

# 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, 6 MAWRTH, 2019 am 1:00 y. p.</b>	<b>WEDNESDAY, 6 MARCH 2019 at 1.00 pm</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI</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 - 6)**

To present the minutes of the previous meeting of the Planning and Orders Committee held on 6 February, 2019.

#### **4 SITE VISITS**

None to be considered by this meeting.

#### **5 PUBLIC SPEAKING**

#### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 7 - 10)**

6.1 FPL/2018/57 – Parc Tyddyn Bach, Holyhead

6.2 14C257 – Cefn Trefor, Trefor

#### **7 APPLICATIONS ARISING**

None to be considered by this meeting.

#### **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

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## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS\_**(Pages 11 - 16)

10.1 VAR/2018/14 – Plots 8, 9 & 10, The Herb Garden, Llain Capelulo, Pentre Berw, Gaerwen

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS\_**(Pages 17 - 24)

11.1 MAO/2019/3 – Bryntwrog, Gwalchmai

11.2 HHP/2019/39 – Gardd y Plas, Llanddeusant

## **12 REMAINDER OF APPLICATIONS\_**(Pages 25 - 60)

12.1 FPL/2019/7 – Bryn Meurig, Llangefni

12.2 19C779N/VAR – Unit 1 and Unit 2, Penrhos Business Park, Holyhead

12.3 FPL/2019/16 – Maes Awyr Môn, Caergeiliog

12.4 46C622/ENF – Y Borth, Porthdafarch Road, Holyhead

12.5 FPL/2018/30 – Junction 7, Gaerwen

12.6 DIS/2019/7 – Castle Meadow, Beaumaris

## **13 OTHER MATTERS**

None to be considered by this meeting.

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## Planning and Orders Committee

### Minutes of the meeting held on 6 February 2019

- PRESENT:** Councillor Nicola Roberts (Chair)  
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE (left the meeting at 1.15 pm), K P Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts, Robin Williams.
- Councillor R A Dew – Portfolio Holder – Planning.
- IN ATTENDANCE:** Planning Development Manager (NJ),  
Planning Assistant (CR),  
Administrative Assistant (WT),  
Development Control Engineer (JRPW),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillors Margaret M Roberts (for application 10.1); Alun M Mummery (for application 12.1).
- 

#### 1 APOLOGIES

None received.

#### 2 DECLARATION OF INTEREST

No declaration of interest received.

#### 3 MINUTES

The minutes of the Planning and Orders Committee held on 9 January, 2019 were presented and were confirmed as correct.

#### 4 SITE VISITS

No site visits were undertaken following the 9 January, 2019 meeting of the Planning and Orders Committee.

#### 5 PUBLIC SPEAKING

There was a Public Speaker in respect of application 12.1.

## 6 APPLICATIONS THAT WILL BE DEFERRED

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

## 7 APPLICATIONS ARISING

### 7.1 14C257 – 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

The purpose of the report is to define the term 'Local Need' and suggest conditions to be appended to the decision notice in relation to the application which was approved by the Planning and Orders Committee at its meeting held on 5<sup>th</sup> December, 2018 subject to a Section 106 agreement to ensure the dwelling is developed as an affordable dwelling, contrary to the recommendation of Officers that permission be refused as the application is contrary to policy TAI 6.

The Planning Development Manager reported that the applicant's Agent has suggested that 'local' should be defined within the Joint Local Development Plan (JLDP) and 'local' should mean Anglesey and Gwynedd. The Committee were afforded coloured maps which showed what is meant by the area surrounding clusters as part of the Section 106 agreement if the applicants wished to sell the dwelling in the future. The Officer said that the maps have been afforded to comply with the policy to afford dwellings for local people as they must have lived within the village or the immediate area for 5 years.

Members questioned whether the towns and villages had been removed from the coloured maps afforded to the meeting. The Planning Development Manager responded that the aim of the policy is to afford local housing; the policy aim is not to draw people from towns and villages to live within the countryside.

Councillor Eric W Jones expressed that he considered that all resident of the Island are local persons to Anglesey.

Councillor K P Hughes said that the guidelines are preventing more than facilitating this issue of local person. He expressed that it is important to allow young people who wish to stay within their own habitat to be able to build houses and stay on the Island. Councillor K P Hughes proposed that 'local person' should be the whole of Anglesey. Councillor Eric Jones seconded the proposal.

The Chair said that she considered that there is deficiency within the policy as regards to 'local person' definition. She expressed that in fairness to this application and to any future application before the Planning and Orders Committee the Chair proposed that the application be deferred and to refer the definition of 'local person' to the Joint Planning Policy Committee for discussion and clarification in case a challenge or appeal by High Court is faced by this Authority in the future. Councillor John Griffith seconded the proposal.

The Legal Services Manager said that this application was approved under Policy TAI 6 and this policy is clear that the occupants of the dwelling must live within the cluster or has lived within the rural area. He said that it was acceptable that the Committee request the Joint Planning Policy Committee to respond to clarify the definition of a rural area and a local person.

