan. In respect of the WHO guidance, it is suggested that this should be considered within the context of supporting the policies of the adopted plan and alongside TAN 11 must be considered within the context of its non-statutory status as a guidance document only. In respect of 4 above, other material considerations relevant to this application against the wider national policy context and considerations of the responses from statutory and non-statutory consultees in respect of noise and comments and objections from third parties in respect of noise.

The Chief Planning Officer said that it is fundamental to the conclusions that noise is only one of multiple factors which require to be considered in respect of such a development with all other environmental factors considered satisfactorily addressed. The adopted national guidance contained within TAN 11 should

therefore be considered as the recognised and established primary guidance available to planning authorities in the assessment of potential noise impacts. He expressed that it is recognised that the WHO guidance provided relates to aspirational noise limits and does not set statutory targets which must be adhered to. It is considered that the predicted external only noise impact which may exceed (at their upper limits) the aspirational thresholds set by the non-statutory WHO guidance does not outweigh the merits of the proposal or present a significant impact which would support the refusal of the application on these grounds. He expressed that it would be difficult to justify refusal of the application as regards to noise impacts within an appeal process.

Councillor Robin Williams, a Local Member referred that the LAEQ noise level should have been referred to at the last meeting and he said that four measured noise levels at position A, table 6, 8 December, 2016 67dB; 9 December, 2016 67dB; 10 December, 2016 66dB and 11 December, 2016 66dB. The figures quoted by the Officer are not similar; he questioned whether the Officers were using a different methodology to measure noise levels. The Chief Planning Officer referred to table 9 within LAEQ document and noted that these are the noise levels that have been reported upon. He noted that he has been in discussion with Officers within the Environmental Health Section of the Council who have confirmed that these are the relevant noise levels at the site. Councillor Robin Williams said that the noise levels are still above the WHO guidelines.

Councillor Bryan Owen said that the Gypsy and Travellers deserve a safe site when visiting the Island and he considered that the proposed site in Star is unsafe for the travellers and especially for children.

Councillor John Griffith referred to letters received by the Travellers who have been staying on the unauthorised site at Mona; they visit the Island on a regular basis and are in support the planning process of the temporary stopping place at Star.

Councillor Dafydd Roberts said that the mitigation effect to reduced noise levels is of concern; the site needs to be appealing the travellers to use without having to be enclosed by a 3m high barrier.

Councillor Robin Williams proposed to reaffirm the recommendation of the previous meeting to refuse the application contrary to the Officer's recommendation as he considered that the proposal to be contrary to Policy TAI 19 (point 4) and that the noise level are above the WHO guidelines. Councillor Eric W Jones seconded the proposal of refusal.

Councillor John Griffiths proposed that the application be approved in accordance with the Officer's recommendation. Councillor K P Hughes seconded the proposal.

In the ensuing vote, Councillors John Griffith, Glyn Haynes, K P Hughes, R O Jones and Nicola Roberts (Total 5) voted in favour of the application whilst Councillors Vaughan Hughes, T LI Hughes MBE, Eric W Jones, Bryan Owen and

Robin Williams (Total 5) voted against. Due to the equality of the vote, in accordance with the Council's Constitution, Paragraph 4.1.18.2 the Chair exercised her casting vote in favour of the application.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

### **7.3 42C6N – Full application for the siting of 15 holiday chalets, construction of a new vehicular and pedestrian access together with associated works at Tan y Graig, Pentraeth**

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 5 September, 2018 the Committee resolved to undertake a site visit and this subsequently took place on 19 September, 2018.

Mr Rhys Davies (**in support of the application**) said that the proposed application is for 15 high quality holiday units which is within walking distance of the centre of the village of Pentraeth. The site is located outside the AONB area and Special Landscape Area. The site conforms to national planning policies and to policy TWR3 within the Joint Local Development Plan. He further said that the site is landscaped by existing trees and hedges and provides access to the highway network. He noted that market research has shown that such a development leads to significant expenditure in the shops and restaurants within the community and the wider area. Mr Davies further said that the applicant has made amendments to the application to address local concerns and objections.

Councillor Margaret M Roberts, a Local Member said that 13 holiday units are already on the site at Tan y Graig, Pentraeth; 70% of these units are permanent dwellings for local residents. She noted that the applicant has expressed that the proposed application would integrate with the existing dwellings but she totally disagreed as wooden chalets would not conform with traditionally built cottages. Councillor Roberts further said that there is a lot of incorrect information within the applicants statement; reference made to affordable dwellings which is misleading. She said that the screening of the site is insufficient for not only the development at Tan y Graig but also for neighbouring properties. The access to the site is opposite the Hendre Hywel estate and a bus stop is also located near the access. Traffic travel at considerable speed along the highway near this site which is downhill from the village of Talwrn. Councillor Roberts said that such a development would have a detrimental effect on the Welsh language and there are strong objection to the proposal locally. She said that an SPG in respect of Tourism is due to be published as regards to such developments and considered that the Committee needs to await the publication of the document.

The Planning Development Manager reported that the initial application was for 21 holiday chalets but subsequently the application was amended and the number of units was reduced to 15 units together with a new access to the site and landscaping. She noted that objections have been received as regards to

highway safety, effects on the environment and the amenities of local residents, concerns due to additional drainage and sewage generated from the proposal and no need for such a development in the area. The application can be supported by local and national planning policies, particular TWR3 of the Joint Local Development Plan. The Officer noted that a highways assessment has been made as regards to the application and a footpath will be extended to allow for pedestrian safety not only from this site but also from neighbouring properties. A substantial screening plan has also been included within the proposed application. She said that the Drainage Section of the Authority is satisfied with the proposal and Natural Resources Wales have submitted no objection to the application. The Officer further said that the effect on the Welsh language has been raised; this proposal is for a tourism development and there is no requirement to assess such a development against Welsh language considerations within current policies. The recommendation is of approval of the application.

The Committee sought clarification that 70% of the current cottages on site are residential dwellings and questions were asked whether a condition can be placed on any approval of this application that these chalets will be for holiday use only. The Planning Development Manager responded that originally the adjoining units were for holiday use but a Certificate of Lawfulness had been granted as some are now in residential use. These chalets will be for holiday use only and a condition will be attached to any approval of this application. Clarification was sought as to local concerns as regards to pedestrian safety and highways issues in the area. The Development Control Engineer (Highways) responded that a detailed assessment has occurred as regards to this proposed application and the access to the site has been designed to the maximum splay which can be enforced. The new footpath will link into the current footpath to the village which includes an improvement for the safety of pedestrians walking to and from the village of Pentraeth. The Committee questioned if street lighting could be required of the developer along the footpath. The Development Control Engineer (Highways) responded that it was considered that it was unreasonable to enforce street lighting on the developer in addition to the extension to the footpath.

Councillor Bryan Owen proposed that the application be approved and Councillor K P Hughes seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

#### **7.4 42C188E/ENF – Retrospective application for the erection of a new build holiday letting unit at 4 Tai Hirion, Rhoscefnhir**

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 5 September, 2018 the Committee resolved to undertake a site visit and this subsequently took place on 19 September, 2018.

Mrs Menai Jones **(in support of the application)** said that they are the owners of Rhyd y Delyn, Rhoscefnir and in 2005 they bought the Tai Hirion farm which is opposite Rhyd y Delyn. A planning application was approved in 2006 to convert outbuildings into 5 dwellings and every effort has been made to keep the character of these dwellings. The last unit, 4 Tai Hirion, was a former pigsty which was to be a holiday letting unit and in 2011 planning approval was given to extend the unit with an extension to the rear. She noted that as other farming families they are having to diversify to enable them to support their family and to continue the business. In 2008 a cheese business was established at Rhyd y Delyn and the outbuildings at Tai Hirion were let as holiday cottages through a local holiday letting agency. Mrs Jones said that a caravan and camping business was established at Tai Hirion and a bed and breakfast accommodation at Rhyd y Delyn. The family also established a cheese making business at Rhyd y Delyn and courses are afforded on the farm. The caravan and camping business is highly regarded within the tourism business on the Island and the cheese making courses are fully booked. It was noted that Rhyd y Delyn is the only milking farm in North Wales that produces cheese and is the only farm in Wales that affords cheese making courses. She noted that she has recently retired and wishes to extend the cheese making business from a one day course to a three day course with people staying within the holiday units on the farm which is very popular during the summer and winter months. At present the people who have been attending the cheese making courses have been staying at the caravan and camping site but they would be unable to stay at the site as it would be closed during winter. Mrs Jones said that planning policy PS14 promotes year round local tourism industry and policy 4.5.1 states that such planning proposal needs to be connected to current business.

Clarification was sought by the Committee that this proposed application is a retrospective application and sought the reason as to why this was such. Mrs Jones responded that permission was given in 2014 to convert the unit into a holiday let but the old retaining wall in the former pigsty collapsed during stormy weather. She noted that she considered that she was misled by the Building Regulations Section of the Authority and was told to carry on with the building work. The stones from the collapsed wall were used as part of the building works. It became apparent thereafter that a new planning application needed to be submitted. Councillor John Griffith referred that the footprint of the holiday dwelling is substantial compared to the other holiday units on the farm. Mrs Jones responded that the holiday let will be for up to 8 – 10 people; people who attend the cheese making courses tend to wish to stay within the same unit. She noted that the Economic Development Section of the Local Authority has expressed that there is a gap in the market for holiday units of this size.

Councillor Ieuan Williams, a Local Member said that the principle of holiday letting units on the farm already exist on the Tai Hirion site. He noted that the applicant has said that due to a retaining wall having collapsed they have had to submit a new planning application under new planning policies. Councillor Williams referred in detail to planning policy TAN 6 which refers to conversion of rural buildings; he considered that this proposed application conforms with policies contained within TAN 6. He further said that the Local Authority has a 2007 Holiday Lettings Policy which is at present been consulted upon; he

expressed that this application conforms with the current Holiday Letting Policy. The Local Member expressed that this family have diversified by offering cheese making course on the farm and their son has established a caravan and camping business at Tai Hirion. He considered that the business at Tai Hirion and Rhyd y Delyn is a family business and disagreed with the Officer's report which states that the business are two separate units. Councillor Williams considered that this application conforms with Policy TWR2 of the Joint Local Development Plan and such businesses needs to be supported.

The Planning Development Manager said that the building is located on a complex of former outbuildings that have been converted into residential units which was approved in 2006. She noted that the conversion of 4 Tai Hirion was given approval under the previous Local Development Plan but the building collapsed and this is now a new build under the new Joint Local Development Plan. She noted that the stones from the collapsed wall have been used as cladding only on the building. The Officer further said that the proposal is contrary to criteria (i) of Policy TWR2 as the site is located in an open countryside location and does not make use of previously developed site and does not form part of an existing holiday accommodation. The Planning Development Manager said that reference has been made that both businesses at Tai Hirion and Rhyd y Delyn are one unit but the applicant's son owns Tai Hirion. Reference has also been made within the application that the site is within a 'Brownfield' site but the Officers do not agree with this statement. The proposal is of refusal of this application.

Councillor Eric Jones said that during the site visit to the site in September it was shown that the units are of high quality and this farming family wish to extend their business. He noted that a Business Plan has been submitted with the application and proposed that the application be approved contrary to the Officer's recommendation. Councillor K P Hughes seconded the proposal.

Councillor Dafydd Roberts proposed that the application be deferred and that an amended business plan be submitted that conforms to planning policies. There was no seconder to the proposal.

Councillor R O Jones proposed that the application be approved subject to a S106 agreement being signed to incorporate both the businesses at Tai Hirion and Rhyd y Delyn as a single unit. Councillor Nicola Roberts seconded the proposal.

In the ensuing vote **it was RESOLVED to approve the application contrary to the Officer's recommendation on the grounds that it complies with policy TWR2 and without a section 106 agreement.**

(Councillor John Griffith abstained from voting).

***(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report on the reason given for approving the application).***



## **8 ECONOMIC APPLICATIONS**

None considered by this meeting of the Planning and Orders Committee.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None considered by this meeting of the Planning and Orders Committee.

## **10 DEPARTURE APPLICATIONS**

None considered by this meeting of the Planning and Orders Committee.

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

### **11.1 13C183G/RUR – Full application for the erection of an agricultural dwelling at Bodlas, Bodedern**

*Having declared an interest in the application, the Development Control Engineer left the meeting during consideration and determination thereof.*

The application was presented to the Planning and Orders Committee as the applicant is a relevant Officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the application is a full application for the erection of an agricultural dwelling for a rural enterprise business.

Councillor Eric W Jones proposed that the application be approved and Councillor K P Hughes seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

## **12 REMAINDER OF APPLICATIONS**

### **12.1 19LPA1043A/CC – Full application for the erection of 6 affordable dwellings, construction of a pedestrian access, creation of 8 parking spaces together with demolition and relocation of gate posts on land adjacent to Vulcan Street, Holyhead**

The application was presented to the Planning and Orders Committee as the Council is the applicant and landowner. The application was also presented to the Committee at the request of a Local Member.

The Planning Development Manager reported that the site is located on the intersection of Seiriol Street and Vulcan Street. To the west of the application site is Ysgol Cybi Primary School, which has a service road which dissects the

application site. The planning application is for 6 affordable dwellings in two proposed blocks.

Councillor T LI Hughes MBE, a Local Member said that there are concerns locally as to the highway safety near the proposed site. He noted that there are two schools, Holyhead High School and the new Ysgol Cybi Primary School which in total has over a 1,000 pupils. Councillor Hughes had also concerns as to the need to close the current footpath.

Councillor John Griffith proposed that the site be visited due to local concerns as regards to traffic issues. Councillor Bryan Owen seconded the proposal.

**It was RESOLVED that the application site be visited due to local concerns as regards to traffic issues.**

#### **ADDITIONAL ITEM – APPROVED FOR DISCUSSION BY THE CHAIR**

#### **12.2 34LPA791F/CC – Full application for landscaping works together with the creation of 4 additional parking spaces at Anglesey Business Centre, Llangefni**

The application was presented to the Planning and Orders Committee as the Council is the applicant and is the landowner. As a late item, the Chair agreed that the item be added to the Agenda on the grounds of urgency in that funding for the development was only available for a remaining short period.

The Planning Development Manager reported that the application is for the creation of 4 additional parking spaces together with landscaping works and general rearrangement of the site. She noted that the Llangefni Town Council is supportive of the application.

Councillor Nicola Roberts proposed that the application be approved and Councillor John Griffith seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

#### **13 OTHER MATTERS**

None considered by this meeting of the Planning and Orders Committee.

**COUNCILLOR NICOLA ROBERTS  
CHAIR**

## PLANNING SITE VISITS

### Minutes of the meeting held on 17 October, 2018

- PRESENT:** Councillor Nicola Roberts – Chair
- Councillors John Griffith, Glyn Haynes, K P Hughes, T LI Hughes MBE,  
Eric Wyn Jones, Dafydd Roberts.
- IN ATTENDANCE:** Development Control Team Leader (DPJ),  
Development Control Engineer (JAR).
- APOLOGIES:** Councillors Vaughan Hughes, R O Jones, Bryan Owen, Robin Williams.
- ALSO PRESENT:** None
- 

- 1. 19LPA1043A/CC – Full application for the erection of 6 affordable dwellings, construction of a pedestrian access, creation of 8 parking spaces together with demolition and relocation of gate posts on land adjacent to Vulcan Street, Holyhead**

The Planning Officer presented the application site and the surrounding area including the service road to the school, the area used as an informal parking area and the pedestrian access along the rear of the adjacent properties. The proposals were explained in relation to the plans submitted in respect of the planning application.

**COUNCILLOR NICOLA ROBERTS  
CHAIR**

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7.1

Gweddill y Ceisiadau

Remainder Applications

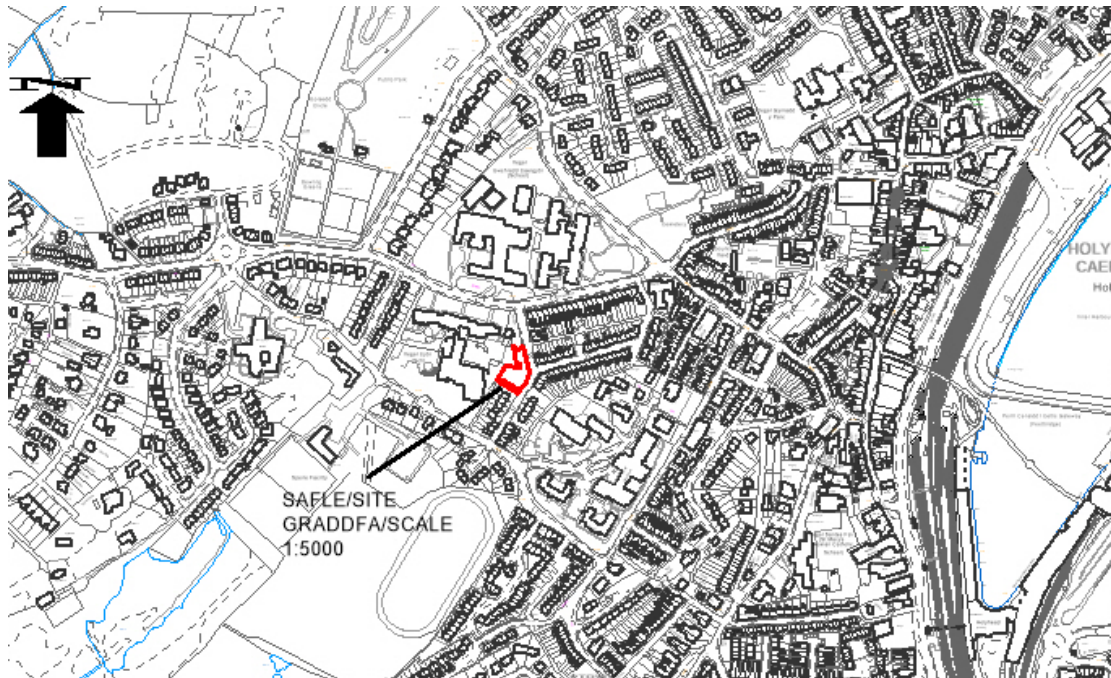
Rhif y Cais: **19LPA1043A/CC** Application Number

Ymgeisydd Applicant

**Isle of Anglesey County Council**

**Cais llawn ar gyfer codi 6 annedd fforddiadwy, creu mynedfa i gerddwyr, creu 8 llecyn parcio ynghyd a dymchwel ac adleoli postiau giat ar dir ger / Full application for the erection of 6 affordable dwellings, construction of a pedestrian access, creation of 8 parking spaces together with demolition and relocation of gate posts on land adjacent to**

**Vulcan Street, Caergybi/Holyhead**



## **Planning Committee: 07/11/2018**

### **Report of Head of Regulation and Economic Development Service (DPJ)**

#### **Recommendation:**

Permit

#### **Reason for Reporting to Committee:**

The planning application is being reported to the planning committee because the Isle of Anglesey Council is the applicant and the landowner.

The planning application was reported to the Planning Committee on October 2018 and it was resolved to convene a site visit.

#### **1. Proposal and Site**

The application site is located on the intersection of Seiriol Street and Vulcan Street. To the west the application site is abutted by the Ysgol Cybi Primary School, which has a service road which dissects the application site. There is a former snooker hall building and a residential property "Craigwen" on the application site which would be demolished as part of the proposals. The northern gable of the former snooker hall abuts and forms a boundary with a residential property at Gwynant. There are residential properties opposite at Seiriol Street and to the south on Vulcan Street. The residential properties are predominantly substantially two storey terraced blocks finished with rendered external walls and slated roofs.

The planning application is submitted for 6 affordable dwellings in two proposed blocks which would be intersected by the existing service road to Ysgol Cybi. The proposed block on Seiriol Street would include 4 1 bedroom flats. To the south on Vulcan Street the proposed block is made for a pair of two bedroom semi-detached dwellings. Externally the proposed development would be finished with self-coloured render, have natural slated roofs and UPVC doors, windows and some cladding. Eight off-road car parking spaces are proposed in connection the proposed development. Foul and surface water drainage would be connected to the public sewer.

The proposal also makes provision for the re-alignment of the gate post on the service road to Ysgol Cybi school.

#### **2. Key Issue(s)**

- Principle of the Development.
- Character and Appearance of the Locality.
- Highways & Parking considerations.
- Impact on the Amenities of Adjacent Properties

#### **3. Main Policies**

##### **Anglesey and Gwynedd Joint Local Development Plan (2017)**

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

ISA5: Provision of Open Spaces in New Housing Developments

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PS 17: Settlement Strategy

TAI 1: Housing in Sub-Regional Centres & Urban Service Centres

AMG 5: Local Biodiversity Conservation

PS 20: Preserving and Where Appropriate Enhancing Heritage Assets

AT 3: Locally or Regionally Significant Non-Designated Heritage Assets

Planning Policy Wales Edition 9 2016 “PPW”

TAN 12: Design

Technical Advice Note (TAN) 24: The Historic Environment (2017)

Supplementary Planning Guidance SPG Design in the Urban and Rural Built Environment (2008)  
“SPG Design”

#### **4. Response to Consultation and Publicity**

Holyhead Town Council – No observations received at the time of writing.

Councillor Trefor Lloyd Hughes – Called the application to the planning committee due to problems with car parking adjacent to the two schools.

Highway Authority – Conditional permission.

Drainage Section – No observations received at the time of writing.

Environmental Services – The proposed development should not cause nuisance by way of dust, fumes, noise or artificial light and it is recommended that working hours and any rock breaking should be regulated.

Ecological and Environmental Adviser – Was previously satisfied with the proposals subject to planning application 19LPA1043/CC subject to mitigation and enhancements secured by planning conditions. Sought further clarification as to whether any invasive species are present on the application site and is now satisfied subject to mitigation measures being conditioned.

Heritage Adviser – Has previously confirmed that the buildings to be demolished as part of the proposals do not appear to be of any significant historic or architectural interest although the corner property of “Craigwen” is shown on the 1889 O.S. Map. It is recommended that a photographic record of the existing buildings be undertaken prior to the proposed demolition.

The nearest heritage assets are the grade II listed Cybi Building, Holyhead High School (Cadw Ref. 87587) situated directly to W and Ucheldre Centre (Cadw Ref. 5741) located some 50m to SE. It was not considered that the proposed development would be harmful to the setting of the nearby listed building and the proposal satisfies the relevant policies and criteria.

In relation to gate pillars which are to be re-aligned as part of the proposals a condition requiring a photographic survey and regulation of the re-building is recommended.

Housing Services - This is an application submitted by Housing Services for 6 affordable units. I confirm that there is a strong demand for 1 bed flats and 2 bed houses in the Holyhead area, and this development seeks to meet some of that demand.

Gwynedd Archaeological Trust “GAPS” – No observations.

Joint Planning Policy Unit “JPPU” – The site is within the development boundary but not allocated for a specific use in the JLDP. Policy PCYFF 1 and Policy TAI 1 support residential development on windfall sites within development boundaries. Policy TAI 15 requires an affordable housing contribution on sites of 2 or more units in Holyhead. Evidence over the need for the affordable units proposed should be provided. Policy TAI 8 requires an appropriate housing mix to improve the balance of housing in the community.

Lifelong Learning – The development is too small to have an effect on local schools.

Natural Resources Wales “NRW” –

Protected Species – Was previously satisfied with the proposals subject to planning application 19LPA1043/CC subject to mitigation in respect of protected species but their observations are awaited at the time of writing in respect of the proposal subject to this report.

Property Services – No observations received at the time of writing.

Welsh Water - The proposed development site is crossed by a 229mm diameter combined public sewer and this will need to be diverted as part of the proposals. Welsh Water have also accepted that surface water can be discharged into the public sewer at an attenuated rate.

Public response to notification:

The planning application was advertised by way letters to adjacent properties, site notices and a press notice was published. In addition the amended plans described in the introduction of this report were re-advertised. The publicity period for the amended plans expired on 03.09.18 and at the time of writing the following observations have been received from one local resident:

- Parking congestion (a photograph is submitted to evidence) which is exacerbated by the construction of the new school.
- Community parking area is required in the area and the area currently being used for residents should be formalised.
- Access is required to the rear lane which it is contended is poorly maintained by the council.
- The refuse lorry is currently being obstructed as would any emergency vehicles.
- Houses are not needed there is no room for further residents.
- There are plenty of other areas to build houses or to renovate empty houses in the town.
- The council should listen to residents.

## 5. Relevant Planning History

19C964 Full plans for the erection of four residential flats together with alterations to the existing pedestrian and vehicular access, conditionally approved 07.06.07.

19LPA1043/CC Full application for the erection of 6 affordable dwellings together with the creation of pedestrian access and 8 parking spaces Withdrawn 01.05.18.

19LPA1043B/LB/CC Listed building consent for the erection of 6 affordable dwellings together with the creation of a pedestrian access, 8 parking spaces and the demolition and relocation of gate posts – Consent not Required

## 6. Main Planning Considerations

**Background:** Members may recall that a planning application 19LPA1043/CC for a similar development was included on the agenda of the planning committee in May 2018 but was withdrawn prior to being considered. The application subject to this report differs from that previously submitted in that the proposals include improvements to the access of the service road serving Ysgol Cybi. In addition the design and layout has been amended to provide additional room along the rear boundary 4 1 bedroom flats and Ysgol Cybi to the rear (west). This results in the northern gable of these flats being closer to the boundary with existing property to the north (Gwynant) and the front elevation being moved forward so that it directly abuts Seiriol Street. The proposed car parking areas in connection with these flats is also re-configured.

**Principle of the Development:** The site is located within the development boundary of Holyhead under the provision of PCYFF 1 of the JLDP. Holyhead is classified as an Urban Service Centre under the provisions of policy TAI 1 of the JLDP and this policy permits housing proposals on suitable windfall sites within the settlement boundary. Policy PS 17 of the JLDP states that housing will be distributed based on the settlements strategy with a higher proportion of developments required to take place in Urban Service Centres such as Holyhead based on the settlement's level of service provision but subject to environmental, social and infrastructure capacity to accommodate the development.



Policy TAI 8 (Appropriate Housing Mix) states that proposals should contribute towards meeting the identified needs of the community through meeting the listed criteria which include maximizing the delivery of affordable housing and ensuring the sustainable use of land through an efficient density of development compatible with local amenity. In terms of need for the development the council's Housing Services have stated that there is a high demand for affordable 1 bed flats and 2 bed houses in Holyhead. Though it is understood that the application will be developed for 100% affordable housing in conjunction with the council, it would normally be necessary to complete a legal agreement requiring that 10% of the units are developed for affordable housing requirements in accord with policy TAI 15 (Affordable Housing Threshold & Distribution) as the planning permission could still be developed for general market purposes. In this case it is not possible for the council to complete a legal agreement with itself and a planning condition has been recommended which requires one of the units to be affordable.

The application site also comprises previously developed land and it is government policy in section 4.9 of PPW on the grounds of sustainability to re-use such sites in existing settlements where there is vacant or under-used land for suitable uses such as that being applied for. Additionally the application site is located in a highly sustainable location within walking distance of the town centre and other retail, community and travel facilities and on a main bus route.

**Character and Appearance of the Locality:** Policy PCYFF 2 (Development Criteria) of the JLDP states that to make the most efficient use of land there should be a minimum of 30 housing units per hectare unless there are local circumstances or site constraints which dictate a lower density. The density of the proposed development is around 60 units per hectare. Whilst this may appear high it is material that 4 of the units are 1 bedroom flats which have two units in one building which contributes towards a higher density; as explained in the preceding section there is a housing need in Holyhead for this type of development. The 30 units per hectare is also a minimum figure and in appropriate location PPW seeks well designed living environments and where appropriate at increased density subject to the proposals not damaging the area's character or amenity, including the impact on neighbouring dwellings in terms of privacy and overshadowing.

In terms of the area's character policies PCYFF 3 (Design and Place Shaping) and PCYFF 4 (Design and Landscaping) of the JLDP require that new developments demonstrate a high quality design and that they integrate into their surroundings. The proposed developments is made for two storey units which would be rendered and have slate roofs. The layout and design of the proposals are considered to be reflective of the varied housing types which can be seen in the area and on this basis-are acceptable having regard to the impact on the character and appearance of the area.

**Impact on the Residential Amenities of Adjacent Properties & Occupants of the Proposed Development:**

The council's Environmental Services have recommended that the construction of the development should not result in amenity problems as described in their consultation. A condition has been recommended regulating working hours in the construction of the development given the proximity of existing properties abutting and in proximity.

The impact of the development in terms of potential overlooking and overshadowing on the existing properties adjoining and in proximity to the application site is material. The council's SPG Design provides guidance in relation to minimum distances from existing and proposed dwellings and their boundaries. The proposal is in general conformity with this guidance as regards distances from existing residential properties abutting and in proximity to the proposed development.

The rear elevation of the proposed flats on Seiriol Street are, however, closer to the rear boundary with Ysgol Cybi than would generally be permissible. The guidance generally requires around 10 metres but the proposed flats are ground 3 meters away. No objections are raised in this instance as the proposal abuts a playground forming part of the Ysgol Cybi grounds, as opposed to a residential property. This means that there is no impact on residential amenity considerations in terms of overlooking, loss of light and so on which the guidance on distances in the SPG is primarily intended to regulate.

**Historic Environment** – The residential property on the application site “Craigwen” is of some local architectural and historic interest, which would be demolished as part of the proposals. No objections are raised to this aspect of the proposal subject to the requirement for a photographic survey being undertaken for recording purpose.

There is a grade II listed Cybi School to the west. In planning policy terms PPW explains that there is a general presumption in favour of the preservation of a listed building and its setting further for any development affecting a listed buildings or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special or architectural or historic interest which it possesses. The council’s Heritage Adviser does not consider that the proposal would be harmful to the setting of this listed building and that the proposal satisfies the relevant policies and criteria.

As part of the proposal the gate pillars on the service road to Ysgol Cybi are to be re-aligned. It has been confirmed that these gate pillars are not listed and there are no objections to this part of the proposal from the council’s Heritage Adviser subject to the condition recommended requiring a photographic survey and regulation of the their re-building as described in the comments.

### **Highways & Parking Considerations:**

Part of the application site to the south on Vulcan Street where the pair of two bedroom semi-detached dwellings are proposed is currently used on an informal basis for car parking by residents and others. The area in question is land within the council’s ownership and there is no lawful right to park here or requirement that the area be retained as a parking area.

Detailed objections have been received on the grounds of parking as detailed in the relevant section of this report. These objections have been assessed by the highway authority who are recommending conditional permission.

The realignment of the gate pillars on the service road to Ysgol Cybi will also facilitate access by Large Goods Vehicles from Vulcan Street into the school.

**Other Matters:** The objections received state that access is required to their rear lane. It is understood that these objections apply to the footway at the rear of properties on north west side of Vulcan Street. The development will restrict access to the northern side of the footway at the rear of 47 Vulcan Street but access will still be available from the southern side of the footway. This is therefore considered a civil matter which is given little weight in this assessment.

The proposed development is within 3 meters of the existing public sewer and the applicant has confirmed that this will be diverted as part of the proposed development. Welsh Water have no objections to surface water being discharged into the public sewer in this instance.

In terms of ecology the council’s Ecological and Environmental Advise is satisfied subject to mitigation measures which are being regulated by way of the conditions recommended on protected and invasive species. NRW’s comments are still awaited at the time of writing. Having regard to the Environment Act (Wales) ecological enhancements are being secured by way of the landscaping condition recommended.

## **7. Conclusion**

The proposed development is made on previously developed land in a highly sustainable location in the largest settlement on Anglesey. The high density development is considered acceptable in the context described. As explained in the report the Highway Authority are content with the proposal in all regards including car parking and the realignment of the gate pillars on the service road to Ysgol Cybi will also facilitate access by Large Goods Vehicles from Vulcan Street into the school.

The rear elevation of the proposed flats on Seiriol Street is closer to the rear boundary with Ysgol Cybi Primary School than prescribed in guidance but given that there are no impacts on residential

amenity this is considered acceptable. The proposal is therefore considered acceptable subject to the receipt of comments from outstanding consultees.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more prosperous and resilient Wales in terms of the economic improvements that would accrue as part of the development and being for affordable housing a more equal Wales.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## 8. Recommendation

That planning permission is granted subject to the receipt of any comments from the council's Lifelong Learning Service and subject to the following planning conditions:

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with 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/ Document	Reference	Dated
Site OS Plan	A-00-01	
Topo Survey	A-00-2	
Existing Gate Pillars	A-00-4	
Proposed Site Layout	A-00-3	
Proposed Gate Pillars	A-00-5	
Proposed Gate Pillars	A-00-6	
421 Houses	A-01-01	
212 Flats Plans	A-02-01	
212 Flats Elevations	A-02-02	
Protected Species Survey (Sam Dyer Ecology)		24.08.17
Japanese Knotweed Survey (Sam Dyer Ecology)		17.09.18
Drainage Strategy (Cadarn)		October 2017

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

**(03) The construction of the development hereby approved shall not take place outside the hours of 0800 - 1800 hours - Monday to Friday; 0800 - 1300 hours - Saturday's and there shall be no working on Sunday's or Bank Holidays.**

Reason To protect the residential amenities of adjacent residential properties.

**(04) The approved means of enclosure shall be constructed or erected prior to the occupation of the dwelling(s) or flat(s) 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.

**(05) No development shall take place until a scheme of landscaping and tree planting for the application site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density. The approved new planting shall not be implemented later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.**

Reason: In the interest of the visual amenities of the locality and to secure ecological enhancements.

**(06) Any tree 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 interest of the visual amenities of the locality and to secure ecological enhancements.

**(07) The application site shall be developed strictly and entirely in accord with the Protected Species Survey (Sam Dyer Ecology) 24.08.17.**

Reason: In the interests of ecology.

**(08) Notwithstanding the plans hereby approved no development shall commence until full details of all external 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.**

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

**(09) The existing gate pillars shown on drawing number A-00-4 shall be accurately recorded (including dimensions and component building parts) and photographed and the results submitted to and approved in writing by the Local Planning Authority prior the their dismantling. The pillars shall thereafter be reconstructed using the original component building parts in so far as reasonably possible in accord with the details to be approved in writing under the provisions of this condition and drawing numbers A-00-5 and A-00-6.**

Reason: To ensure that the development preserves the setting of the grade II listed Cybi School.

**(10) The accesses 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: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

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

Reason: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

**(12) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the public highway.**

Reason: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

**(13) The highway boundary wall, hedge, fence or any new boundary erected fronting the highway shall at no time be higher than 1 meter above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2 metres of the said wall hedge, fence or any new boundary erected fronting the highway.**

Reason: To provide adequate inter-visibility between the existing service road and proposed access(es) and the existing public highway for the safety and convenience of users of the highway and the access.

**(14) The car parking accommodation shall be completed in full accordance with the details as submitted before the dwelling(s) or flat(s) to which it relates is occupied and shall 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.

**(15) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan (CTMP). The CTMP shall include;**

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vi) The arrangements for loading and unloading and the storage of plant and materials;**
- (vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

**The construction of the Development shall be completed in accordance with the approved Plan.**

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

**(16) No surface water from the within the curtilage of the site to discharge onto the highway.**

Reason: To ensure no direct adverse effect on the adjoining highway in the interests of amenity and highway safety.

**(17) The foul and surface water drainage scheme illustrated on the plans hereby approved shall be implemented and be fully operational prior to the occupation of the dwelling(s) or flat(s) to which it relates is occupied.**

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

**(18) The 229mm diameter combined public sewer crossing the application site (from SH24822404 to SH24822402) shall be diverted in accord with drawing reference EL (95) 01 (Proposed Section 104 Drainage Layout) prior to the commencement of the building denoted as Plot 3.**

Reason: To protect the integrity of the public sewerage system.

**(19) Surface water flows from the development shall only communicate with the public combined sewer at manhole chamber through an attenuation device that discharges at a rate not exceeding 5 l/s.**

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

**(20) 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.

**(21) All construction, maintenance, repair work(s) in connection with the development hereby approved shall proceed strictly and entirely in accord with the Protected Species Survey (Sam Dyer Ecology) 24.08.17.**

Reason: To safeguard any protected species present.

**(22) No development shall commence until a plan to eradicate Japanese Knotweed which shall include a timetable for the implementation thereof "JK Plan" has been submitted to and approved in writing by the Local Planning Authority. The JK Plan to be approved in writing under the provision of this shall be adhered to in the construction and the use of the development hereby approved.**

Reason: To prevent the spread of invasive species present.

**Please inform the Applicant that:-**

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, re-siting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

7.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **42C188E/ENF** Application Number

Ymgeisydd Applicant

**Mr & Mrs Maldwyn and Menai Jones**

**Cais ôl-weithredol ar gyfer codi uned llety gwyliau newydd yn / Retrospective application for the erection of a new build holiday letting unit at**

**4 Tai Hirion, Rhoscefnhir**





**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service (SCR)**

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

At the request of the Local Member Cllr Ieuan Williams.

At the committee meeting held on the 5<sup>th</sup> September 2018, it was resolved that a site visit was required. The site visit took place on the 19<sup>th</sup> September, the Members are now aware of the site and its settings.

At its meeting held on the 3<sup>rd</sup> November, 2018 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

The proposal complies with Policy TWR 2

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:  
"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

Brownfield site

The Members resolved to approve the application as they considered the site to be a brownfield site (previously developed land).

Figure 4.4 'Definition of Previously developed Land' of Planning Policy Wales defines 'brownfield/previously developed land' as that which is or was occupied by permanent structure and associated structures **however** this excludes agricultural and forestry buildings. The application site is situated on part of the footprint of a former redundant agricultural building and therefore cannot be supported as the proposal is contrary to Planning Policy Wales (9<sup>th</sup> Edition) and Policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan.

Since the Planning and Orders Committee that was held on the 3<sup>rd</sup> October further investigations have taken place in regards to the cheese making operation and cheese making courses that are run from the neighbouring farm as there is no record of any planning permission being granted for the development. At the time of writing this report, further information is awaited from the applicant.

During a recent site inspection, it was observed that 31 touring caravans and vacant pitches were located within the caravan site. Condition (05) of planning permission 42C188A (Full application

for the creation of a touring caravan and camping site, erection of a shower block, creation of an internal access road, landscaping and associated development on land at Tai Hirion) states that no more than 20 caravans shall be located on the site at any one time and those shall be located in the positions shown on the plans. The shower block and internal access road approved as part of the application have also been constructed in the incorrect position. The agent has been advised of these breaches and requested to rectify the matter.

The Committee considered that the holiday unit as proposed was already part of a family business and did not accept a proposal for a Section 106 to tie the businesses together.

At the time of writing this report further information is awaited from the applicant in regards to these breaches.

## **7. Conclusion**

The proposal is for a new build holiday unit, on land, which cannot be considered as previously developed land/brownfield site, as the building, which previously occupied the site, was a redundant agricultural building. Part of the justification given is that the unit will be occupied in relation to the cheese making business for which there is no planning history. The proposal is therefore contrary Policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan and the guidance contained within Planning Policy Wales (9<sup>th</sup> Edition).

The applicant needs to address these outstanding breaches and submit an application that combines the holiday / tourist elements together. This would enable the applicant to submit an application under policy TWR 2 to extend the existing holiday accommodation establishments.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

## **8. Recommendation**

### **Refuse**

(01) The local planning authority considers that the proposal fails to comply with Policy TWR2 of the Joint Local Development Plan and the guidance contained within Planning Policy Wales.

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.

8.1

**Ceisiadau'n Economaidd**

**Economic Applications**

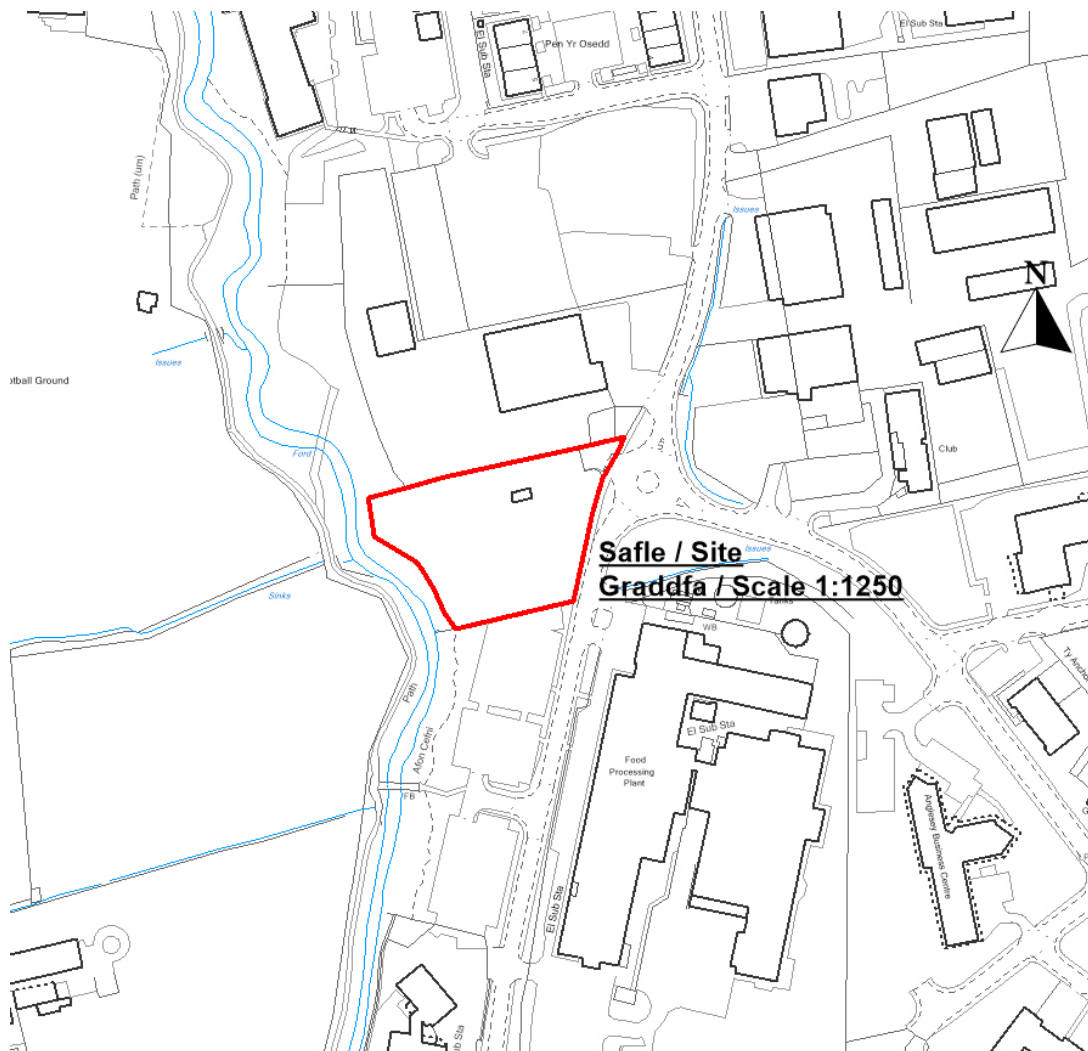
Rhif y Cais: **34C262H/FR/ECON** Application Number

Ymgeisydd Applicant

**Castle Property Investment Holdings Limited**

**Cais llawn i godi adeilad yn cynnwys 8 o unedau ar wahân (i'w defnyddio i ddibenion diwydiannol ysgafn dan ddosbarthiadau defnydd B1, B2 a B8) ynghyd â datblygiad cysylltiedig ar dir ar yr hen safle/ Full application for the erection of a building incorporating 8 separate units (used for light industrial purposes under use classes B1, B2 & B8) together with associated development on land at the former**

**Cig Môn, Stad Diwydiannol Bryn Cefni Industrial Estate, Llangefni**



**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service (IWJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

**1. Proposal and Site**

The application is submitted for the erection of a building incorporating 8 separate units (used for light industrial purposes under use classes B1, B2 & B8) together with associated development on land at the former Cig Mon, Llangefni

The site is located between a builders merchant to the north, a car sales showroom to the north east and poultry food factory to the south west with their associated parking area to the south. Along the western boundary is located the river Cefni.