Following the ensuring vote it was **RESOLVED to defer consideration of the application and to refer the definition of 'local person' to the Joint Planning Policy Committee for clarification and discussion.**

## **8 ECONOMIC APPLICATIONS**

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

## **9 AFFORDABLE HOUSING APPLICATIONS**

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

## **10 DEPARTURE APPLICATIONS**

### **10.1 VAR/2018/4 – Application under Section 73A for the variation of condition (10) (Pedestrian footpath) of appeal decision reference APP/L6805/A/15/3132036 (Erection of a dwelling, installation of a sewage treatment plant together with the construction of a vehicular access) so as to allow for the submission of a scheme for the provision of a pedestrian footway following the expiry of the 4 month period at Ger y Mynydd, Brynrefail, Dulas**

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

Councillor Margaret M Roberts, speaking as a Local Member said that this application was approved with a condition that a footpath be in place before occupation of the dwelling. However, following occupation of the dwelling the applicant submitted an application for the condition to be removed which was subsequently approved through an appeal process but more stringent conditions were imposed for the pedestrian footway to be provided. Councillor Roberts questioned whether these conditions are still valid.

The Planning Development Manager reported that the principle of a dwelling in this location has already been established which was granted on appeal in December 2015 and which remains extant. Furthermore the dwelling has since been built and is occupied. As part of the original permission there was a condition requiring the provision of a pedestrian footway from the site and the applicant subsequently sought to have the condition deleted, however the application was refused. However an appeal was allowed in June 2018 subject to revised conditions which were noted within the Planning Officer's report. In accordance with the appeal conditions a scheme should have been

submitted to the Local Planning Authority by 20 October, 2018 but no such details were submitted and consequently a Breach of Condition has occurred. The Local Planning Authority thereafter wrote to the applicant on 22 November, 2018 regarding the breach and advising that the Local Planning Authority were minded to issue a Breach of Condition Notice in order to address matters. Nevertheless it transpired that due to an apparent miscommunication between the applicant and the Highways Officer, a scheme had in fact been agreed directly with the Highways Department which the Local Planning Authority had been unaware of and that works had been scheduled to take place in early December. It is now apparent that the applicant must submit a planning application under Section 73A for the variation of condition.

Councillor Vaughan Hughes expressed concerns as regards to the miscommunication between both the Highways and Local Planning Authority in respect of this application.

Councillor K P Hughes proposed that the application be approved and Councillor Robin Williams 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.**

#### **10.2 FPL/2018/21 – Full application for the erection of a dwelling together with the creation of a new vehicular access on land adjacent to Bronallt, Pentre Berw**

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

The Planning Development Manager reported that the principle of a dwelling has already been established under a historic planning application 33C231/DA in 2004. An application for a lawful use certificate to prove that works has been undertaken to implement planning permission A/967A was proved lawful on the 26 January, 2016. She noted that amended plans for dormer building has been submitted which entails a re-design of the dwelling previously approved. Ecological Mitigation Plan has been received which is considered an improvement to the original application.

Councillor Robin Williams proposed that the application be approved and Councillor Eric W Jones 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.**

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



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

## 12 REMAINDER OF APPLICATIONS

### 12.1 41C137A/DA – Application for reserved matters for the erection of a dwelling, construction of a vehicular access together with the installation of a treatment plant at Afallon, Penmynydd

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

#### *Public Speaker*

Mr Aled Jones (**in support of the application**) said that outline planning permission was approved in 2016 together with the access to the site. He further said that the location of the dwelling has been moved to the centre of the plot and the height of the roof has also been reduced in accordance with the recommendations of the Planning Officers. Mr Jones said that negotiations have been taking place with the Drainage Section as regards to the drainage system; he was given to understand that the Officers of the Drainage Section have responded today that the drainage system is acceptable. He noted that the residents of the neighbouring property of Afallon have expressed concerns on the overlooking and noise levels from the site but an acoustic fence will be erected to mitigate any detriment to the amenities of the adjoining property.

Councillor Alun Mummery, speaking as a Local Member said that he called-in the application due to concerns by local residents. He read out an email received in September 2018 by Planning Officers stating that the application did not conform to the approved outline application due to its height and location on the site. Councillor Mummery said that the report to today's meeting now states that the height and location of the dwelling is acceptable and the Drainage Section has also confirmed that the drainage system is acceptable. He questioned whether it was usual to grant approval of planning applications whilst statutory matters have not been addressed. The Planning Development Manager responded that the application before the Committee is to submit reserved matters and details of the application. The Local Member further said that Penmynydd Community Council has expressed concerns as to the access to the site from the highway and it was considered that the Highways Department should consider cutting the overgrowth of the hedges during the summer months near the junction near to this application site. The Planning Development Manager responded that the access to the site was also part of the outline application approved in 2016. She noted that a letter from the Penmynydd Community Council expressing concerns as to the access to the application site was received. The Officer said that details of the access to the site has been dealt within the outline application stage.

The Planning Development Manager reported that the application is a reserved matters application that complies with the extant outline planning

permission previously approved in May 2016 under the former Ynys Môn Local Plan and under the provisions of Policy 50. It was noted that a further letter of objection had been received as regards to this application. She said that the siting of the dwelling is sideways within the plot to alleviate overlooking of the neighbouring properties. An acoustic fence is to be erected to the boundary adjacent to Afallon, the neighbouring property, to alleviate concerns of noise from the proposed new access which was a condition as part of the outline approval. The Officer said that confirmation has been received by the Drainage Section that the drainage system is acceptable.

Councillor Robin Williams said that as the access from the site is near dangerous bends, he ascertained whether the Highways Section has any plans to improve the splay of the highway. The Development Control Engineer (Highways) responded that the access from the site has been dealt within the outline planning application and the highways authority has not made further comments as regards to the application as it was considered that the development would not cause excessive increase of traffic. However, he said that the Highways Authority has powers to maintain visibility on junctions. Councillor Williams further expressed that cutting the overgrowth of the hedges near the junction near to this application site needs to be undertaken on a regular basis.

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.**

### **13 OTHER MATTERS**

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

**COUNCILLOR NICOLA ROBERTS  
CHAIR**

Planning Committee: 06/03/2019

6.1

Application Reference: FPL/2018/57

Applicant: Anwyl Homes

**Description:** Cais llawn ar gyfer codi 46 o dai ynghyd a chreu mynedfa newydd ar dir ger / Full application for the erection of 46 dwellings together with the creation of a new vehicular access on land adjacent to

**Site Address:** Parc Tyddyn Bach, Caergybi / Holyhead



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

Recommendation: Ymweliad Safle / Site Visit

**Reason for Reporting to Committee**

The planning application has been called to the planning committee due to concerns about the development's relationship with adjacent residential properties. It would therefore be beneficial for members to view the development on site before considering the planning application.

**Application Reference: 14C257**

**Applicant:** Mr Gavin & Mrs Rachel Evans

**Description:** 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

**Site Address:** Cefn Trefor, Trefor



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

**Recommendation:** Gwrthod / Refused

**Reason for Reporting to Committee**

At its meeting held on 6th February 2019 the Planning and Orders Committee resolved to defer determination of this application in order to refer the issue of the definition of local person and the rural hinterland of clusters within the meaning of Policy TAI 6 of the Joint Local Development Plan to the Joint Planning Policy Committee and to reconsider the application when a definition is agreed. The recommendation therefore is to defer consideration of the application and to remove the item from the agenda to be re-introduced for further consideration and determination when definitions have been agreed by the Panel.

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Planning Committee: 06/03/2019