The site is generally level and surfaced in stone and hardcore. There is a sub-station currently located at the site which will be retained as part of the proposed development.

The application site is served by two existing access points, one from the roundabout to the east of the site and the other from the south of the site. The proposed development will utilise both access points.

**2. Key Issue(s)**

Whether or not the proposal complies with local and national policies, is acceptable within a flood risk area, whether the proposal will have an impact upon the neighbouring properties, amenity of the area and highway safety.

**3. Main Policies**

**Joint Local Development Plan (JLDP)**

PCYFF1 – Development Boundaries  
PCYFF 2 – Development Criteria  
PCYFF3 – Design and Place Shaping  
PCYFF 4 – Design and Landscaping  
PCYFF 6 – Water Conservation  
PS1 – Welsh Language and Culture  
PS2 – infrastructure and Developer Contributions  
PS4 - Sustainable Transport, Development and Accessibility  
PS5 – Sustainable Development  
PS6 - Alleviating and Adapting to the Effects of Climate Change  
PS7 – Renewable Energy Technology  
PS13 – Providing opportunity for a flushing economy  
PS19 – Conserving and where appropriate encouraging the natural environment  
ISA1: Infrastructure Provision  
TRA 2 – Parking Standards  
TRA4: Managing Transport Impacts  
TRA 4- Managing Transport Impacts  
Policy ISA1 – Infrastructure Provision  
Policy CYF1 – Safeguarding, allocating and reserving land and units for employment use

**Planning Policy Wales (9<sup>th</sup> Edition)**

**Technical Advice Note 5: Nature Conservation and Planning**

**Technical Advice Note 12: Design**

**Technical Advice Note 11: Noise**

**Technical Advice Note 12: Design**

**Technical Advice Note 15: Development and Flood Risk**

**Technical Advice Note 18: Transport**

**Technical Advice Note 20: Planning and the Welsh Language**

**Technical Advice Note 23 – Economic Development**

**SPG: Design Guide for the Urban and Rural Environment**

**4. Response to Consultation and Publicity**

**Councillor Dylan Rees – No Response**

**Councillor Nicola Roberts – No Response**

**Councillor Bob Parry – No response**

**Town Council – Supportive of application**

**Environmental Health – Recommended that conditions are attached to an approval with respect to contamination.**

**Drainage – Awaiting Drainage Response**

**Welsh Water – No Objection**

**Local Highways Authority – Conditional Approval**

**Ecological and Environmental Adviser – Recommended that conditions are attached to any approval with respect to external lighting, landscaping and planting and eradication of invasive species.**

**Natural Resources for Wales – No Objection**

**Joint Local Planning Policy Unit – The policy section are supportive in principle of the application. The Welsh Language Statement is considered acceptable.**

**Response to publicity:**

The proposal was advertised with the posting of site notices, distribution of individual letters of notification to adjacent properties and an advert within the local press. The closing date for the submission of representations was the 20<sup>th</sup> August, 2018. No representations were received as a result of publicity afforded to the application.

In addition, a statutory public consultation process has been carried out and a Pre-Application Consultation (PAC) report submitted as part of the application.

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 requires that the developer should undertake pre-application consultation for all planning applications that are classed as 'major' development for both full or outline applications.

Major development is defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as being:

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwelling houses where;
  - (i) the number of dwelling houses to be provided is 10 or more; or
  - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;
- or
- (e) development carried out on a site having an area of 1 hectare or more;

The proposed development falls within the definition of major development as defined by (d) Above (4151sqm proposed) . The order also requires that there be a 28 day publicity period prior to submitting a planning application and that the following should be undertaken:

- Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development
- Write to “any owner or occupier of any land adjoining the land to which the proposed application relates”
- Make the draft planning application information available publicly
- Consult community and specialist consultees before applying for planning permission
- Consider if Environmental Impact Assessment (EIA) is required for the project
- Submit a pre-application consultation report (PAC) as part of the planning application

This document records the process of the pre-application consultation process as required above in the form of a PAC report.

The Order requires that the PAC report presents the following information:

- a) A copy of the site notice;
- b) A declaration that the site notice was displayed in accordance with the statutory requirements i.e. in at least one place on or near the development site for no less than 28 days;
- c) A copy of the notice given to owners and occupiers of adjoining land;
- d) Copies of all notices provided to councillors, town and community councils, and specialist consultees
- e) Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer
- f) A summary of all issues raised in response to the statutory publicity – the developer must confirm whether the issues raised have been addressed and if so, how they have been addressed.

Full details are included in the pre-application consultation report.

## **5. Relevant Planning History**

34C262 - Extension to lairage, chill rooms, further processing facilities and ancillary developments at Cig Mon, Llangefni – Approved - 23/9/91

34C262A - Extension to lairage, chill rooms, amenity block, further processing facilities and ancillary developments at Cig Mon, Llangefni – Approved 29/7/93

34C262B - Detailed plans for the erection of a cooling hall, administration office and loading bay at Cig Mon, Llangefni – Approved 8/7/94 -

34C262C - Demolition of part of the existing building along with the erection of a new building for meat processing and packing at Cig Mon, Llangefni –Approved 11/9/95

34C262D - Retention of an extension on to the abbatoir at Cig Mon, Llangefni - Approved 3/10/97

34C262E - Erection of a first floor extension at Cig Mon, Llangefni – Approved 26/3/98

34C262F - Extensions to the existing abbatoir building for boning and processing of meat at Cig Mon, Llangefni - Finally Disposed of 22/9/08

34C262G - Full application for change of use of land to car sales area together with the erection of an office building on land at the former Cig Mon Llangefni - Approved 22/08/2016

## **6. Main Planning Considerations**

The proposal entails the erection of a building incorporating 8 separate units (used for light industrial purposes under use classes B1, B2 & B8). The proposal also includes an internal access road, car parking area, cycle and refuse storage areas.

The proposed units will be located generally at the centre of the site with access road running in an anticlockwise circular pattern. The cycle and refuse areas are located at the north western part of the site. The units will be finished with graphite grey cladding and profiled steel roof cladding, typical of other development within the area. The proposed development provides an overall floorspace of 1,717 square meters.

### Policy Considerations

The application site is located within the identified settlement boundary of the town of as shown on the Joint Local Development Plan Proposals Plan. The site is safeguarded for employment uses.

The main relevant policy within the JLDP is Policy CYF1 which safeguards land and units for employment / business enterprises. Bryn Cefni Industrial Estate has been identified for B1, B2 and B8 uses. It is considered that the application accords with the general thrust of national and other local planning policies. The Policy Section have been consulted regarding the application and are supportive in principle to the application subject to material considerations being resolved.

### Welsh Language Statement:

Policy PS 5 states that all proposals should protect, support and promote the use of the Welsh language. Policy PS1 provides a framework to consider how proposed developments achieve this. The policy requires developers to submit a Welsh Language Statement with any proposed retail, industrial or commercial development covering an area of 1,000m.sq or more as the case with this application. In accordance with the requirements of the Policy the applicant has submitted a Welsh Language Statement as part of the application's Planning Statement.

In considering the scale of the proposed development and its location on an existing employment site, together with the relative size of Llangefni, it is considered that the risk of the development having a substantial negative impact on the character and linguistic balance of the community is low.

### Flood Risk:

The application site is located adjacent to the River Cefni and a C2 Flood Zone area. As part of the proposed development the levels of the site will be reduced. However, finished ground and floor levels will remain above extreme flood levels from the adjacent river. Natural Resources for Wales have assessed the application and have raised no objection to the proposed development.

### Visual Amenity:

The application site is a brownfield site within the development boundary of Llangefni. It is considered that the scale, location and design is acceptable and sympathetic with surrounding buildings, existing and approved. There is also adequate space to accommodate appropriate levels of landscaping in an effort to mitigate the development.

Given the site location with a backdrop of an industrial landscape, it is not considered that there will be harm to the visual appearance of the location and respects the main thrust of policy PCYFF4 of the JLDP.

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.

The application site is not located within a residential area of Llangefni. Given the nature of the proposal and distance to nearby residential properties and other land and property users, it is not considered the proposed development would have a detrimental effect upon the amenities of the properties.

Local Highway Authority:

The Local Highway Authority have assessed the application and are satisfied with the proposal subject to conditions. The site is considered to be in a sustainable location, located within close proximity to the National Cycle Network and existing public transport links.

Ecology:

Although the application site appears to be of little or no ecological interest, the area has been undisturbed for a number of years therefore the Authority ecologist has requested that a Preliminary Ecological Appraisal be carried out prior determination of the application. Following receiving and assessing the appraisal, the ecological adviser is satisfied with the proposal subject to conditions relating to external lighting, landscaping and planting and the eradication of invasive species.

## **7. Conclusion**

Following consideration of the relevant policy framework and the principle of the development aligns with the national policies and the Joint Local Development Plan.

In addition, the proposal is acceptable in technical terms and there will be no harm to the amenities of the locality. Natural Resources for Wales have been consulted and are satisfied that the application is acceptable in terms of Flood Risk. Conditions will be attached to the permission relating to contamination, ecological and highway related matters.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.



## 8. Recommendation

To **approve** the application subject to the following conditions:

**(01)The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below under planning application reference 34C262H/FR/ECON except as required to be approved under the conditions imposed:**

Drawing/ Document Number	Date Received	Plan Description
	18/07/2018	Location Plan
392758-MMD-00-XX-DR-C-0006 Rev P2	18/07/2018	Preliminary Site Plan & General Arrangement
392758-MMD-00-XX-DR-C-0009 Rev P1	18/07/2018	Welsh Water Agreed Easement Plan
392758-MMD-00-XX-DR-C-0008 Rev P1	18/07/2018	Foundation Details Relative to Water Mains
392758-MMD-00-XX-DR-C-0005 Rev P2	18/07/2018	Drainage Layout
392758-MMD-00-XX-DR-C-0003 – Rev P1	18/07/2018	Roof Plan View and General Arrangement
392758-MMD-00-XX-DR-C-0002 Rev P1	18/07/2018	Ground Floor Plan and General Arrangement
392758-MMD-00-XX-DR-C-0001 Rev P1	18/07/2018	Elevation View and General Arrangement
392758-MMD-00-XX-DR-C-0001 Rev P1	18/07/2018	Preliminary Site Plan and Partitioning General Arrangement and Swept Path Analysis

Reason: For the avoidance of doubt.

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

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

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

Reason: To avoid / minimise wildlife impacts.

**(04) The site shall be landscaped and native trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the Local Planning Authority before any development commences. The planting and landscaping works shall be carried out in full to the satisfaction of the Local Planning Authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is sooner. The said trees and shrubs shall be retained for the lifetime of the development. Any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.**

Reason: In the interest of ecology.

**(05) No development shall commence until a Scheme for Control and Eradication of Invasive Species has been agreed in writing by the Local Planning Authority. The Scheme should detail measures to control and effectively remove Himalayan balsam. The scheme shall thereafter be carried out in accordance with the approved details.**

Reason: To Control and Eradicate Invasive Species

**(06) In the event of any contamination being found, no further development shall be carried out until a suitable Remediation Strategy should be submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.**

Reason: In the interest of public health

**(07) The buildings hereby approved shall be used for the purposes identified in use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Orders 1987.**

Reason: To define the scope of this permission

**(08) 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 the interest of highway safety

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

Reason: In the interest of highway safety

**(10) The car parking accommodation shall be completed in full accordance with the details as submitted under drawing reference 392758-MMD-00-XX-DR-C-0006 Rev P2 before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: In the interest of highway safety

**(11) No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. The use hereby approved shall not commence until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.**

Reason: In the interest of highway safety

**(12) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan (CTMP). The CTMP shall include:**

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for loading and unloading and the storage of plant and materials;**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

**The construction of the Development shall be completed in accordance with the approved Plan.**

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

**(13) The development hereby approved shall not be brought into operation until there has been submitted to and approved in writing by the LPA, an Operational Phase Traffic Management Plan (OTMP). The OTMP shall include;**

- (i) The routing to and from the site of service and operational vehicles, plant and deliveries, including Traffic Management Measures necessary to facilitate safe operation, including any subsequent demolition or decommissioning of the development**
- (ii) The type size and weight of service and delivery vehicles to be used in connection with the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of service and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and access routes to the site including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (v) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

**The operation of the Development shall be carried out in accordance with the approved Plan.**

Reason: To ensure reasonable and proper control is exercised over traffic associated with the operation of the development in the interests of highway safety.

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

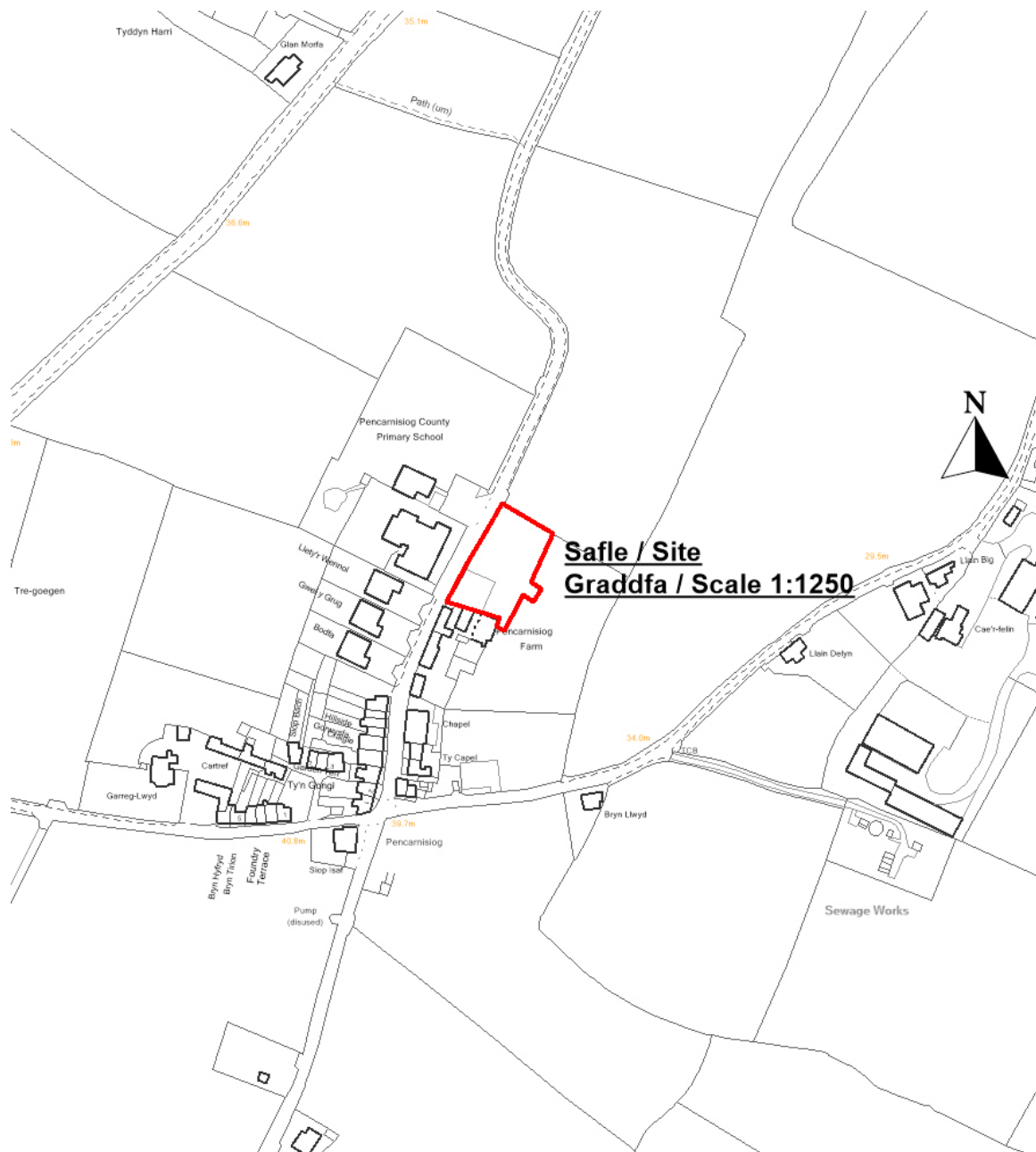
Rhif y Cais: **28C477B** Application Number

Ymgeisydd Applicant

**Mr Alan Kelly**

**Cais llawn ar gyfer codi 4 annedd (1 fforddiadwy) ynghyd a chreu mynedfa newydd i gerbydau a cherddwyr ar dir yn / Full application for the erection of 4 dwellings (1 affordable) together with the construction of a new vehicular and pedestrian access on land at**

**Pencarnisiog Farm, Pencarnisiog**



**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service (GJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is being presented to the Committee as part of the application site is outside the development boundary of Pencarnisiog; therefore, is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

**1. Proposal and Site**

The application is a full application for the erection of 4 dwellings (1 affordable) together with the construction of a vehicular and pedestrian access on land at Pencarnisiog Farm, Pencarnisiog.

**2. Key Issue(s)**

The key issue is whether the proposal can be supported by national and local policies and whether the proposal fits into the area without having a negative impact upon immediate residential properties.

**3. Main Policies**

**Joint Local Development Plan**

PCYFF1 – Development Boundaries  
PCYFF2 – Development Criteria  
PCYFF3 – Design and Place Shaping

**4. Response to Consultation and Publicity**

Community Council – No response at the time of writing the report

Local Member (Cllr Gwilym O Jones) – No response at the time of writing the report

Local Member (Cllr Richard Dew) – No response at the time of writing the report

Education Service – The Lifelong Learning section has confirmed that a contribution of £11,024.79 towards new facilities at Ysgol Pencarnisiog would be required.

Gwynedd Archaeological Planning Service – Confirmation has been received that the proposal will have no significant archaeological implications.

Ministry of Defence – The MOD has confirmed that they have no safeguarding objection to the proposal.

Welsh Water – Welsh Water has confirmed that only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at/ or downstream of manhole reference number SH35732701.

Natural Resources Wales – Standard Advice

Highways Authority – Conditional Approval

Housing Section – The housing section has confirmed that they welcome one affordable dwelling as part of the development.

A site notice was placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 6/9/18. At the time of writing the report no letters were received.

## **5. Relevant Planning History**

28C477 - Outline application for the erection of two dwellings together with the construction of a vehicular and pedestrian access on land at Pencarnisiog Farm, Pencarnisiog – Granted 26/4/13

28C477A - Application for reserved matters for the erection of two dwellings together with the construction of a vehicular and pedestrian access on land at Pencarnisiog Farm, Pencarnisiog – Granted 8/5/15

## **6. Main Planning Considerations**

Policy Considerations

Joint Local Development Plan

In the Joint Local Development Plan Pencarnisiog is identified as a Local Village under policy TAI 4. 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.