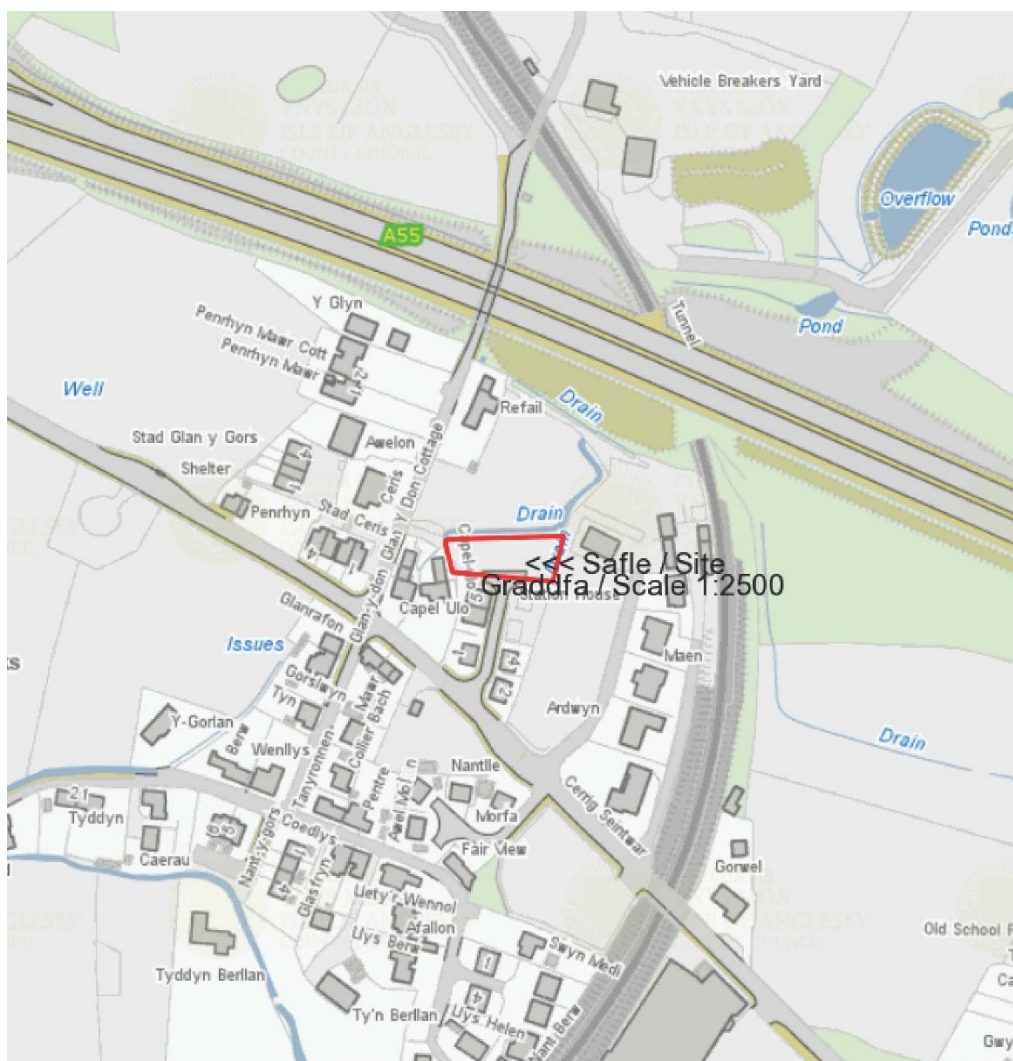
10.1

Application Reference: VAR/2018/14

Applicant: Patrick Lee

**Description:** Cais o dan Adran 73A i ddiwygio amod (07)(Cynlluniau a gymeradwywyd) o caniatâd cynllunio rhif 33C102G (Codi 3 annedd ar leiniau 8, 9 & 10) er mwyn galluogi plotiau 8 a 10 i gynyddu mewn maint a diwygio cyfeiriadedd y safle i fod yn anheddau 4 ystafell wely ynghyd â diwygio gosodiadau'r llefydd parcio yn / Application under Section 73A for the variation of condition (07)(Approved Plans) from planning permission reference 33C102G (Erection of 3 dwellings on plots 8, 9 & 10) so as to allow plots 8 & 10 to increase in size and amend site orientation to become 4 bed dwellings together with amending parking layouts at

**Site Address:** Plots 8, 9 & 10, The Herb Garden, Llain Capelulo, Pentre Berw, Gaerwen



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Caniatáu / Permitted

## 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.

## Proposal and Site

The proposal entails a slight reduction of two dwellings together with increasing the size of 1 dwelling previously approved on the site together with its re-location within the plot.

## Key Issues

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.

## Policies

### Joint Local Development Plan

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI6 – Housing in Clusters

## Response to Consultation and Publicity

Consultee	Response
Awdurdod Glo / Coal Authority	Confirmation has been received that the application site does not fall with the defined Development High Risk Area and is located within the defined Development Low Risk Area.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Cynghorydd Eric Wyn Jones	No response at the time of writing the report.
Cynghorydd Dafydd Roberts	No response at the time of writing the report
Cyngor Cymuned Llanfihangelesceifiog Community Council	No response at the time of writing the report.
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response at the time of writing the report.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Supportive of the application.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No response at the time of writing the report.
Head of Service (Housing)	No response at the time of writing the report.

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 22nd February, 2019. At the time of writing the report one letter of objection had been received. The main reasons for objecting as follows:

- The land is very narrow and not enough room for 3 dwellings on the application site.
- Access to the estate is narrow and further dwellings will increase traffic and will be a health and safety risk.
- Sewage is currently dealt with by a pumping station and is not efficient. Increasing numbers will increase the pressure on the drainage system.

In response to the objections raised:

- It is not considered that the amended plans will have any more impact upon neighbouring properties over that previously approved.
- There is an extant permission on the site for 3 dwellings.

### **Relevant Planning History**

33C102G - Full application for the erection of 3 dwellings at Herb Garden - Granted 26/06/08

33C102K/LUC - Application for a Certificate of Lawfulness for the proposed use for the erection of 3 dwellings - Lawful - 29/11/18.

### **Main Planning Considerations**

Pentre Berw is identified as a Cluster in the Joint Local Development Plan which allows the erection of affordable houses for local need on a site between or on the edge of a coloured building as shown on the Inset Map.

Full planning permission has been granted on the site under planning application reference 33C102G which was approved on the 26/6/08 and a subsequent certificate of lawfulness application was proved lawful on the 29/11/18 under planning application reference 33C102K/LUC.

### **Variation of Conditions (07)**

The application seeks the variation of condition (07)

Previously approved plans consisted of 3no, 3bedroom dwellings with a ground floor area of 63 square metres.

The amendments are as follows:-

#### **Amendments to Plot 8**

The amended plans proposes the erection of 1no 4 bedroom dwelling with a ground floor area of 70.72 square metres, slightly larger than the approved dwellings.

The proposal also involves the re-location of Plot 8 within the application site due to an easement on the land.

#### **Amendments to Plot 9 + 10**

The amended plans consist of 2no 3 bed dwellings with a ground floor area of 62.10 square metres. In terms of scale, the dwellings are slightly smaller than the previously approved dwellings. The design of the dwellings are identical to the previously approved permission apart from the addition of velux windows

to the front and rear elevation and one of the windows on the rear elevation of plot 8 has slightly increased in size.

**Policy Context** – The principle of the erection of three dwellings on the site has been established under planning application 33C102G and later certificate of lawfulness application was proved lawful under planning application 33C102K/LUC.

**Joint Local Development Plan** – Pentre Berw is identified as a cluster where housing proposals can be supported for affordable housing for local need between or adjacent to buildings coloured on the Inset Map under Policy TAI 6.

The application currently under consideration does not comply with the requirements of Policy TAI 6 as the dwellings are open market houses. 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.

Drainage works has commenced on the application site and the permission has been proved lawful under planning application 33C102K/LUC; therefore, it is likely that the permission will be implemented.

The amendments proposed are 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 27th February, 2019. At the time of writing the report one letter of objection had been received. It is not considered that the proposal will have any more impact upon the amenities of adjacent residential properties than what has previously been approved.

#### **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 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.

The application is contrary to Policy TAI 6 of the Joint Local Development Plan; however, the fallback position is that the application site has an extant planning permission for 3 dwellings.

The amendments proposed is not considered to be a deterioration of that approved under the previous permission and does not have an impact upon the adjacent residential properties over and beyond what has previously been approved on the application site.

#### **Recommendation**

Permit

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

Reason: To ensure a satisfactory appearance of the development.

**(02) 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, unless otherwise agreed in writing with the local planning authority. Such works shall be erected following completion of the building(s) or the completion of the development, whichever is the sooner.**

Reason: To ensure a satisfactory appearance of the development.

**(03) Foul water and surface water discharges must be drained separately from the site.**

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

**(04) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

**(05) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

**(06) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference VAR/2018/14.**

- Site Plan Proposed – 1807\_2011 Rev F (Received with planning application VAR/2018/14)
- House Type – 3 Bed Plans and Elevations – A1807 2100 Rev B
- (Received with planning application VAR/2018/14)
- House Type – 4 Bed Plans and Elevations – A1807 2101 Rev A
- (Received with planning application VAR/2018/14)
- Location Plan – AL(10)00 (Received with planning application 33C102G)
- Stormcell Storage Installation
- (Received with planning application 33C102G)
- Drainage Plan – A2/002b (Received with planning application 33C102G)
- Drainage Plan – A2/003
- (Received with planning application 33C102G)

Reason: For the avoidance of doubt.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF2, PCYFF3, TAI6

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.

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**Planning Committee:** 06/03/2019

**11.1**

**Application Reference:** MAO/2019/3

**Applicant:** Ms. Llio Thomas

**Description:** Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatád cynllunio 48C182A/DA er mwyn diwygio dyluniad a'r dir gyferbyn i / Minor amendments to scheme previously approved under planning permission 48C182A/DA so as to amend the design on land adjacent to

**Site Address:** Bryntwrog, Gwalchmai



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The applicant is related to a relevant officer and the file has been reviewed by the Monitoring Officer.

## **Proposal and Site**

The application site is located outside the development boundary of Gwalchmai. The plot of land is located next door to a property known as 2 Bryn Twrog, Gwalchmai.

## **Key Issues**

Whether or not the proposed changes have a material effect and whether the changes proposed are minor in nature compared with the approved application.

## **Policies**

### **Joint Local Development Plan**

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

## **Response to Consultation and Publicity**

There is no requirement to carry out publicity with Minor planning applications. Therefore no publicity was carried out on this occasion.

## **Relevant Planning History**

48C182 - Outline - affordable dwelling at Bryn Twrog, Gwalchmai - Approved 18-3-14

48C182A/DA - Reserved Matters - Cais i gymeradwyo materion a gadwyd yn ôl ar gyfer codi annedd ar dir ger / Application for approval of reserved matters for the erection of a dwelling on land adjacent to - 2 Bryn Twrog, Gwalchmai - Approved 14/5/15

48C182B/MIN - Minor Amendment Any Other - Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatâd cynllunio 48C182 er mwyn dileu amodau (12), (13) a (14) (cod cartefi cynaliadwy) ynghyd a chreu amod newydd (rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatâd hwn yn fanwl - Bryn Twrog, Gwalchmai - Granted 10/01/19

## **Main Planning Considerations**

The Welsh Government have published "Planning Guidance: Approving Non-material amendments to an Existing Planning Permission" which is helpful in setting out the "starting point" in determining what may be deemed as being "non-material". It states:

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

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved scheme; and
- (a) (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or
- (c) would the proposed change conflict with national or development plan policies?

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

The proposed amendments to the permission are as follows:-

Front Elevation - Increasing the size and design of the front porch to be fully glazed. The ground floor window increased in size, slight changes to the dormer window and increase in size of both velux windows.

Rear Elevation - Increasing the height of the chimney and amendments made to the fenestration on both sides of the chimney breast. Two number small window inserted, slight changes to the dormer window and insertion of 1 bigger velux windows instead of the 2 originally approved.

Side Elevation (Facing 2 Bryn Twrog) - Inserting a new window in the side elevation of the garage, glazing to the side of the porch.