The majority of the site area, shown within the red line, lies within the development boundary. The proposed site plan indicates that the footprint and the curtilage of the proposed dwellings lies within the development boundary; however, part of the access road lies outside the development boundary and the drainage arrangements also lie outside the development boundary.

No new dwellings have been completed in Pencarnisiog between 2011 – 2017. A total of 2 units have obtained planning permission since 2017. There is therefore capacity within the settlement of Pencarnisiog to accommodate the 4 dwellings.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Villages such as Pencarnisiog. Pencarnisiog is identified as falling within the Rural West housing price area which seeks 20% (based on social rent tenure) affordable housing provision.

One of the four dwellings will be an affordable unit and this would satisfy the requirements of Policy TAI 15.

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.

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 would have to be given over the capacity with local schools to accommodate the anticipated number of children on the site.

Policy PCYFF2: Development Criteria states that proposals should be in line with the plan and national planning policy, make the most efficient use of land, provide appropriate amenity space regard to generation, treatment and disposal of water, where appropriate provision for management

and eradication of invasive species. Proposals should not have an adverse impact on health, safety or amenity of occupiers of adjacent users.

Policy PCYFF3: Design and Place Shaping states that all proposals will be expected to demonstrate a high quality design which fully takes into account its context. Innovative and energy efficient design will be particularly encouraged.

Policy PCYFF 4: Design and Landscaping states that all proposals should integrate into their surroundings.

Layout, design and amenity impacts.

The layout of the application site is acceptable with appropriate amenity space provided for each dwelling. The dwellings will be of high quality design and will fit in with other properties in the immediate area. The proposal also complies with distances as set out in the Supplementary Planning Guidance on Urban and Rural Environment.

New access and track.

The proposed application entails the construction of a new vehicular access and track which leads to the rear of the properties. The track has been reduced in width in order that it fits in with the general form of development in the area. The access track will also be landscaped in order to further screen the development from further afield.

Parking provision for primary school.

As part of the proposal the applicant has confirmed that 7 parking spaces will be made available at the front of the application site. These parking spaces will be available for drop-off and pick-up for the adjacent primary school.

Drainage

The foul drainage will connect into the existing mains sewer with a porous pipework and blanket soakaway provided to the rear of the access track.

Affordable Housing and School Places.

Policy TAI 15 seeks appropriate provision of affordable housing. For 2 or more dwellings in Pencarnisiog 20% affordable housing will be required. One of the four dwellings will be an affordable unit, which will be secured through a Section 106 agreement.

Policy ISA 1 seeks adequate infrastructure capacity. With this type of development consideration has been given to the capacity within Pencarnisiog primary school. The Lifelong Learning Service has confirmed that a contribution of £11,024.79 will be required for facilities for 4-11 year old pupils resulting from the development

### **Adjacent residential properties**

Neighbouring properties have been notified of the development. The expiry date to receive representations was 6/9/18. At the time of writing the report no objections were received.

It is not considered that the proposal will have a negative impact upon the amenities currently enjoyed by existing residential properties. The proposal complies with distances set out within the Supplementary Planning Guidance on Urban and Rural Environment. Agricultural fields are located to the North and East, a primary school located to the West (immediately opposite the site), and outbuildings located to the South of the site. The nearest residential property known as Llety'r Wennol is located approximately 30m away from the proposed dwellings



## 7. Conclusion

Having considered the above and all other material considerations the recommendation is one of approval subject to a Legal Section 106 agreement for 1 affordable dwelling and the necessary education contribution payments.

## 8. Recommendation

To **permit** the proposed development subject to a Legal Section 106 agreement, to provide an affordable unit and education contributions.

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).**

Reason: To ensure that the development is in the interests of amenity.

**(03) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at/ or downstream of manhole reference number SH35732701 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.**

Reason: For the avoidance of doubt

**(04) Vegetation cut back/removal shall take place between September and February in any year.**

Reason: To safeguard any nesting birds which may be present on the site.

**(05) No development shall commence until full details for the design and construction of the highway improvements, which include parking bays and pedestrian footways, has been submitted to and agreed in writing by the LPA. The improvements shall be completed as per the approved plans before the use hereby approved is commenced.**

Reason: In the interest of highway safety

**(06) 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 the interest of highway safety

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

Reason: In the interest of highway safety

**(08) The access shall be constructed with visibility splays as shown on the proposed plan on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

Reason: In the interest of highway safety.

**(09) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 0.6 meter above the level of the adjoining county**

**road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.**

Reason: In the interest of highway safety

**(10) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.**

Reason: In the interest of highway safety

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

- **Longitudinal and cross sections through the estate roads showing the proposed road levels relative to the existing ground levels and proposed garage floor levels.**
- **The surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.**
- **The location and the type of street lighting furniture.**

Reason: In the interest of highway safety.

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

Reason: In the interest of highway safety

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

Reason: In the interest of highway safety

**(14) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: In the interest of highway safety

**(15) No surface water from the within the curtilage of the site to discharge onto the county highway.**

Reason: In the interest of highway safety

**(16) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan (CTMP). The CTMP shall include;**

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the**

highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;  
 (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;  
 (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;  
 (vii) The arrangements for loading and unloading and the storage of plant and materials;  
 (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;  
 The construction of the Development shall be completed in accordance with the approved details.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

**(17) The site shall be landscaped and trees and shrubs shall be planted in accordance with drawing number 2598:18:6A submitted with application reference 28C477B. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the dwellinghouses or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

Reason: To ensure the development is appropriately screened.

**(18) Prior to commencement of work on the site, details of a management and maintenance plan for the communal surface water drainage system and proposed area of porous paving; which will demonstrate how their operation is to be secured for the lifetime of the development shall be submitted to and approved in writing by the local planning authority and the development shall thereafter proceed and be maintained in accordance with the management and maintenance plan approved under the provisions of this condition.**

Reason: To ensure the development is adequately drained.

**(19) The development hereby permitted shall be carried out in strict conformity with the details shown on the submitted plans, under planning application reference 28C477B.**

Drawing Description	Drawing Reference	Date Received
Location plan	2598:18:1	28/09/2018
Proposed Elevations and Floorplans	2598:18:4	31/07/2018
Highways Plan	2598:18:6A	28/09/2018
Proposed Site Plan (Drainage)	1955:18:3	31/07/2018

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

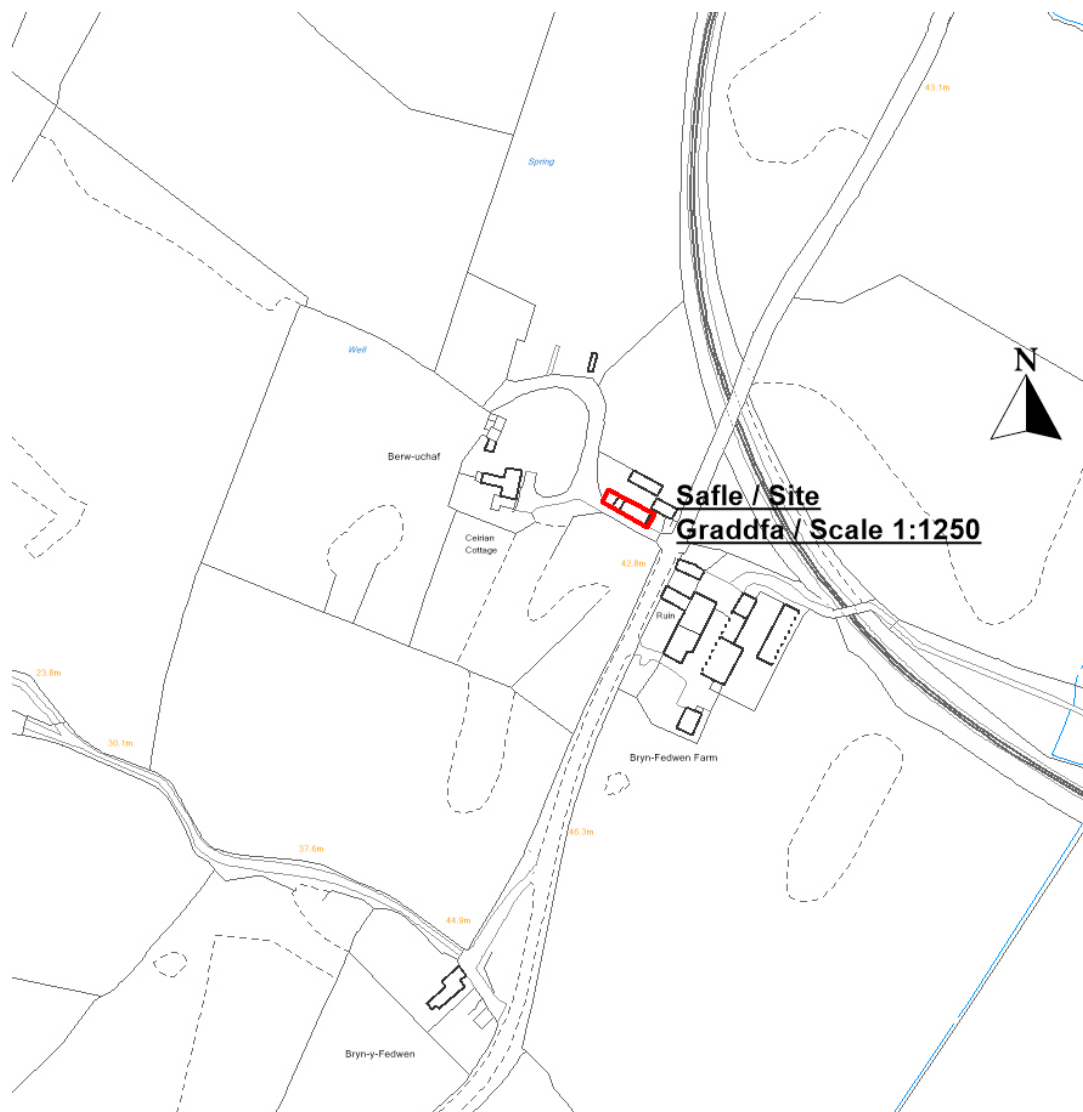
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **33C182E/VAR** Application Number

Ymgeisydd Applicant

**Mr Eric Baller**

Cais dan Adran 73A i amrywio amodau (03) (gwaith lliniaru), (08) (cau'r fynedfa gyfredol) a (09) (cynlluniau) o ganiatâd cynllunio cyfeirnod 33C182D (addasu adeilad allanol yn annedd ynghyd â chreu mynedfa) er mwyn newid y gorffenwaith ynghyd â chyflwyno manylion am ecoleg, trwydded liniaru a chau'r fynedfa wedi i'r gwaith gychwyn yn / Application under Section 73A for the variation of conditions, (03) (mitigation works), (08) (closure of the existing access) and (09) (plans) of planning permission reference 33C182D (conversion of outbuilding into a dwelling together with the formation of an access) so as to change the material finishes together with submission of ecology details, mitigation licence and closure of access details after the works have commenced at

**Berw Uchaf, Gaerwen**

**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service Service (GJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve

**1. Proposal and Site**

The application is made under Section 73A for the following:

Variation of conditions (03) (mitigation works) so as to provide the details after work commenced on site.

Variation of condition (08) (closure of the existing access) so as to provide details of the closure of the existing access after commencement of work on site.

And the variation of condition (09) (as approved plans) of planning permission reference 33C182D so as to change the material finishes on the outbuilding at Berw Uchaf, Gaerwen.

**2. Key Issue(s)**

The applications key issue is the existence of the fallback position (extant planning consent), what likelihood exists of the extant permission coming forward and that any harm that is generated by the extant permission being balanced against the proposed scheme and any improvement or betterment the proposal offers over and above the fall-back position.

**3. Main Policies**

**Joint Local Development Plan**

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI 7- Conversion of Traditional Buildings in the open countryside to residential use.

**4. Response to Consultation and Publicity**

**Community Council** – No response at the time of writing the report.

**Local Member (Eric Wyn Jones)** – No response at the time of writing the report.

**Local Member (Dafydd Roberts)** - No response at the time of writing the report.

**Highways** – Satisfied with the information submitted with the application.

**Drainage** – No response at the time of writing the report.

**Natural Resources Wales** – NRW stated that, a species licence was issued for the development approved under reference 33C182D. An email from the applicant's ecologist Chris Hall and the licence return both stated that the original mitigation had been completed. It was confirmed that a compensation bat roost was created in an adjoining building and that the building under development no longer constitutes a bat roost.

**Gwynedd Archaeological Planning Service** – No archaeological concerns

**Welsh Water** – No comments

Site notices were placed near the site and neighbouring properties were notified by letter. The planning application was also advertised in the local newspaper as the development is contrary to policies of the Joint Local Development Plan. The expiry date for receiving representations was the 5/10/18. At the time of writing the report no letters were received.

## **5. Relevant Planning History**

33C182D - Full application for conversion of outbuilding into a dwelling together with the formation of an access at Berw Uchaf, Gaerwen – Approved 31/1/17

## **6. Main Planning Considerations**

Full planning permission has been granted for the conversion of the outbuilding into a dwelling together with alterations and extensions under reference 33C182D which was approved on the 31/1/17. Works have commenced on the site and the new access has been constructed to the site.

### **Variation of Conditions (03), (08) and (09)**

Condition (03) of planning permission 33C182D states that no work shall be undertaken until the local planning authority has been provided with a copy of the licence issued by Natural Resources Wales authorising the works as approved to go ahead. A copy of the NRW licence has been submitted with this application. NRW has confirmed that they are satisfied with the information provided.

### **Condition (08) (Closure of existing access).**

Condition (08) of the previous permission stated that no development should commence until a scheme, including timetable for works, for the closure of the existing access had been agreed by the local planning authority. Details were not submitted prior to the commencement of work and the applicant has now submitted details of the closure of the existing access for approval. The highways authority has confirmed that the details submitted with the application are acceptable and meets the requirement of condition (08) of planning application 33C182D. The condition will be varied to ensure that the existing access will be permanently closed before the outbuilding is in use.

### **Condition (09) (As approved plans)**

Variation of condition (09) (as approved plans). The design of the outbuilding remains the same as that approved under application reference 33C182D. A request has been made to change the external finishing material from Wooden windows to UPVC. The advice of the Built Environment Section (Heritage Section) has been sought and it has been confirmed that the use of UPVC windows and doors would not significantly harm the overall character of the building

**Policy Context** – The principle of the conversion of the outbuilding into a dwelling has been established under planning application 33C182D approved on the 31/1/17.

**Joint Local Development Plan** – The Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could provide an affordable unit. However, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

Application reference 33C182D was approved on the 31/1/17, and work has commenced on site.

The amendments to the external finishing material is not considered to be a deterioration of that approved under the previous permission;

### **Affect on amenities of surrounding properties**

Neighbouring properties have been notified of the proposed development. The expiry date to receive representations was the 5/10/18. At the time of writing the report no objections were received.

It is not considered that the amended external material finishes will have an impact on neighbouring properties.

### **7. Conclusion**

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

The application is contrary to Policy TAI 7 of the Joint Local Development Plan; however, the fallback position is that the application site has an extant planning permission for the conversion of the outbuilding into a dwelling.

It is not considered that the proposed changes deteriorate that previously approved under 33C182D.

### **8. Recommendation**

#### **Permit**

**(01) No development in the conversion of the buildings hereby approved shall take place during the bird breeding season (1st March to 30th September in any year) unless the site has been surveyed by an ecologist and confirmed to be absent of nesting birds and a report on the findings has been submitted to and approved in writing by the Local Planning Authority.**

Reason: To safeguard protected species which may be present on the site

**(02) The conversion works shall take place in accordance with mitigation works outlined in Chris Hall Ltd Mammal Consultancy report dated 7th September 2016 submitted under planning reference 33C182D.**

Reason: To safeguard protected species which may be present on the site.

**(03) The access shall be laid out and constructed strictly in accordance with the submitted plan and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes. The access and vision splay shall be created in accordance with the submitted plan, Drg No: 2396:16:10 submitted under planning application 33C182D. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

Reason: In the interests of highway safety

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

Reason: In the interests of highway safety

**(05) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway and surface water from the within the curtilage of the site shall discharge onto the county highway.**

Reason: In the interests of amenity

**(06) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: In the interests of amenity and highway safety.

**(07) The existing access shall be permanently closed prior to the occupation of the dwelling hereby approved and carried out in accordance with drawing number 2396:16:10 submitted with planning application 33C182E/VAR.**

Reason: In the interests of highway safety.

**(08) The development shall proceed in accordance with the following documents and plans, and as required under the conditions imposed:**

<b>Drawing number</b>	<b>Description</b>	<b>Date Received</b>
<b>23696:16:8</b>	<b>8 Proposed Bat Roost</b>	<b>20/10/16 Received with planning application 33C182D</b>
<b>2396:16:10</b>	<b>Visibility Splay</b>	<b>22/12/16 Received with planning application 33C182D</b>
	<b>J MCKernon &amp; Co Ltd Structural Survey Report</b>	<b>15/7/16 Received with planning application 33C182D</b>
	<b>Chris Hall Ltd Mammal Consultancy Report</b>	<b>7/9/16 Received with planning application 33C182D</b>
<b>2396:16:10</b>	<b>Access Detail</b>	<b>22/8/18 Received with planning application 33C182E/VAR</b>
<b>2396:18:1</b>	<b>Location Plan</b>	<b>22/8/18 Received with planning application 33C182E/VAR</b>
<b>2396:18:9A</b>	<b>Proposed Floorplans and Elevations</b>	<b>26/9/18 Received with planning application 33C182E/VAR</b>

Reason: To define the scope of this permission.

In addition the Head of Service be authorised to add to, remove or amend 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.



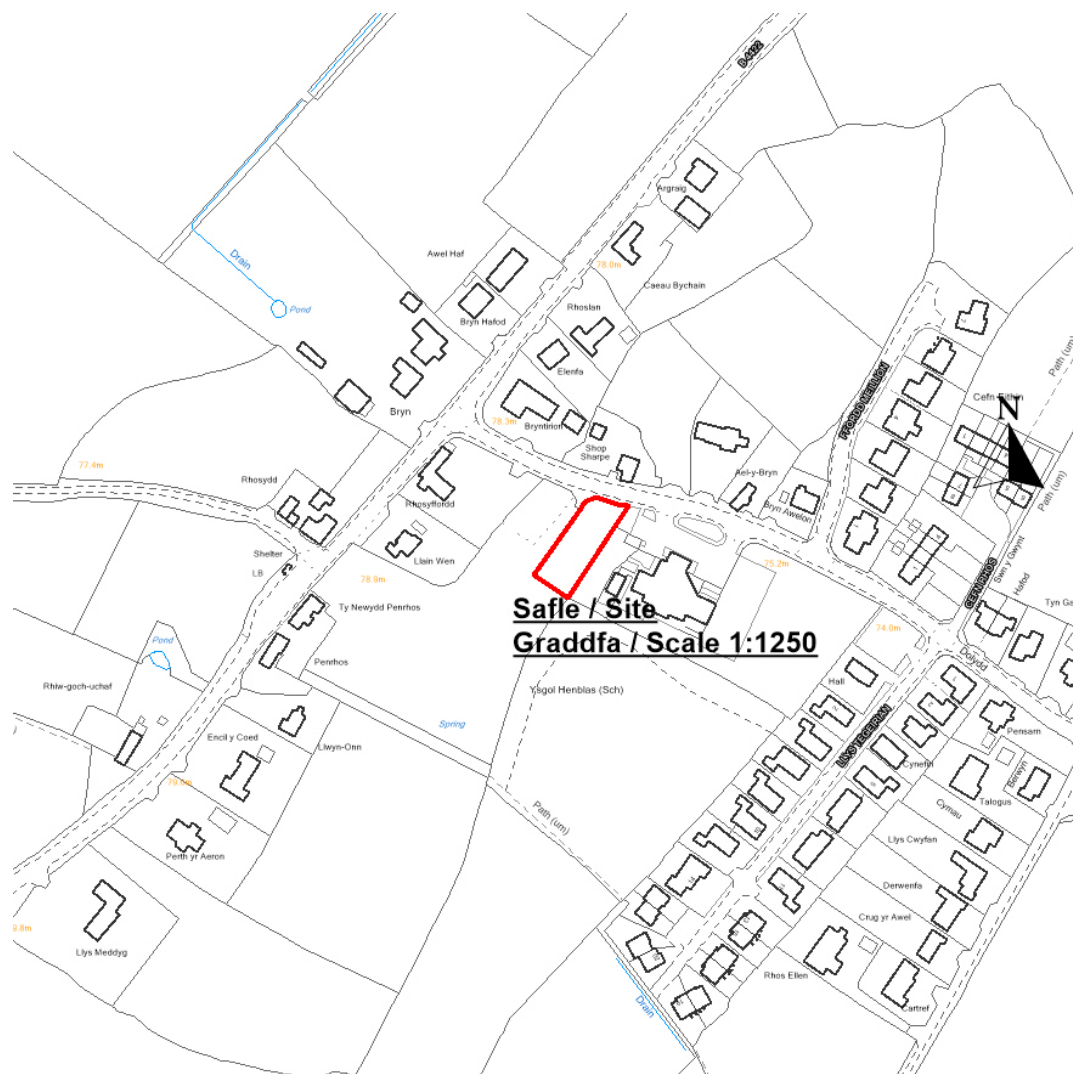
Rhif y Cais: **36C344C/VAR** Application Number

Ymgeisydd Applicant

**Mr Steven Parry**

**Cais o dan Adran 73 i ddiwygio amod (07) o ganiatâd cynllunio rhif 36C344B/VAR (Cynlluniau Diwygiedig i godi annedd) er mwyn galleuo cyflwyno manylion traeni arol i gwaith cychwyn ar dir cyferbyn / Application under Section 73 for the variation of condition (07) of planning permission reference 36C344B/VAR (Amended plans for the erection of a dwelling) so as to allow drainage details to be submitted after work on land adjacent has commenced at**

**Ysgol Henblas, Llangristiolus**



**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service Service (GJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

**1. Proposal and Site**

The application is a Section 73 for the variation of condition (07) of planning permission reference 36C344B/VAR (amended plans for the erection of a dwelling) so as to allow drainage details to be submitted after work on the site has commenced at land adjacent to Ysgol Henblas, Llangristiolus.