Side Elevation - Glazing to the side of the porch, slight changes to the design of the fenestration approved

### **Conclusion**

It is not anticipated that the proposed amendments will detrimentally effect the amenities currently enjoyed by the occupants of neighbouring properties any more than what has been previously approved.

Having considered the above and all other material considerations my recommendation is that the proposed amendments are deemed to be non-material and therefore be approved under Section 96A of the Town and Country Planning Act 1990. This decision should be read in conjunction with conditions imposed on planning permissions 48C182 and 48C182A/DA.

### **Recommendation**

Approved under Section 96A of the Town and Country Planning Act 1990.

The decision should be read in conjunction with the conditions imposed on planning permission 48C182 and 48C182A/DA

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

- **Location Plan - 2056:13:1**
- **Proposed Site Plan - 2060:13:3**
- **Proposed Elevations and Floorplans - BT-G:18:4**

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

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

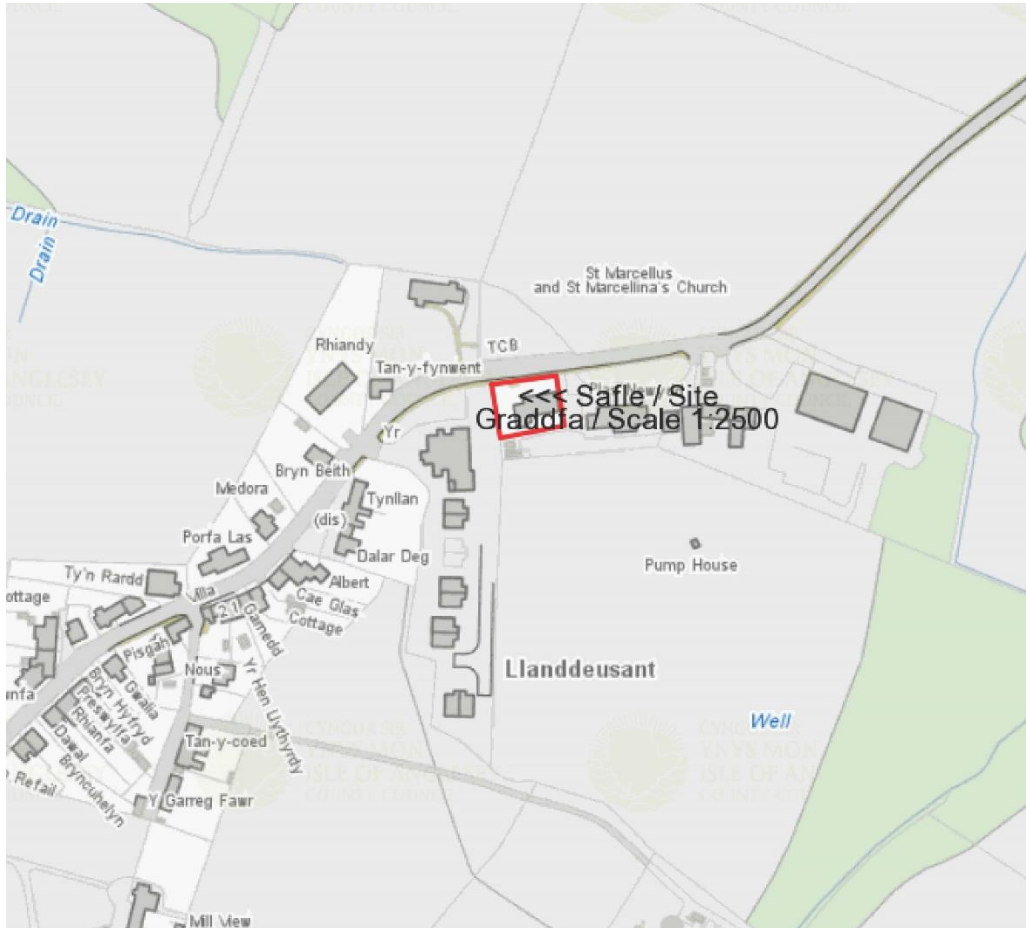
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** HHP/2019/39

**Applicant:** Mrs Catherine Roberts

**Description:** Cais llawn ar gyfer addasu ac ehangu ynghyd a chodi garej ar wahan yn / Full application for alterations and extensions together with the erection of a detached garage at

**Site Address:** Gardd y Plas, Llanddeusant



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application is made by a close relative of a relevant officer and the application has been reviewed by the Monitoring officer in accordance with the Council's Constitution



## Proposal and Site

The site is located on the edge of the settlement of Llanddeusant. The dwelling is a bungalow type property which includes a garden area to the rear and front. The dwelling currently includes a small flat roofed garage to the side elevation.

The proposal is for the erection of a single storey pitch roof detached garage which will be sited to the side elevation of the dwelling. The existing garage will be converted into living space in order to provision an additional bedroom together with a utility room.

## Key Issues

The main issues of the application relate to the appropriateness of the design and scale of the garage in the general context of the village together with any effects upon residential amenity as a result of conversion of the garage into living space.