**2. Key Issue(s)**

The key issue is whether the surface water detail is acceptable.

**3. Main Policies**

**Joint Local Development Plan**

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI4 – Housing in Local, Rural and Coastal Villages

**4. Response to Consultation and Publicity**

Community Council – No response at the time of writing the report.

Local Member (Dafydd Roberts) – No response at the time of writing the report.

Local Member (Eric Wyn Jones) – No response at the time of writing the report.

Drainage - No response at the time of writing the report.

Highways Department – Confirmation that the surface water detail is acceptable.

Welsh Water – No response at the time of writing the report.

Site notices were placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations is the 12/10/18. At the time of writing the report no letters were received.

**5. Relevant Planning History**

36C344 – Outline application for the erection of a dwelling together with full details of the vehicular access together with the re-location of the access into the field – 4/2/16 – Granted

36C344A/DA - Application for approval of reserved matters for the erection of a dwellings on – 25/1/18 – Granted

36C344B/VAR - Application under Section 73 for the variation of condition (01)(Approved plans) of planning permission reference 36C344A/DA (Application for approval of reserved matters for the erection of a dwelling) so as to allow sun room extension and erection of detached garage on land adjacent to Ysgol Henblas, Llangristiolus – Granted 9/4/18.

## 6. Main Planning Considerations

The principle of a dwelling has already been established under planning application 36C344A/DA. A further application was received under planning application 36C344B/VAR to amend the design to include a sun room and garage which was approved on the 09/04/2018. The construction of the dwelling is at an advanced stage and is near completion.

### Joint Local Development Plan

Since the adoption of the Joint Local Development Plan Llangristiolus is now identified as a Local Village where any new dwelling must be within the settlement's development boundary and of a size, scale, type and design which corresponds with the settlement's character. The application is contrary to Policy TAI6 of the Joint Local Development Plan because it is located outside the development boundary; however, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

Application reference 36C344A/DA was approved on the 25/1/18 and application reference 36C344B/VAR was approved for amendments to the original design on the 09/04/2018. The construction of the dwelling is at an advanced stage and is near completion.

Surface water detail was required to be provided prior to the commencement of work on site; however, the applicant did not provide the information prior to the commencement of work. The application is a request to provide surface water detail after commencement of work on site details of which have been submitted as part of this planning application. The Highways Authority has confirmed that they are satisfied with the surface water detail provided with the application.

### Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations being 12/10/18. At the time of writing the report no objections were received. It is not considered that the proposal will have a negative impact upon adjoining residential properties.

## 7. Conclusion

The application is contrary to Policy TAI6 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for a dwelling.

It is considered that the previous application 36C344B/VAR has been implemented and the requirement to provide surface water detail prior to the commencement of work on the site did not go to the heart of the permission. Details of surface water arrangements have been provided with the planning application and the Highways Authority has confirmed that they are satisfied with the details.

## 8. Recommendation

### Permit

**(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) and document(s) submitted below:**

Date Received	Plan Description	Plan Reference
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22.2.18	Proposed Detached Garage Received with planning application 36C344B/VAR	9
22.2.18	Proposed Elevation Received with planning application 36C344B/VAR	8
17.9.18	Proposed Site Plan Received with planning application 36C344C/VAR	6
22.2.18	Proposed Floor Plans and Cross Section Received with planning application 36C344B/VAR	7
22.2.18	Location Plan Received with planning application 36C344B/VAR	1

under planning application reference 36C344B/VAR and 36C344C/VAR

Reason: For the avoidance of doubt.

**(02) Natural slates of uniform colour shall be used as roofing material of the proposed dwelling.**

Reason: In the interests of visual amenity.

**(03) The dwelling shall not be occupied until the surface water arrangements has been implemented in accordance with drawing number 6 received on the 17/09/2018, submitted with planning application reference 36C344C/VAR.**

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

**(04) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

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

**(05) The access to the dwelling hereby approved shall be completed with a 2.4m x 43 m visibility splay in a westerly direction and a 2.4m x 33 m visibility splay in an easterly direction before the dwelling is occupied. Within the visibility splays, nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

Reason: In the interests of highway safety.

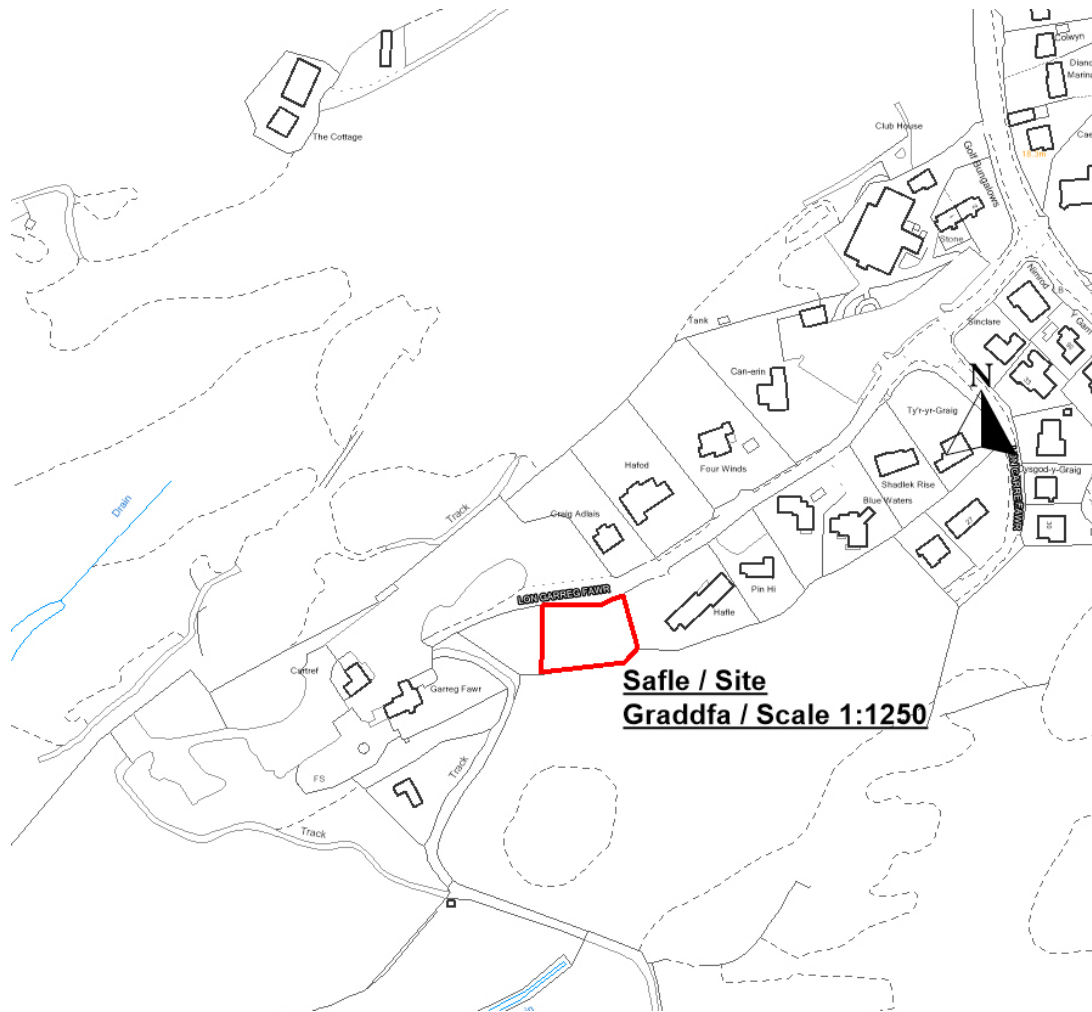
Rhif y Cais: **46C410H** Application Number

Ymgeisydd Applicant

**Mr & Mrs Seddon**

**Cais llawn ar gyfer codi annedd sydd yn cynnwys ardal teras wedi ei decio ar dir ger/ Full application for the erection of a dwelling which includes a terraced decking area on land adjacent to**

**Garreg Fawr, Lôn Garreg Fawr, Bae Trearddur Bay**



**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service (GJ)**

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve

**1. Proposal and Site**

The application is a full application for the erection of a dwelling which includes a terraced decking area on land adjacent to Garreg Fawr, Lon Garreg Fawr Trearddur Bay.

**2. Key Issue(s)**

The key issue is whether the proposal is an improvement to that originally approved under application reference 46C410E/DA.

**3. Main Policies**

**Joint Local Development Plan**

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI 5 – Local Market Housing

**4. Response to Consultation and Publicity**

**Community Council** – No response

**Local Member (Cllr John Arwel Roberts)** – No objection

**Local Member (Cllr Trefor Lloyd Hughes)** – No response

**Local Member (Cllr Dafydd Rhys Thomas)** – No response

**Drainage Section** – No response

**Welsh Water** – No objection

**Natural Resources Wales** – Standard Comments

**Highways Authority** – No response

**Environmental Health** – Standard Comments

Site notices were placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations is the 26/10/18. At the time of writing the report five letters were received, all being from 1 neighbouring property.

The main comments are as follows:

- No details of means of enclosure have been provided with the application.
- Anomaly on the plans with regards to the siting of the dwelling on the plot.

- Footprint of the dwelling moved closer to a neighbours property and will cause overlooking
- No details of septic tank

In response to the above comments:

- No details of means of enclosure have been provided with the planning application: There will be a need for the applicant to provide details of means of enclosure prior to the commencement of work on site.
- The anomaly on the plans has now been rectified and all adjacent properties have been re-notified of the amended plans.
- The footprint of the dwelling has moved closer to the neighbouring property known as Hafle; however, the proposal complies with distances as set out in the Supplementary Planning Guidance on Urban and Rural Environment. It is not considered that the proposal will have a negative impact upon the amenity of the adjacent residential property.
- The application will no longer be served by a septic tank and will now connect to the Welsh Waters public sewer system.

## **5. Relevant Planning History**

46C410B - Outline application for the erection of a dwelling on land adjacent to Garreg Fawr, Trearddur Bay – Approved 5/2/09 – Granted

46C410E/DA - Reserved matters application for the erection of a dwelling on land adjacent to Garreg Fawr, Trearddur Bay – 22/3/12 – Granted

46C410G/LUC - Application for a Lawful Development Certificate for existing operations comprising of works to access undertaken to implement planning permission 46C410B at Garreg Fawr, Trearddur Bay – 21/11/17 - Lawful

## **6. Main Planning Considerations**

The principle of a dwelling has already been established. An application for a lawful use certificate to prove that works to the access had been undertaken to implement planning permission 46C410B was considered lawful on the 21/11/17. Therefore planning permission for a dwelling has been safeguarded on the application site.

### **Joint Local Development Plan**

Since the adoption of the Joint Local Development Plan, Trearddur Bay is identified as a Coastal and Rural Village under the provision of Policy TAI 5. The policy does not support the provision of open market housing. However, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

A reserved matters application reference 46C410E/DA was approved and a certificate of lawfulness was considered to be lawful on the 21/11/17. The likelihood of it being implemented is very likely as development to safeguard the permission has begun.

### **Amendments**

The proposed amendments are as follows:

- The scale and massing has been reduced and the impact on the street scene is less than that previously approved. The proposed footprint of the dwelling has been reduced from 214square metres to 171 square metres. The amended planning application does not exceed the height of that approved by the previous application; however, as the proposal involves varying roof heights there will be a reduction of 1meter in the overall height or approximately 50% of the proposed dwelling.

- The finished floor level now reflects the existing topography of the site to avoid the need for significant rock excavation of the ground.
- The proposal has varying roof heights and stepped elevations which reflects the sites natural topography. This is a vast improvement on the scale and massing of the previously approved dwelling.
- The position of the amended dwelling has been moved closer to the neighbouring dwelling known as Hafle; however less windows are located in the gable elevation. The dwelling complies with distances of the Supplementary Planning Guidance. The SPG states that a distance of 21m should be achieved between the new dwelling and the neighbouring dwelling 'Hafle', there is a distance of 28.5m from the proposed dwelling and Hafle,

It is considered that the alterations fit in with the size, scale, type and design in the area and will not have a negative impact upon the amenities currently enjoyed by neighbouring properties.

### **Rock Excavation**

There will be a requirement to excavate some rock from the site; however, the amount of rock excavation required will be reduced dramatically from the previously approved scheme. A condition will be placed on the permission requiring details of hours of operation, length of time necessary to carry out the work, dirt and dust control measures and mitigation, noise vibration and pollution control impacts and mitigation, and details of safety fencing and barriers prior to commencement of work on site. This is to ensure minimal impact and disruption upon adjacent residential properties.

### **Adjacent residential properties**

Neighbouring properties have been notified of the development. The expiry date to receive representations being 26/10/18. At the time of writing the report 5 objection were received from a single household. It is not considered that the proposal will have a negative impact upon adjoining residential properties.

The amended scheme is closer to the neighbouring property than what was previously approved; however there is a distance of 10.5m to the boundary of Hafle and approx. 28.5m away from the dwelling itself. The distance complies with the distances set out in the Supplementary Planning Guidance on Urban and Rural Environment. The SPG states that a distance of 10.5m should be achieved from a ground floor main window to the boundary and a distance of 21m should be achieved from a ground floor main window to another ground floor main window.

The amended scheme has less windows in the gable elevation compared to the approved application. A terrace has now been included in the plans; however, the applicant has included a new stone wall which will screen any views towards the neighbouring property known as Hafle.

### **7. Conclusion**

The application is contrary to Policy TAI 5 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for an open market dwelling.

It is considered that the previous application 46C410E/DA is likely to be implemented and the amendments are an improvement to that previously approved. A condition will be placed on the permission which will preclude the implementation of the previous permission.



## 8. Recommendation

### Permit

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) and document(s) submitted below:**

Date Received	Plan Description	Plan Reference
5/10/18	Location Plan	PL 001 Rev A
15/10/18	Proposed Block Plan	PL 010 Rev C
15/10/18	Proposed Site Plan	PL 011 Rev B
1/10/18	Proposed Site Section	PL 012
1/10/18	Proposed Site Section	PL 013 Rev A
15/10/18	Lower Ground Floor Plan	PL 014 Rev A
15/10/18	Ground Floor Plan	PL 015 Rev B
1/10/18	First Floor Plan	PL016 Rev A
1/10/18	Roof Plan	PL 017
1/10/18	Proposed Elevations	PL 020 Rev A
1/10/18	Proposed Elevations	PL 021 Rev C
2/10/18	Proposed Drainage Connections	PL 022
15/10/18	Proposed Site Section III	PL 023

under planning application reference 46C410H

Reason: For the avoidance of doubt.

**(03) The developer shall write to the Local Planning Authority within 7 days of the commencement of the development (as that term is defined in Section 56 of the Town and Country Planning Act 1990 as amended) to advise it of the fact. At no time thereafter shall the developer commence development or undertake any further work amounting to development on any of the following permission: [46C410E/DA - Reserved matters application for the erection of a dwelling on land adjacent to Garreg Fawr Farm, Lon Garreg Fawr, Trearddur Bay].**

Reason: to prevent the implementation of separate planning permissions concurrently which would be objectionable to the Local Planning Authority

**(04) 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 rock excavation and, as a minimum, shall include detail of:**

- working hours during the rock excavation.
- length of time required to complete the rock excavation.
- dirt and dust control measures and mitigation.
- noise, vibration and pollution control impacts and mitigation.
- Height, specification and colour of safety fencing and barriers to be erected in the construction of the development hereby approved.

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

Reason: To safeguard against any impact the construction of the development on local amenity.

**(05) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance of the development.

**(06) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.**

**(07) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan (CTMP). The CTMP shall include;**

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for loading and unloading and the storage of plant and materials;**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

**The construction of the Development shall be completed in accordance with the approved Plan.**

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

In addition the Head of Service be authorised to add to, remove or amend 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.

11.1

Gweddill y Ceisiadau

Remainder Applications

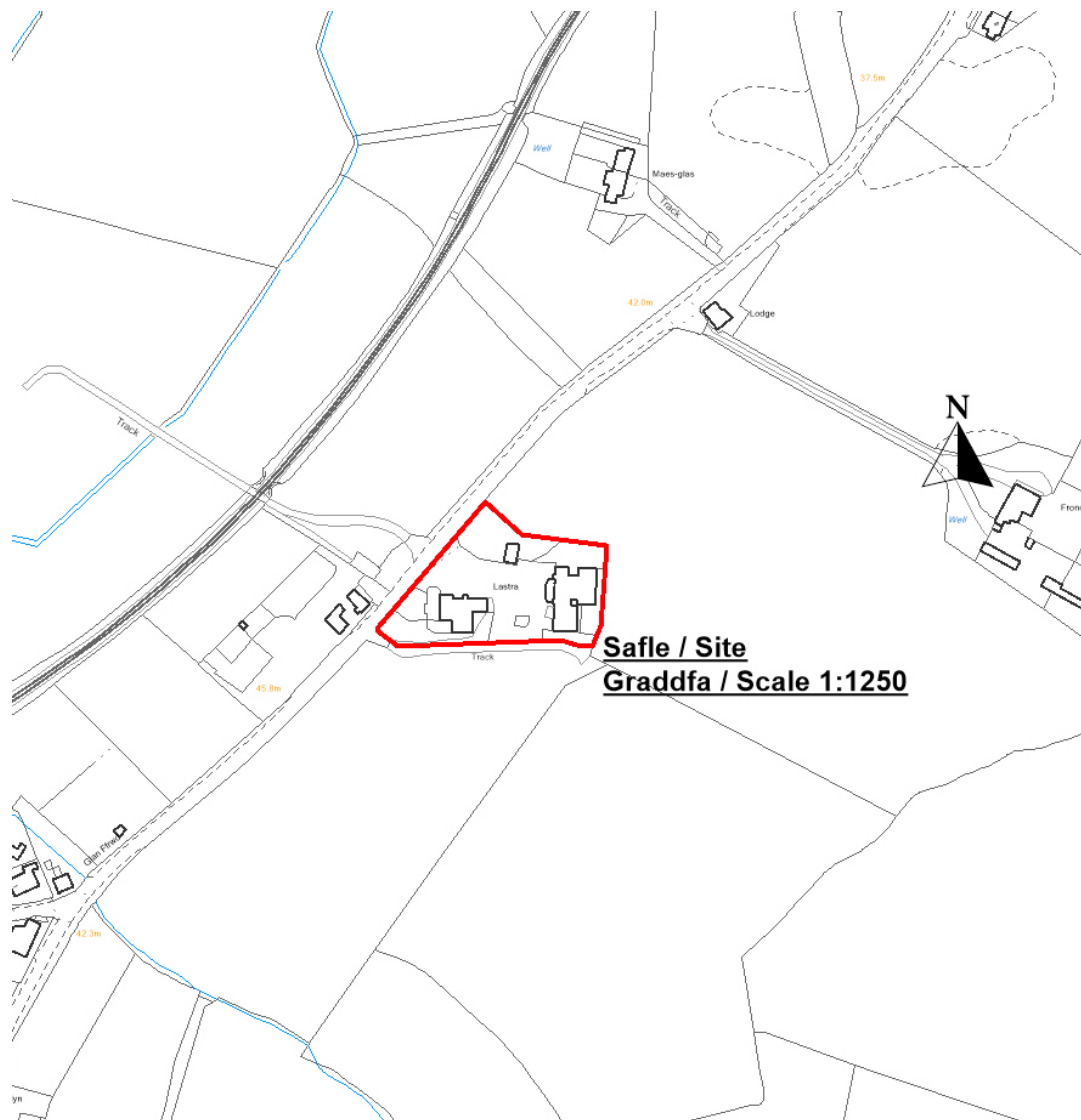
Rhif y Cais: **11C73F/VAR** Application Number

Ymgeisydd Applicant

### Lastra Farm Hotel

Cais o dan Adran 73 i ddiwygio amod (02) o ganiatâd cynllunio rhif 11C73E (troi ystafell weithgareddau yn bedair uned hunangynhaliol ac ystafelloedd gwesty ychwanegol) er mwyn creu dau uned hunangynhaliol a cynhyddu nifer yr ystafelloedd gwesty i 8yn / Application under Section 73 for the variation of condition (02) of planning permission reference 11C73E (conversion of the function room into four self-contained units and additional hotel rooms) so as to amend the number of self-contained units to two and increase the number of hotel rooms to 8 at

### Lastra Farm, Amlwch



**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service (IWJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

A 'relevant officer' who is directly involved within the planning process as defined within paragraph 4.6.10.2 of the Constitution has declared interest in the application, therefore the application is referred to the Planning and Orders Committee for determination.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution

**1. Proposal and Site**

The application site is located at the Lastra Farm Hotel, Amlwch. Two main buildings are located at the site which has a restaurant, function room together with hotel rooms. The proposal site is located within the open countryside adjoining a public highway. Residential properties are located to the east and west of the site.

The proposal entails the variation of condition (02) of planning permission 11C73E (conversion of the function room into four self-contained units and additional hotel rooms) so as to amend the number of self-contained units from 4 to 2 and increase the number of hotel rooms from 4 to 8.

**2. Key Issue(s)**

The key issue is whether the proposed scheme complies with planning policy, and whether or not the development will have a detrimental effect upon residential amenity and highway safety.

**3. Main Policies**

**Joint Local Development Plan**

PCYFF1 – Development Boundaries  
PCYFF2 – Development Criteria  
PCYFF3 – Design and Place Shaping  
PCYFF4 – Design and Landscaping  
PS4 – Sustainable Transport, Development and Accessibility  
PS14 – The Visitor Economy  
TWR 2 – Holiday Accommodation

**5. Relevant Planning History**

11C73 – Extension to provide bar lounge at the tea room at Lastra Farm Hotel Amlwch – Approved 07/05/1986

11C73A – Extension to function suite at Lastra Farm Hotel Amlwch – Approved 04/06/1990

11C73B – Erection of a conservatory extension to the bar / longer at Lastra Farm Hotel, Amlwch - Approved 14/05/1991

11C73C – Erection of an extension at Lastra Farm, Amlwch - Approved 18/07/1994

11C73D – Alterations and extensions to provide additional kitchen and toilets together with a conservatory restaurant at Lastra Farm Hotel, Amlwch – Approved 20/09/2001

11C73E - Full application for conversion of the function room into four self-contained units and additional hotel rooms at Lastra Farm, Amlwch – Approved 06/10/2017

## **6. Main Planning Considerations**

An application for the conversion of the existing function room into four self-contained units together with two additional hotel rooms was approved on the 06/10/2017.

The current proposal amends the approved proposal to vary the number of self-contained units and hotel rooms. The approved permission has consent to convert the existing building into 4 number of self-contained units and 4 number of hotel rooms. The proposal is to amend these figures to 2 number of self-contained units and 8 number of hotel rooms.

The application was initially submitted to vary the number of hotel rooms to 9, however due to inconsistencies between the application form and proposed plans the figure was later amended to 8 number of hotel rooms.

The principle of the development has previously been established under application 11C73E. Nevertheless, the application is considered under Policy TWR2 of the Joint Local Development Plan. Policy TWR2 notes that the application to cover existing building for holiday use can be considered acceptable provided they are of high quality in terms of design, layout and appearance and that a series of criteria can be complied with as set out within the policy.

Criteria i of the policy ensures that development, in the case of new build accommodation that the development is located within the development boundary or makes use of as suitable previously developed site. In this particular case the application is to convert an existing structure therefore is considered acceptable and makes use of previously developed land.

Criteria ii ensures that the proposed development is appropriate in scale considering the site, location and / or settlement in question. The proposed development is considered acceptable in terms of its scale which will not increase the existing footprint of what has previously been approved.

Criteria iii ensures that the proposal will not result in a loss of permanent housing stock. The proposal does will not result in a permanent housing stock but will rather vary the number of previously approved self-contained holiday units and hotel rooms.

Criteria iv states that the development is not sited within a primarily residential areas or does not significantly harm the residential character of an area. It is considered that the application site is not located within a primarily residential area. An assessment of the impact upon neighbouring residential properties will be carried out later within the report.

The final criterion indicates the need to ensure that the proposal does not result in an over concentration of this type of accommodation in the area. In order to be able to ensure that the proposal complies with this element of the policy, paragraph 6.3.67 sets out the need for these types of applications to be supported by a Business Plan which would show the soundness of the proposed plan. Presenting a Business Plan will enable the Council to assess whether the proposal has a realistic prospect of being viable and that the proposal is not speculative.

Following the submission and assessment of a business plan, it is considered that this requirement of TWR2 is met.

Effect upon nearby Residential Properties:

The impact of the proposal, especially upon the amenity of nearby land users should be considered in accordance with the criteria as set out in policy PCYFF 2 (Development Criteria). Specific consideration is 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 occupiers

of local residences or other land and property users. Subsection iv of policy TWR2 also ensures that proposals do not significant harm the residential character of the area.

Given consideration to the existing use of the site, the extant planning permission and the distances of nearby residential properties it is not considered that the proposed development would effect the amenities of neighbouring residential amenity to such a degree to warrant refusal of the application.

Local Highways Authority:

The Local Highways Authority have assessed the application and have raised no objection to the proposal.

## **7. Conclusion**

The proposed development and variations from the previously approved permission are considered acceptable. It is considered that the proposal complies with national and local planning policy, does not have a detrimental impact upon amenity of surrounding properties and will not have a negative impact upon highway safety. It is recommended that the application be approved.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## **8. Recommendation**

### **Permit**

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below:**

<b>Drawing number</b>	<b>Date Received</b>	<b>Plan Description</b>
<b>D608/12 Rev A</b>	<b>02/08/2018</b>	<b>Location Plan</b>
<b>D608/06</b>	<b>18/08/2017</b>	<b>Block Plan</b>
<b>D608.07 Rev D</b>	<b>02/08/2018</b>	<b>Proposed Floor Plan</b>
<b>D608.08 Rev D</b>	<b>02/08/2018</b>	<b>Proposed Elevations</b>

**under planning application reference 11C73E & 11C73F/VAR.**

Reason: For the avoidance of doubt.

**(03) The units hereby permitted shall be occupied for holiday purposes only and not as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.**

Reason: To define the scope of the permission and to ensure that inappropriate uses do not take place in this 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.

Rhif y Cais: **34C734** Application Number

Ymgeisydd Applicant

**Dafydd a Heledd Jones**

**Cais llawn ar gyfer addasu ac ehangu ynghyd ac ymestyn y cwrtil yn / Full application for alterations and extensions together with extension to curtilage at**

**18 Nant y Pandy, Llangefni**





## **Planning Committee:**

### **Report of Head of Regulation and Economic Development Service (SOH)**

#### **Recommendation:**

#### **Permit**

#### **Reason for Reporting to Committee:**

Application made by a relevant officer as defined in the constitution. The application has been reviewed by the monitoring officer.

#### **1. Proposal and Site**

The site is located within the Nant y Pandy Estate. The dwelling is two storey with garden area to the front and rear. Surrounding properties are of the same nature. To the rear of the dwelling the Dingle Nature Reserve and Wildlife site runs across the extent of the Nant y Pandy Estate.

The application is for an extension to the side elevation of the dwelling and to extend the curtilage to the north in order to accommodate the extension. The extension to curtilage will not extend into the wildlife site and will not extend any closer as the site already borders with the Wildlife site.

#### **2. Key Issue(s)**

The applications key issues are whether the proposal will affect the character of the local area and the amenities of the neighbouring properties. Due to the sites proximity to the Dingle Wildlife Site, Ecology is also a key issue in the proposal.

#### **3. Main Policies**

**PCYFF3** – Design and Place Shaping

#### **4. Response to Consultation and Publicity**

Ecological Advisor – Ecological Survey required due to the proximity to the Wildlife Site.

Town Council – No Response

Councillor Dylan Rees – No Response

Councillor Nicola Roberts – No Response

Councillor Bob Parry - No Response

#### **5. Relevant Planning History**

#### **6. Main Planning Considerations**

**Effect Upon Character Of The Area** – The application consists of an extension to the northern/side elevation of the dwelling. The extension is modestly sized and obviously subservient to the existing dwelling. The massing of the resulting dwelling would not be out of context with the general area or out of character considering the massing of the surround residential properties.

**Residential Amenities** – Due to the location of the extension, only 17 Nant y Pandy can be considered for effects upon residential amenities. The orientation of the proposal to the

neighbouring property mentioned above will mean that no direct views into each other's windows will be possible therefore it is deemed there will be no impacts of overlooking sufficient to warrant a refusal. The proposal will face the garden of 17 Nant y Pandy, however due to the arrangement of the estate the overlooking will not be worse than what is currently present. The scheme will not be overbearing upon any neighbouring property as it is an acceptable distance from any property and due to the surrounding trees, will not further remove light from any property.

**Ecological -**

**7. Conclusion**

**8. Recommendation**

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.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

**Reason: To comply with the requirements of the Town and Country Planning Act 1990**

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below except as otherwise required to be approved under the conditions imposed:

Drawing Number	Date Received	Plan Description
N/A	11/09/2018	Location Plan
N/A	11/09/2018	Proposed Alterations and Extensions
N/A	11/09/2018	Proposed Site Plan

Under planning application reference 34C734.

**Reason: For the avoidance of doubt**

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **14C257** Application Number

Ymgeisydd Applicant

**Mr Gavin & Mrs Rachel Evans**

**Cais amlinellol ar gyfer codi annedd fforddiadwy yn cynnwys manylion llawn am y fynediad i gerbydau a draenio gyda'r holl faterion eraill wedi eu cadw yn ôl ar dir ger / Outline application for the erection of an affordable dwelling together with full details of the vehicular access and drainage with all other matters reserved on land adjacent to**

**Cefn Trefor, Trefor**



**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service (GJ)**

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

The application is being presented to the Committee due to a call in request being received from the local member Cllr Bob Parry, the reason for the call in being the closeness to the cluster and a local need.

**1. Proposal and Site**

Outline application for the erection of an affordable dwelling together with full details of the vehicular access and drainage with all other matters reserved on land adjacent to Cefn Trefor, Trefor.

**2. Key Issue(s)**

The key issue is whether the proposal can be supported by national and local policies, whether the applicant is in affordable need and whether the proposal fits into the area without having a negative impact upon immediate residential properties.

**3. Main Policies**

**Joint Local Development Plan**

PCYFF1 – Development Boundaries  
PCYFF2 – Development Criteria  
PCYFF3 – Design and Place Shaping  
PCYFF4 – Design and Landscaping  
TAI 6 – Housing in Clusters  
TAI 8 – Appropriate Housing Mix  
TRA 2 – Parking Standards

**4. Response to Consultation and Publicity**

Community Council – No objection, Support local people.

Local Member (Cllr Bob Parry) – Request that the application is presented to the Planning Committee for consideration.

Local Member (Cllr Nicola Roberts) – No response

Local Member (Dylan Rees) – No response

Highways – Conditional Approval

Housing – Confirmation that the applicants are in affordable need.  
Drainage – Standard comments.

Natural Resources Wales – Standard Comments

Welsh Water – Standard comments

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 26/10/18. At the time of writing the report no letters were received.

**5. Relevant Planning History**

None

## 6. Main Planning Considerations

### Policy Considerations

#### Joint Local Development Plan

In the Joint Local Development Plan Trefor is identified as a Cluster under policy TAI 6. This policy supports proposals for affordable dwellings for local need on an infill site between buildings coloured on the relevant Inset Map, or a site directly adjacent to the curtilage of a coloured building.

The Glossary of terms defines local need in clusters as follows ..'people in need of an affordable dwelling who have resided within the cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past. This is to ensure that growth in these settlements will not draw people with no connection to the settlement out of Service Centres/Village.

Policy TAI 6: Housing in Clusters states that ALL the following criteria needs to be complied with:

Criteria 1 of the policy states that there is a need for an affordable house for local need. Confirmation has been received from the Housing Department that the applicants are in affordable need; however, the glossary of terms defines local need as people who have resided within the cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past. The applicant has not provided any evidence that they meet this criteria

Criteria 2 states that the site should be an infill site between buildings coloured on the relevant Inset Map, or is a site directly adjacent to the curtilage of a coloured building. The application site is directly adjacent to a coloured building on the Inset Map.

Criteria 3 states that the development is of a scale that is consistent with the character of the settlement. The proposed scale of the development as follows:

Between 5-6m wide  
Between 6-7m long  
Between 7-9m high

The properties immediately next door and adjacent to the application site are single storey cottages. It is not considered that a 9m high dwelling will be consistent with the character of the settlement and fails to meet this criteria. To meet criteria 3 the proposed dwelling would need to be reduced to respect other dwelling heights in the immediate vicinity.

Criteria 4 states that the proposal will not create an intrusive feature in the countryside, and will not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement. The proposal fails to meet this criteria as a 9m high dwelling will create an intrusive feature in this location bearing in mind the immediate properties are single storey cottages.

Criteria 5 states that the size of the property reflects the specific need for an affordable dwelling in terms of the size of the house in general and the number of bedrooms. The proposed dwelling appears to reflect the specific need of the family in relation to the size and number of bedrooms required.

Criteria 6 states because of the more sensitive rural location, the development must utilize the natural features of the site in the best way and retain any natural features present at the peripheries of the site or on its boundaries that are worth retaining. Natural features are being retained; however, there is a need to reduce the hedge on the roadside frontage to ensure that the development has sufficient visibility. There is a need to remove a small section of stone wall to gain access to the application site, otherwise all natural features are retained.

Criterion 7 states that mechanisms restrict the occupancy of the dwelling both on first occupation and in perpetuity to those who have a need for an affordable dwelling. This criterion would be dealt with by means of a legal Section 106 agreement.

The explanation text in paragraph 6.4.31 of Policy TAI 6 states that clusters are characterised by an extremely sensitive social character and environment as well as a limited level of services and facilities. In accordance with the intention of the plan to maintain and strengthen local indigenous communities, this

policy only permits affordable houses for local need and only on suitable sites. By restricting the number of sites where planning permission could be granted the number of houses to be built is limited to ensure that the rate of construction will not detrimentally affect the sensitive character of the cluster.

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.

Layout, design and amenity impacts.

This is an outline application with details of access considered as part of this application. All other matters such as Appearance, Landscaping and Layout reserved for future consideration.

New access

The proposed application entails the construction of a new vehicular access. The highways department has confirmed that although the vision splay to be achieved will be lower than the minimum requirements set out in TAN 18 (Transport), the proposal provides a significant improvement to the existing substandard access which currently serves the farm; therefore, on balance, the highways department recommend conditional approval due to the significant improvement proposed.

The existing hedge will not be removed; however, it will be reduced to 1 metre in order to achieve the visibility shown on the plans.

### **Drainage**

A package treatment plant is proposed to serve the dwelling. The drainage department has confirmed that the proposal is acceptable in principle. Full detailed designs for the foul and surface water drainage systems should be included with any full planning application.

### **Adjacent residential properties**

Neighbouring properties have been notified of the development. The expiry date to receive representations was 26/10/18. At the time of writing the report no objections were received.

It is not considered that the proposal will have a negative impact upon the amenities currently enjoyed by existing residential properties. Agricultural fields are located to the North and East. An existing farm located to the South West and a residential property located opposite the site to the South East. The property known as 'Trewaun' is located opposite the application site and is separated by the B5112 road, the dwelling is located approx 16m away from 'Trewaun'. The dwelling is located approx. 12 metres from 'Cefn Trefor' which is located to the South West.

## **7. Conclusion**

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## **8. Recommendation**

### **Refuse**

**(01) The local planning authority considers that the development would be contrary to the provision of Policy TAI6 and PCYFF1 of the Joint Local Development Plan.**

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.

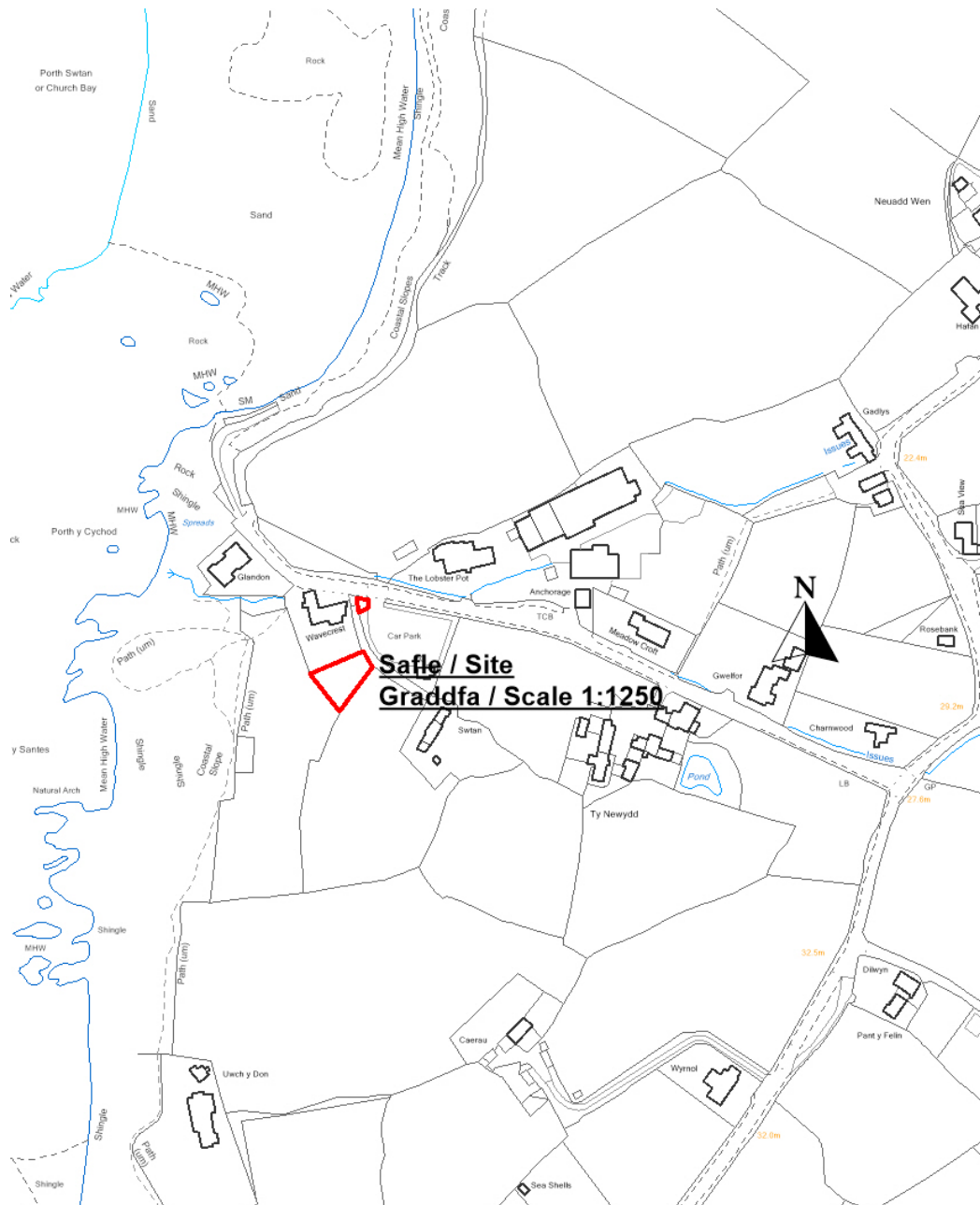
Rhif y Cais: 18C117C Application Number

Ymgeisydd Applicant

National Trust

Cais llawn ar gyfer newid defnydd tir i lunio maes parcio ynghyd â newidiadau i'r fynedfa bresennol i gerbydau ar dir yn / Full application for the change of use of land to form a car park together with amendments to the existing vehicular access on land at

Swtan, Porth Swtan/Church Bay



**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service (SOH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

Application made by National Trust on County Council owned land.

**1. Proposal and Site**

The site is located within the settlement of Church Bay and currently used as a car park. The site is set back from the highway and is within 50 meters of the coastline and within an Area of Outstanding Natural Beauty. Enclosure of the site is currently via stockproof fencing and is not visually prominent due to the nature of its use. Access to the site is up a small unsurfaced lane, the site itself is also unsurfaced.

The application is for the creation of a 6 bay car park together with re arrangement of the access at the mouth of the small lane. The car park will serve the nearby Swtan barns which are a popular tourist attraction in the summer months.

**2. Key Issue(s)**

The applications key issues are whether the proposal will affect the character of the local area and its highway safety.

**3. Main Policies**

**PCYFF3** – Design and Place Shaping

**PCYFF 4** – Design and Landscaping

**4. Response to Consultation and Publicity**

Highways – Suggested Condition and advisory notes.