## Policies

### Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

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

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	No response at the time of writing this report
Cynghorydd Kenneth P. Hughes	No response at the time of writing this report
Cynghorydd Llinos Medi Huws	No response at the time of writing this report
Cyngor Cymuned Tref Alaw Community Council	No response at the time of writing this report

The application was afforded publicity by the delivery of personal letters to the occupiers of the surrounding properties together with the placing of a site notice immediately adjacent the location of the proposal. The latest date for representations to be received is the 08/03/2019, at the time of writing this report no letters had been received at this department.

## Relevant Planning History

No relevant planning history

## Main Planning Considerations

**Effect upon character of the area** - The scale of the garage is considered acceptable as it will not overdevelop the site or overbear upon any of the neighbouring properties. The height of the garage will not exceed that of the main body of the dwelling, thus ensuring the garage appears subservient in nature to the existing buildings on site.

**Effect upon residential amenity** - The dwelling enjoys a semi rural setting with no dwellings to the rear or front elevations within distances which would be considered as overlooking by the Authority SPG. It is considered that the scheme will not result in a reduction to the residential amenity of any neighbouring properties.

## **Conclusion**

Upon assessing the application against relevant policies of the Anglesey and Gwynedd Joint local development alongside Authority Supplementary Planning Guidance, the scheme is considered acceptable and therefore recommended for approval.

## **Recommendation**

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

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

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

- **Location Plan / A4-06**
- **Proposed Elevations / A3-04**
- **Proposed Dwelling Plan / A3-05**
- **Proposed Dwelling Plan / A3-03**

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.

Planning Committee: 06/03/2019

12.1

Application Reference: FPL/2019/7

Applicant: Head of Lifelong Learning

**Description:** Cais llawn i godi ysgol gynradd newydd ynghyd a chreu mynedfa newydd i gerbydau i'r B5109 ar dir gyferbyn a / Full application for the erection of a new primary school together with the creation of new vehicular access onto the B5109 on land opposite

**Site Address:** Bryn Meurig, Llangefni



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

Recommendation: Caniatáu / Permitted

## Reason for Reporting to Committee

Application is being made on behalf of Isle of Anglesey County Council

## Proposal and Site

The application is for a proposed new build primary school with associated external works, additional vehicular access points and highways upgrades.

The site is an undeveloped agricultural parcel of land located at the western edge of Llangefni's main urban area. The land is located at the junction of the Cildwrn Road B5109&B4422. The site is currently accessed through a field gate to the northern boundary off the B5109. The site is bounded by residential dwellings to the east and agricultural land to the south and west.

## Key Issues

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

## Policies

### Joint Local Development Plan

Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 6: Water Conservation  
Policy TRA 4: Managing Transport Impacts  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy ISA 1: Infrastructure Provision  
Policy ISA 2: Community Facilities  
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character  
Policy AMG 5: Local Biodiversity Conservation  
Planning Policy Wales (Edition 10, December 2018)  
Technical Advice Note 5: Nature Conservation and Planning (2009)  
Technical Advice Note 12: Design (2016)  
Technical Advice Note 18: Transport (2007)

## Response to Consultation and Publicity

Consultee	Response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Approval recommended subject to the implementation of the management measures outlined in the Energy Assessment and Water Conservation Statement.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Ymgynghorydd Treftadaeth / Heritage Advisor	No response to date
Swyddog Llwybrau / Footpaths Officer	No response to date

Cynghorydd Nicola Roberts	No Response
Cynghorydd Dylan Rees	No Response
Cynghorydd Bob Parry	No Response
Cyngor Tref Llangefni Town Council	No Response
Pennaeth y Gwasanaeth - Priffyrdd / Head of Service - Highways	Conditional Approval
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response to date
Dwr Cymru Welsh Water	Conditional Approval
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval subject to the implementation of bat and Great Crested Newt (GCN) mitigation measures proposed.
Education - Head of Service	No response to date
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval (in line with NRW response)
Environmental Health	Conditional Approval
GCAG / GAPS	Staged archaeological investigations have been undertaken and there are no significant archaeological implications for the proposed development.

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

The proposal was advertised with the posting of notifications to adjacent properties and within the local press. Site notices have also been displayed near the application site. The latest expiration of the publicly period was the 15th October 2018.

Seven responses were received from the public. The main points raised relevant to determining the application are summarised below:

- Concerns raised regarding the pedestrian safety on Cildwrn Road as a result of increased vehicular movements;
- Concern with road safety at junctions of Rhostrehwfa and Bryn Meurig with Cildwrn Road;
- Need for suitable bicycle access and storage on-site;
- Natural light and ventilation should be maximised.

Comments received from the Local Community Councils are summarised below:

- Cylch Meithin Corn Hir Committee – improvements/suggestions made in relation to internal building layout and linkages;
- Bodffordd Community Council – concerns raised in relation to traffic speed;
- Llangefni Town Council – requested that a thorough consultation process should be undertaken.