Landscape Advisor – No Objection

Town Council – Support

Councillor Llinos Medi – No Response

Councillor Kenneth Pritchard Hughes – No Response

Councillor John Wyn Griffith - No Response

One letter of objection had been received at the time of writing this report from the occupiers of the nearby residential property. The point raised was concerned with the intrusive location of the car park directly overlooking the rear garden of the property. The agent was sent a copy of the objection and in response commented on the fact that it would not be feasible to site the car park in any other location of the National Trust's land ownership. The point raised in the letter of objection has been noted and as a result and it is to be conditioned a 1.8 meter Chestnut paling fence will be erected on the boundary between the proposal and the property. It is considered by the Landscape Adviser that chestnut paling will be in keeping with the character of the AONB and will be a viable option considering the exposed nature of the site. The agent will also provide a double hedge planting scheme along with a management plan for the car park to further mitigate against the issues raised.



## 5. Relevant Planning History

18C117 – Reinstatement of cottage to form a Heritage Centre at Swtan, Church Bay. Approve 15/10/1998

18C117A/AD – Erection of a static interpretation panel at Porth Swtan. 7/5/2004

18C117B - Full application for the erection of an extension at Swtan, Church Bay. Approved 17/4/2013

## 6. Main Planning Considerations

**Affect Upon Character Of The Area** – The application consists of the creation of a granite scalping surfaced carpark for 6 cars. The site enclosure will remain the same as the current stock proof fencing on all elevations bar one which it is to be conditioned a 1.8 meter high fence will be erected to mitigate overlooking issues.

**Highway Safety** – The highways department had no objection to the scheme and suggested a condition was imposed in order to ensure the car parking accommodation will be completed as the details submitted in the proposal.

## 7. Conclusion

The proposal will provide additional car parking accommodation in a manner respectful of the surrounding area and its character. It is considered the scheme will not have any negative effects, subsequently the department are mindful to recommend approval.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

## 8. Recommendation

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below except as otherwise required to be approved under the conditions imposed:**

Drawing Number	Date Received	Plan Description
N/A	11/09/2018	Proposed Location Plan
PROP SWTAN ACCESS	11/09/2018	Proposed Block Plan

**under planning application reference 18C117C.**

Reason: For the avoidance of doubt

**(03) 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 The Interest of Highways Safety.

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

Reason: In The Interest of Highways Safety.

**(05) No use of the car park shall be made until a chestnut paling fence of 1.8 metres in height has been provided at the north facing elevation of the site as delineated from point A to B on attached plan (PROP SWTAN ACCESS). The fence shall be maintained for the lifetime of the development and any replacement fencing required shall be of the safe height and specification.**

Reason: In the interest of 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.

12.3

Gweddill y Ceisiadau

Remainder Applications

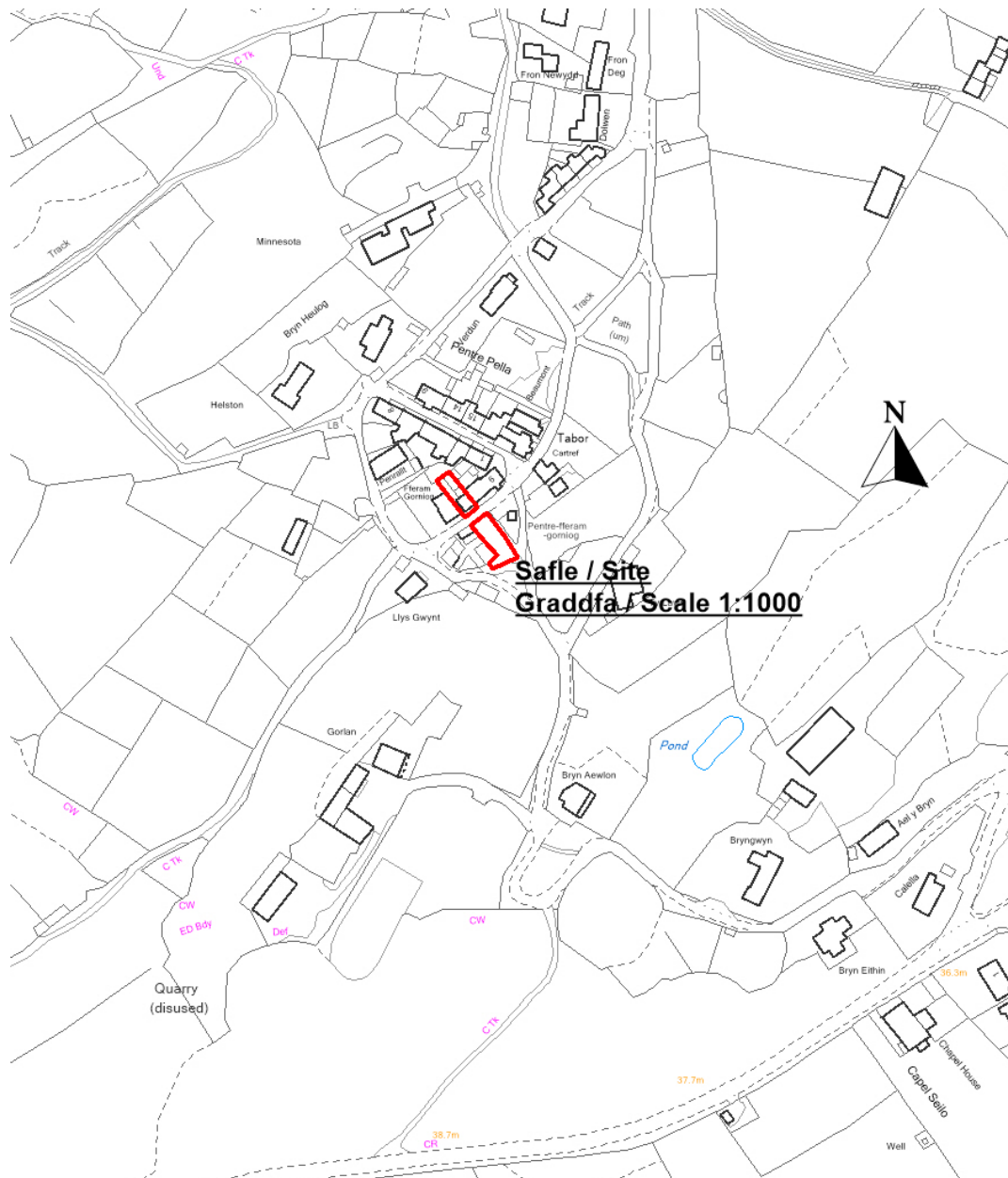
Rhif y Cais: **19C1111B** Application Number

Ymgeisydd Applicant

**Mrs Iona James**

**Cais llawn ar gyfer a creu mynedfa i gerbydau ar dir yn / Full application for the construction of a vehicular access on land at**

**Bodowen, Pentre Fferam Gorniog, Caergybi/Holyhead**



**Planning Committee: 07/11/2018**

**Report of Head of Planning Service (OWH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The proposed new access is within the land which is owned by the Council.

### **1. Proposal and Site**

The application lies at Pentre Fferam Gorniog, Holyhead.

The proposal entails the construction of a new vehicular access. The proposed new vehicular access will be sited in front of the existing front garden of Bodowen dwelling. As part of this planning application, two new parking bays will be created.

### **2. Key Issue(s)**

The key issue is whether the proposed scheme is acceptable and whether the proposed development may impact the Conservation Area status of Holyhead Mountain.

### **3. Main Policies**

**Anglesey and Gwynedd Joint Local Development Plan**

Policy PCYFF 3 – Design and Place Shaping

Policy AT1 – Conservation Areas

Policy PS20 – Preserving and Where Appropriate Enhancing Heritage Assets

**Planning Policy Wales (9th Edition), November 2016**

**Technical Advice Note 12 – Design**

### **4. Response to Consultation and Publicity**

**Councillor Glyn Haynes**– No response received at the time of writing this report.

**Councillor Robert Llewelyn Jones** - No response received at the time of writing this report

**Councillor Shaun Redmond** - No response received at the time of writing this report

**Councillor Trefor Hughes** - No response received at the time of writing this report

**Councillor Dafydd Thomas** - No response received at the time of writing this report

**Councillor John Arwel Roberts** - No response received at the time of writing this report

**Town Council** – No response received at the time of writing this report

**Landscape Advisor** – No comments

**Heritage Advisor** – Supportive following amended plans.

**Ecological and Environmental Advisor** – Standard comments – informative

**Highways** – Supportive conditions

**Public Consultation** – The application was publicised by the placing of a notice near the site, serving of personal notifications on the owners of neighbouring properties and placing an advert in the local newspaper. The latest date for the receipt of representations was the 17/09/2018. At the time of writing this report, the department have not received any representations.

## **5. Relevant Planning History**

19C1111 - Full application for demolition of the existing extension together with alterations and extensions at 4, Bodowen, Pentre Pella, The Mountain, Holyhead Approved 06/06/2013

19C1111A - Retrospective application for the erection of an extension at 4 Pentre Fferam, Corniog Mynydd, Llaingoch approved 03/02/2015

## **6. Main Planning Considerations**

The proposal is for the demolition of the existing front wall in order to form a new vehicular access and two new parking bays. The Heritage Advisor raises no concerns regarding the proposed development following receipt of amended plan by confirming the specification of the proposed new wall and the site levels.

A new stone wall will be erected between the parking bay and the current garden area.

The Highway Authority raises no concerns regarding the proposed development and has recommended standard conditions.

It is not considered that the proposed development would impact the status of Holyhead Mountain Conservation Area to such a degree to warrant a refusal as the proposed development complies with planning policies AT1 and PS20 of the Joint Local Development Plan.

The proposed materials are also acceptable being of a dry stone wall and gravel for parking bay / drive.

It is also considered that the proposed development would not impact the amenity of adjoining occupiers to such a degree to warrant a refusal. At the time of writing this report, no letters of representation have been received at this department.

## **7. Conclusion**

The proposed development is considered acceptable to the Local Planning Authority.

## **8. Recommendation**

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

**Reason: To comply with the requirements of the Town and Country Planning Act 1990.**

(02) 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: To comply with the requirements of the Highway Authority.**

(03) 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 comply with the requirements of the Highway Authority.**

(04) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

**Reason: To comply with the requirements of the Highway Authority.**

(05) No surface water from within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority.

**Reason: To comply with the requirements of the Highway Authority.**

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below:

Rhif Dyluniad	Dyddiad a dderbyniwyd	Disgrifiad Dyluniad
1380-A3-04	18/09/2018	Location Plan and Proposed Site Plan

under planning application reference 19C1111B.

**Reason: For the avoidance of doubt.**

**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.**

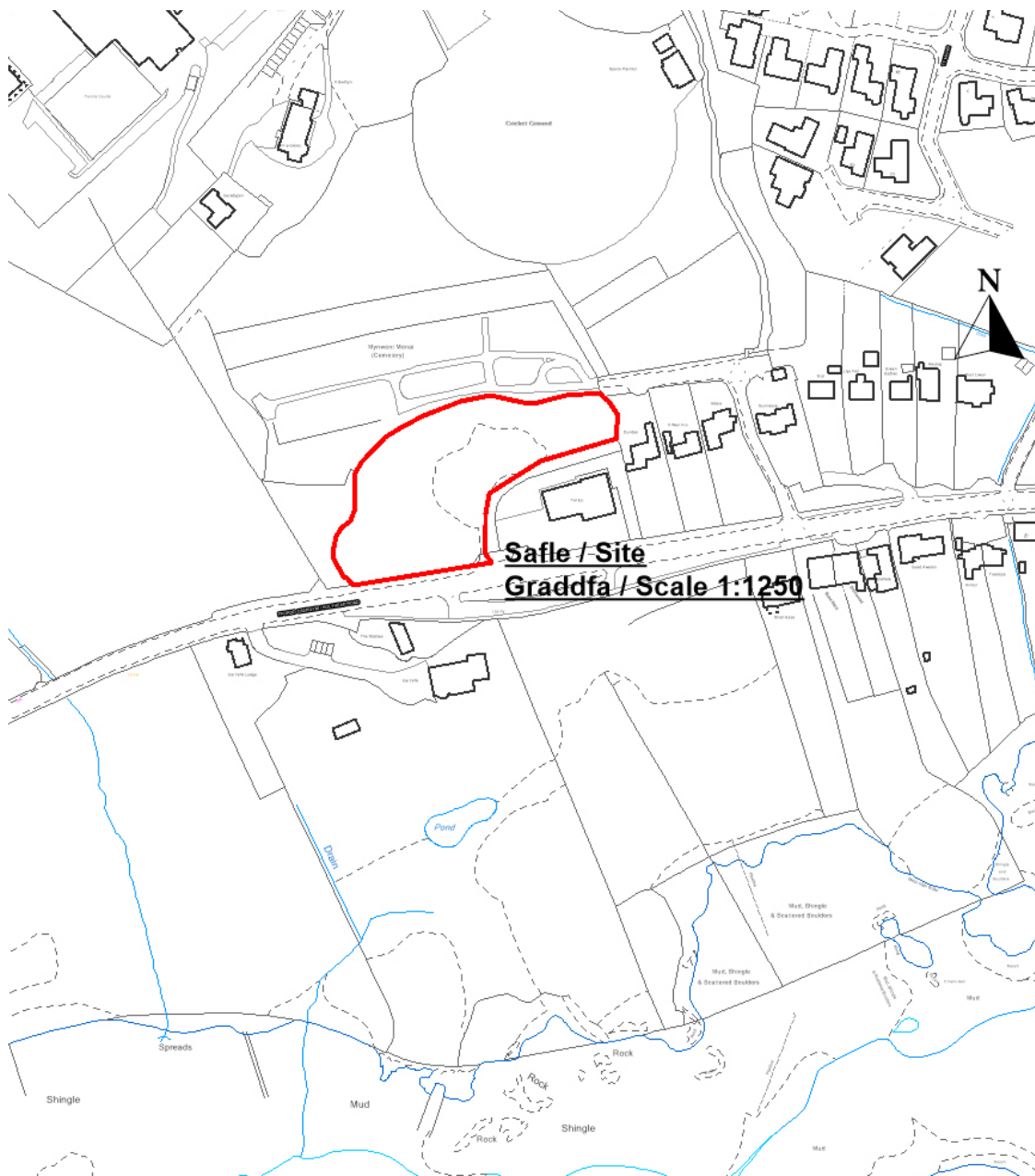
Rhif y Cais: **39C601** Application Number

Ymgeisydd Applicant

**Mr Chris Smith**

**Cais llawn ar gyfer lleoli 4 sialé (defnydd gwyliau) ynghyd ag adeiladu llwybr a gwaith cysylltiedig ar dir gyferbyn â / Full application for the siting of 4 chalets (holiday use) together with the construction of a track and associated works on land opposite**

**Cartrefle, Porthaethwy / Menai Bridge**



**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service (IWJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

Local Member – Councillor Robin W Williams has requested that the application be referred to the planning committee for determination.

**1. Proposal and Site**

The application is for the siting of 4 chalets used for holiday purposes together with the construction of a track and associated works on land opposite Catrefle, Menai Bridge.

The application site is a parcel of land located to the north of the A5 highway on the outskirts of Menai Bridge. The site is accessible from the south by an existing access. There are dwellinghouses located to the east and south of the application site. A telephone exchange is located to the south east of the site, whilst a cemetery is located to the north.

The site was previously used as quarry, which has since regenerated with general vegetation and mature trees.

**2. Key Issue(s)**

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, amenity of the area, Area of Outstanding Natural Beauty (AONB) and highway safety.

**3. Main Policies**

**Joint Local Development Plan**

PCYFF1 – Development Boundaries

PCYFF 2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

PS4 - Sustainable Transport, Development and Accessibility

PS19 – Conserving and where appropriate enhancing the Natural Environment

PS20 – Preserving and Where Appropriate Enhancing Heritage Assets

AMG1 – Area of Outstanding Natural Beauty Management Plans

AMG3 – Protecting and Enhancing Features and Qualities that are distinctive to the Local Landscape Character

TWR3 – Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation

ISA 1 – Infrastructure Provision

**Planning Policy Wales (9<sup>th</sup> Edition)**

**Technical Advice Notes 12: Design**

**4. Response to Consultation and Publicity**

**Councillor Robin Wyn Williams** – Request that the application be referred to the Planning Committee for determination. Concerns that the proposed development is located outside the development boundary and whether the proposal is appropriate in the location.

**Councillor Alun Wyn Mummery** – No Response

**Councillor Meirion Jones** – No Response



**Town Council** – Application site is outside the development boundary. Opening up to possible other future developments.

**Environmental Health** – Conditional Approval

**Drainage** – Foul and surface water drainage appear satisfactory in principle.

**Welsh Water** – No Objection

**Policy** – Comments with respect to the Joint Local Development Plan. No policy objection providing that the proposal is acceptable in term of its impact on the AONB and Policy TWR3.

**Landscape / Tree Officer** – Following reducing the number of units from 5 to 4, the section are satisfied that the proposed development complies with the relevant development plan polices subject to conditions.

**Heritage** – No objection

**Ecology** – No Objection, however have recommended a condition for the control and eradication programme for invasive species.

**Local Highways Authority** – Conditional Approval

**Policy** – General policy comments which are elaborated within the main core of the report and included above.

**Response to publicity:**

The proposal was advertised with the posting of notifications to adjacent properties. Site notices have also been displayed near the application site. The latest expiration of the publicly period was the 19th September, 2018.

Five letters of representations were received as a result of the publicity afforded to the application. The main points raised are summarised below:

Comments with respect to caravans and containers being sited on the land.

Concerns regarding wildlife and existing trees on site.

Concerns regarding overlooking and effect upon neighbouring properties and nearby cemetery.

Concerns regarding general disturbance i.e. noise, traffic and smoke from log burners.

Concerns regarding length of occupancy and future use.

Proposal does not blend into its surrounding and would be a base for a commercial element contrary to its surroundings.

Concerns whether the proposal complies with the development plan.

Concerns with respect to highway safety.

Comments with respect to submitted planning statement.

Proposed chalets are not fit for purpose, not of a high quality design and do not integrate into its surroundings.

Proposed development would effect the root protection areas of various trees and environment.

Existing trees would have an effect upon future occupiers.

Proposed development does not comply with planning policy.

In response the points raised, the Authority comments as follows:

Caravans and containers currently sited at the land do not form part of the application and therefore not considered as part of the proposal.

The Authority Ecology Advisor has assessed the application and raised no concerns subject to a condition regarding invasive species.

It is not considered that the proposed development will have a detrimental impact upon neighbouring properties nor nearby existing uses such that the application be refused. This will be discussed in greater details further within the report.

A condition will be attached to the decision in order that the chalets are used for holiday purposes. The department cannot speculate upon future uses of the site or any forthcoming applications.

The application is considered acceptable and will not have a detrimental impact upon the nearby AONB.

The policy section have raised no objection providing that the proposal is acceptable in term of its impact on the AONB and Policy TWR3

The Local Highways Authority are satisfied with the proposed subject to conditions.

The statement is considered as part of the assessment process, however each application is determined on its own merits.

It is considered that the proposed chalets comply with the relevant legislation and is of a high quality design which integrates into its surroundings.

Condition could be attached to the permission ensuring that roots of existing trees are adequately protected.

It is considered that the existing trees and surroundings are acceptable and would not have a detrimental impact upon future occupiers of the proposed chalets.

It is considered that the proposed development complies with relevant planning policy which will be elaborated upon later within the report.

## **5. Relevant Planning History**

No Planning History

## **6. Main Planning Considerations**

The application was initially submitted for 5 holiday chalets. The application was subsequently amended and the number of units was reduced to 4 units, all of which fall within the definition of a holiday chalet as defined within policy TWR 3 of the Joint Local Development Plan.

### Policy Considerations

The application site is located in the open countryside abutting the defined development boundary. Although the site is also located outside the Area of Outstanding Natural Beauty (AONB) and the Special Landscape Area (SLA), the site is adjacent to the AONB.

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

Policy TWR3 states that proposals for the development of new static caravan (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where it complies with all of the following three criteria:

*i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality*

In order to determine if the proposal would lead to an intensification in the provision of static caravan, chalets or permanent camping accommodation reference is made to the Anglesey Landscape Sensitivity and Capacity Study (March 2014). Within the study each Landscape Character Area (LCA) has been assessed to provide guidance in relation to the sensitivity of the landscape and assess the capacity for further caravan/chalet park developments.

Paragraph 6.3.68 of the policy states that *the study (Anglesey Landscape Sensitivity and Capacity Study) concluded that in some areas outside the AONB and SLA there may be very limited capacity for static caravan / chalet park development typically comprising of very infrequent, very small scale, well sited, high quality development'. In all cases development should avoid the undeveloped coastal edge and immediate setting.*

In respect to the issue of 'limited capacity' highlighted in paragraph 6.3.38, Table 2.11 (Static Caravan / Chalet Park Development Typologies) of the Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity Study (March 2014) defines 'very small' as 'up to 10 units (typically below 1 hectare in area) and small as 11 – 25 units (typically below 2 hectares in area).

Taking the above matter into considerations, it is considered that the proposed development is acceptable in terms of criterion i of TWR3.

*ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.*

The site is a former quarry surrounded by woodland composed predominately of sycamore with quantities of ash and birch. With other woodland below the A5 it forms a buffer between the settlement and the open agricultural land beyond. Many of the dwellings in the immediate area are screened by trees, or with a backdrop of woodland or significant trees. Glimpses into the site's centre from the A5 are limited, particularly in the summer months. The wooded backdrop to the site, particularly to the rear of the BT exchange forms a buffer with the cemetery above and the internal topography partially screens the east of the site on the approach from the west.

The application was initially submitted for the siting of 5 chalets used for holiday purposes. The Local Planning Authority raised concerns about the unit proposed at the most western part of the site since the unit would not adequately retain and respect the natural features and would be in an obtrusive location, contrary to policy PCYFF 4, AMG3 and TWR3. The unit was subsequently removed from the scheme, reducing the number of chalets to 4. Due to the enclosed nature of the site, position, number of units and design of the proposed chalets it is considered that the proposal is of high quality which does not significantly harm the visual quality of the landscape.

The landscape officer raised no objection to the proposal and considered that the development complies with the requirements of PCYFF4, TWR3 and AMG3 of the JLDP.

Following assessing the context of the site, the layout, reduced density together with the observations of the Built Environment section who raise no objection to the proposal subject to conditions, it considered that 4 units are acceptable in this location.

*iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.*

The site is located immediately adjacent to the A5 highway (Holyhead Road). A new access to the site is proposed at the south part of the site, leading from the highway. A pedestrian footway is also located to between the site and the main highway which allow pedestrians to commute approximately 0.5 km to Menai Bridge.

The Local Highway Authority have assessed the application and are satisfied with the proposal subject to conditions. The site is considered to be in a sustainable location, located within close proximity to the National Cycle Network and existing public transport links.

The drainage section of the Authority have assessed the application and confirmed that at the foul and surface water drainage details appear satisfactory in principle. Conditions will be attached to any approved permission accordingly.

## Effect upon Amenities of Neighbouring Properties:

The impact of the proposal, especially upon the amenity of nearby land users should be considered in accordance with the criteria as set out in policy PCYFF 2 (Development Criteria). Specific consideration is 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 occupiers of local residences or other land and property users.

Whist open countryside is located to the west of the site, a cemetery is located to the north and a Telephone Exchange to the south east. The nearest dwelling house to the site is Dundas which abuts the site to the east. Residential units are also located south of the site, across the highway. The proposed units are generally positioned at the north of the site extending towards the east of the site in a linear type formation. Each unit provides private amenity spaces.

The site is located at a significantly lower level in comparison to the land both to the north and east of the site. Adequate existing screening and boundary treatments surround the majority of the site.

Although there is only a distance of approximately 4 meters from the nearest point of the most eastern proposed unit (cabin 4) and the curtilage of Dundas, given the fact the amenity space of the unit is located at the western part of the chalet, the site lies at a significantly lower level than the existing dwelling and the extent of the existing screening it is considered that the proposed development will not have a detrimental effect upon the amenities of the dwellinghouse.

Given consideration there is approximately 70 meters and the A5 highway between the nearest proposed unit and dwellinghouses at the south of the site it is not considered the proposed development will have a detrimental effect upon their amenity.

The cemetery to the north is also located on a higher level than the application site, with existing mature trees and vegetation located at the northern boundary of the site.

Given due consideration to the above it is not considered that the proposed development would affect the amenities of neighbouring residential amenity or the existing cemetery to such a degree to warrant refusal of the application.

## 7. Conclusion

It is considered that the application can be supported by local and national planning policy, in particular TWR3 of the JLDP. It is considered that there will not be a significant intensification in the provision of such sites within the areas and that the proposal is of high quality, located in a unobtrusive location providing adequate access onto a main highway network.

The amenities of the area including the nearby AONB and neighbouring properties have been taken into account, however it is not considered that the proposed development will harm the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application. Various material considerations have been considered and assessed by the specialist Officers of the Authority who have not raised any objection to the scheme subject to conditions. It is recommended that the application be approved.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## 8. Recommendation

To **permit** the application subject to the following conditions:

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below under planning application reference 39C601 except as required to be approved under the conditions imposed:**

Drawing/ Document Number	Date Received	Plan Description
D589-01	22/12/2017	Location Plan
D589.03	19/08/2018	Site Layout Plan
SIP-01-001	15/06/2018	Foundation Details
	15/06/2018	Plinth Details
D589.07	19/04/2018	Proposed Cross Section A-A
D589.08	19/04/2018	Proposed Cross Section B-B
D589.09	19/04/2018	Proposed Cross Section C-C
A-01-03	29/03/2018	Proposed Drainage Plan
D589.05	22/12/2017	Elevations and Floor Plan
D589.06	22/12/2017	Elevations and Floor Plan
D589.10	17/09/2018	Proposed Floor Plan and Elevations of Refuse Area
17353/A2_AIA_Rev.B	19/08/2018	Tree Survey, Arboriculture Impact Assessment & Method Statement
17353/A1	22/12/2017	Trees and Construction BS5837 Tree Survey Assessment
17353/E1	22/12/2017	Preliminary Ecological Appraisal Report
	17/09/2018	Cellweb TRP Installation Guide

Reason: For the avoidance of doubt.

**(03) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

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

**(04) No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No unit shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.**

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

**(05) No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include:**

- I. The parking of vehicles for site operatives and visitors
- II. Loading and unloading of plant and materials
- III. Storage of plant and materials used in constructing the development
- IV. Wheel washing facilities (if appropriate)
- V. Hours and days of operation and the management and operation of construction and delivery vehicles.

Reason: To comply with the requirements of the Highway Authority to ensure reasonable and proper control is exercised over construction activities in the interests of road safety.

**(06) Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.**

Reason: In the interest of amenity

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

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

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

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

**(08) The units shall only be used for holiday accommodation and shall not at any time be used as permanent residential premises.**

Reason: To define the scope of this approval.

**(09) The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual units on the site and of their main home addresses and shall make this information available to the Local Planning Authority.**

Reason: To ensure the approved holiday accommodation is not used for unauthorized permanent use.

**(10) The development hereby approved shall be constructed strictly in accordance with the Preliminary Ecological Appraisal Report received on the 22/12/2018.**

Reason: To safeguard any protected species present.

**(11) No development shall commence until an eradication programme for invasive species shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details for the lifetime of the development.**

Reason: To eradicate invasive species from the application site.

**(12) No development shall commence until the Indigo Arboricultural Impact Assessment and Method Statement 'Considerations': June 2018 and plans 17353/A2\_AIA\_RevB (Tree Protection Plan) and 17353/A1 (Tree Constraints Plan) submitted in support of the application shall be finalised, submitted to and agreed in writing by the Local Planning Authority. The finalised and agreed AMS shall be adhered to in full and subject to tree protection monitoring and site supervision by a suitably qualified tree specialist.**

Reason: In order to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

**(13) No development shall commence until an underground services plan as noted in section 5.3 of the Indigo Arboricultural Impact Assessment and Method Statement Considerations: June 2018 report is submitted and agreed in writing by the Local Planning Authority. Approved works resultant will follow the requirements of Condition (12).**

Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

**(14) There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority or indicated on the submitted plans. Any tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced in accordance with the details agreed with the Local Planning Authority (unless the Local Planning Authority gives its written consent to any variation).**

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to enhance its setting within the immediate locality.

**(15) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the Local Planning Authority.**

Reason: Required to safeguard and enhance the character and amenity of the area, and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality.

**(16) Prior to completion or first occupation of the proposed units hereby approved, whichever is the sooner; details of landscaping treatment of all parts of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:**

- a) a scaled plan showing vegetation to be retained and trees to be planted:**
- b) a schedule detailing sizes and numbers of all proposed trees**
- c) Sufficient specification to ensure successful establishment and survival of new planting**
- d) Frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas**
- e) Confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010).**

Reason: Required to safeguard and enhance the character and amenity of the area, and to enhance its setting within the immediate 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.

## **9. Other Relevant Policies**

### **Planning Policy Wales (Edition 9)**

#### **SPG: Design Guide for the Urban and Rural Environment**

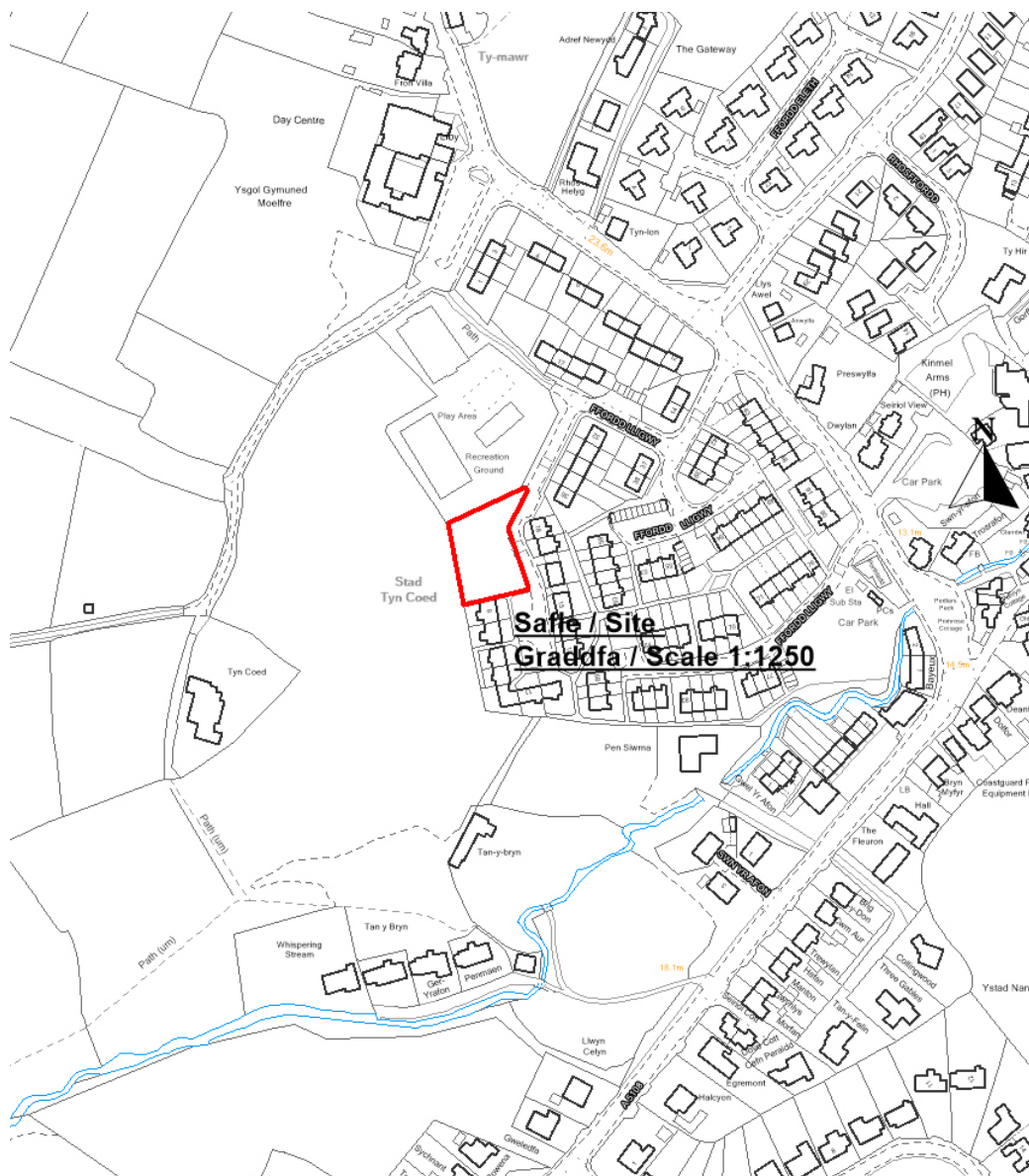
Rhif y Cais: **40LPA356/CC** Application Number

Ymgeisydd Applicant

**Gwasanaethau Tai Cyngor Ynys Mon**

**Cais llawn i godi 3 annedd fforddiadwy, ynghyd â gwaith tirlunio a datblygiadau cysylltiedig arall ar tir yn / Full application for the erection of 3 affordable dwellings, landscaping and other associated development on land at**

**Ffordd Lligwy, Moelfre**





**PLANNING COMMITTEE: 07/11/2018**

**REPORT OF HEAD OF PLANNING SERVICE (MTD)**

**RECOMMENDATION:**

Approve

**REASON FOR REPORTING TO COMMITTEE:**

The planning application is being reported to the planning committee because the Isle of Anglesey Council is the applicant and the landowner.

**1. PROPOSAL AND SITE**

The application site is located on vacant land next to a formal enclosed playing field on the western edge of the existing housing estate. The housing units adjoining and opposite are predominantly local authority owned bungalows. The application proposed a pair of semi-detached 2 bedroom bungalows and a single one bedroom bungalow together with off road parking spaces.

**2. KEY ISSUE(S)**

- Principle of the Development.
- Character and Appearance of the Locality.
- Highways & Parking considerations.
- Impact on the Amenities of Adjacent Properties

**3. MAIN POLICIES**

**Anglesey and Gwynedd Joint Local Development Plan (2017)**

TRA 2: Parking Standards  
TRA 4: Managing Transport Impacts  
ISA5: Provision of Open Spaces in New Housing Developments  
PCYFF 1: Development Boundaries  
PCYFF 2: Development Criteria  
PCYFF 3: Design and Place Shaping  
PCYFF 4: Design and Landscaping  
PS 17: Settlement Strategy  
TAI 5: Local Market Housing  
Strategic Policy PS18 Affordable Housing  
TAI 15: Affordable Housing  
AMG1 – Area of Outstanding Natural Beauty Management Plans

Planning Policy Wales Edition 9 2016 “PPW”

TAN 12: Design  
Technical Advice Note (TAN) 24: The Historic Environment (2017)

Supplementary Planning Guidance SPG Design in the Urban and Rural Built Environment (2008) “SPG Design”

**4. RESPONSE TO CONSULTATION AND PUBLICITY**

Community Council – No observations received at the time of writing.

Local Councillors – no response received

Highway Authority – Proposed block plan requested. Block plan supplied and conditions suggested.

Drainage Section – No observations received at the time of writing.

Dwr Cymru-Welsh Water – suggested condition regarding surface water disposal

Housing Service – there is a confirmed need for affordable housing in Moelfre

Ecological and Environmental Adviser – safeguards for construction phase to protect species which may be present; enhancement suggested

Heritage Advisor – no heritage assets nearby. Proposal is in the AONB but will not significantly harm the features and qualities that are distinctive to the local landscape character of the AONB.

Landscape Advisor: The site is identified as being of Low value in the LandMap Visual and Sensory layer with extensive housing identified as a detractor. The scale of the proposal located within an existing area of housing would not affect conservation of the AONB's Natural Beauty, Features or Special Qualities. A new native species hedgerow to the rear boundary would represent a small enhancement.

Public response to notification:

The planning application was advertised by way letters to adjacent properties, site notices and a press notice was published with the latest date for the receipt of representations being 3/8/18. No representations were received.

## 5. RELEVANT PLANNING HISTORY

None

## 6. MAIN PLANNING CONSIDERATIONS

**Principle of the Development:** The site is located within the development boundary of Moelfre under the provision of PCYFF 1 of the JLDP. Moelfre is classified as a Local Village under the provisions of policy TAI 5 of the JLDP and this policy permits local market housing proposals on suitable sites within the settlement boundary and subject to the maximum units size specified. At 77m<sup>2</sup> the units are smaller than the maximum specifies for two bedroom single storey units. No size is provided for one-bedroom units but again at 77m<sup>2</sup> the unit is smaller than 90m<sup>2</sup> given as a maximum for 2 bed units.

Policy TAI 8 (Appropriate Housing Mix) states that proposals should contribute towards meeting the identified needs of the community through meeting the listed criteria which include maximizing the delivery of affordable housing and ensuring the sustainable use of land through an efficient density of development compatible with local amenity. In terms of need for the development the council's Housing Services have stated that there is a need for affordable housing units in Moelfre. Though it is understood that the application will be developed for 100% affordable housing in conjunction with the council, it would normally be necessary complete a legal agreement requiring 30% of the units are developed for affordable housing requirements in accord with policy TAI 15 (Affordable Housing Threshold & Distribution). In this case it is not possible for the council to complete a legal agreement with itself and a planning condition has been recommended which requires one of the units to be affordable.

**Character and Appearance of the Locality:** Policy PCYFF 2 (Development Criteria) of the JLDP states that to make the most efficient use of land that there should be a minimum of 30 housing units per hectare unless there are local circumstances or site constraints which dictate a lower density. The density of the proposed development reflects existing patterns in the locality.

In terms of the area's character policies PCYFF 3 (Design and Place Shaping) and PCYFF 4 (Design and Landscaping) of the JLDP requires that new developments demonstrate a high quality design and that they integrate into their surroundings. The proposed developments is made for three single storey units, one single unit and two semi-detached, with parking for motor vehicles off street. The units would be rendered and have slate roofs. The layout and design of the proposals are considered to be reflective of the varied housing types which can be seen in the area and on this basis is acceptable having regard to the impact on the character and appearance of the area which is designated as an Area of Outstanding Natural Beauty.

#### **Impact on the Residential Amenities of Adjacent Properties & Occupants of the Proposed Development:**

The impact of the development in neighbouring amenity is minimal. The dwellings are separated from adjoining properties due to underground tanks and are separated by the existing estate road from dwellings opposite.

#### **Highways & Parking Considerations:**

The proposal includes parking spaces for the individual units and a pedestrian footway is included to the front of the site which will link to the wide grass verge fronting the adjoining playground.

**Other Matters:** No objections are received from Welsh Water – foul drainage is intended to connect to the main sewer whilst surface water is intended to be disposed to a soakaway system. Comments were awaited from the drainage section at the time of writing.

In terms of ecology, the council's Ecological and Environment Officer has suggested checks prior to vegetation removal in the bird breeding season and enhancement planting. The landscape officer has also suggested enhancement planting on the external site boundary.

### **7. CONCLUSION**

The proposed development is acceptable within its context on an existing housing estate and within the wider AONB. There are no highway objections and the design and amenity impacts of the scheme are acceptable.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more prosperous and resilient Wales in terms of the economic improvements that would accrue as part of the development and being for affordable housing a more equal Wales.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

### **8. RECOMMENDATION**

That planning permission is granted subject to the receipt of comments from the council's drainage section and subject to the following planning conditions:

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with 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:**

<b>Design/Document</b>	<b>Reference</b>	<b>Date</b>
2555-18-1a	Location plan	20-7-18
2555-18-3b	Proposed Site Plan	20-7-18
2555-18-5	Proposed Two Bedroom Bungalow	3-7-18
2555-18-4	Proposed One Bedroom Bungalow	3-7-18

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

**(04) A new 1.8m wide pedestrian footway shall be provided along the whole length of the site boundary adjacent the public highway as shown on drawing 2555-18-3b Proposed Site Plan. No development shall commence until full design details for the pedestrian footway have been submitted to and agreed. In writing by the local planning authority. The footway shall be completed in accordance with the approved plan before the use hereby approved commences.**

Reason: In the interests of pedestrian safety.

**(05) The access shall be laid out and constructed strictly in accordance with the submitted plan 2555-18-3b Proposed Site Plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

Reason: In the interests of highway safety.

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

Reason: To provide adequate visibility.

**(07) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and operational before the use hereby permitted is commenced. No surface water from the within the curtilage of the site shall discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.**

Reason: In the interests of amenity and to ensure that the site is adequately drained

**(08) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: In the interests of the free flow of traffic

**(09) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.**

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

**(11) Notwithstanding the submitted drawings, no development shall take place until a scheme of landscaping and tree planting for the application site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme which shall include a hedge to the external boundary shall show the proposed planting, including species, size and density. The approved new planting shall not be implemented later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.**

Reason: In the interest of the visual amenities of the locality and to secure ecological enhancements.

**(12) Any tree 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 interest of the visual amenities of the locality and to secure ecological enhancements.

**(13) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan (CTMP). The CTMP shall include;**

- I. The parking of vehicles for site operatives and visitors
- II. Loading and unloading of plant and materials
- III. Storage of plant and materials used in constructing the development
- IV. Wheel washing facilities (if appropriate)
- V. Hours and days of operation and the management and operation of construction and delivery vehicles.

**The construction of the Development shall be completed in accordance with the approved Plan.**

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

**(11) The development shall not begin until a scheme for the provision of local market housing and affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The local market housing and affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of a local market dwelling under policy TAI 5 of the Ynys Mon and Gwynedd Joint Local Development Plan and affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:**

- i. the numbers, type, tenure and location on the site of the local market housing and affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the local market 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 local market housing and affordable housing and the means by which such occupancy criteria shall be enforced.**

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

**Please inform the Applicant that:-**

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, re-siting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

**9. OTHER RELEVANT POLICIES**

None

**10. OTHER RESPONSES TO CONSULTATION AND PUBLICITY**

None