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

- The concerns raised by both the public and the local community council's around an increase in vehicular movements, numbers and road safety are satisfied by the Highways response and the proposed conditions recommended. This is supported through the findings and implementation of the traffic calming and other mitigation measures outlined within the Traffic Impact Assessment to ensure the scheme will not have an adverse effect on the existing transport network;
- 24 cycle spaces have been located around the site which is deemed adequate;

- The buildings have been designed to maximise the use of natural daylight by orientating classrooms south and west. The buildings are also predominantly naturally ventilated and orientated to make the best use of Anglesey's prevailing wind direction.
- Points made in relation to the building internal arrangements raised by Cylch Meithin have been addressed and are reflected in Drawing YNL-LMA-01-00-DR-A-2000.
- The scheme has gone through a robust consultation process which has included a statutory 28 day pre application consultation period. An additional programme of engagement events with key stakeholder groups and two community events to present the initial design proposals to the public have also been undertaken.

### **Relevant Planning History**

No Relevant Planning history

### **Main Planning Considerations**

The application was originally submitted in November 2018 (FPL/2018/15) and was withdraw following comments received from NRW who requested more work around the mitigation strategy in relation to GCN protection.

The issues surrounding GCN mitigation have subsequently been addressed and the application has been resubmitted for a proposed new build primary school with associated external works, additional vehicular access points and highways upgrades.

### **Policy Considerations**

#### **Site Selection/Location**

The application site lies outside but immediately adjacent to the Llangefni development boundary.

Policy PCYFF 1 'Development Boundaries' states that outside development boundaries development will be resisted unless it is in accordance with specific policies in the JLDP or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

Authority comments: The site selection process to identify the most suitable site for the primary school has been robust, with 10 sites being initially identified by the school modernisation team. For consistency, a detailed assessment of each of the options was undertaken in line with the same matrix used for the Holyhead and LLannau primary school schemes. The preferred site put forward in this application scored highly in relation to site suitability, disruption minimisation and proximity to the secondary school.

Policy ISA 2 'Community Facilities' states that the Plan will help to sustain and enhance community facilities by granting permission for them provided they comply with the criteria within the Policy.

Criterion (i) states that the facility is located within or adjoining development boundaries where the proposal will provide an essential facility to support the local community. As stated above, the site is adjacent to the Llangefni development boundary.

Authority comments: The Learning Directorate has identified the need for the school in Llangefni, so it qualifies as essential community infrastructure.

Criterion (ii) refers to new buildings and whether the community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings.

Criterion (iii) states that for the relocation of a facility you need to be satisfied that the existing site is no longer suitable for that use

Authority comments: The Learning Directorate has identified the need to provide a new education facility to meet the long term needs of Llangefni associated with population growth and to amalgamate the Ysgol Corn Hir and Ysgol Bodffordd sites.

Criterion (iv) states that the proposal is of an appropriate scale and type compared to the size, character and function of the settlement.

Authority comments: In the JLDP Llangefni is identified as an Urban Service Centre which is the category below the Sub-Regional Centre of Bangor and the highest tier of settlements on the Island. The settlement has a housing indicative supply (including 10% slippage allowance) of 673 units so the size and scale of the primary school is deemed appropriate for the size of Llangefni and to meet the projected future population increases.

Criterion (v) seeks to ensure that the proposal is easily accessible by foot, cycle and public transport.

TRA 4 'Managing Transport Impacts' requests that proposals should be planned and designed in a manner which promotes the most sustainable modes of transport.

Authority Comments: A full Traffic Impact Assessment has been submitted with the application and has been accepted by Highways. The site is a re-provision of an existing facility and is still relatively close to the town centre which will limit the impact on existing transport links and the public transport network. The scheme provides adequate parking and drop-off areas to limit the impacts on the local road network. The scheme provides 24 cycles spaces around the site which is deemed appropriate for the size of school.

Criterion (6) of Policy PS 6 'Alleviating and Adapting to the Effects of Climate Change' seeks to safeguard the best and most versatile agricultural land.

Authority Comments: The area is identified as Grade 3b and therefore this proposal does not lead to the loss of the best and most versatile agricultural land.

### **Design and Landscaping**

Due to the scale of the development careful consideration needs to be given towards the Design and Landscaping of the proposal in line with Policies PCYFF 2, 3, 4 and PS 19. The development should incorporate sustainable building principles (criterion (7) of Policy PS 5).

Policy AMG 3 deals with 'Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character'. The area falls within the West Central Anglesey Landscape Character Area. In relation to development around settlement edges it states they should:-

- Be of a form and character appropriate to each settlement.
- Be considered in terms of impacts upon the wider landscape.
- Seek to integrate using landform, vegetation etc to minimise impacts.
- Ensure that standard solutions are not used in order that the inherent characteristics of the area are contained within the design.
- Have regard to Llangefni Conservation Area SPG.

Authority Comments: The landscape officer is satisfied the proposals comply with the above listed policies subject to conditions relating to the implementation of tree protection measures (T2 in the arboricultural survey) and the implementation and retention of the landscaping scheme.

### **Climate Change and Renewable Energy**

In line with Policy PCYFF 5 consideration should be given towards how the contribution from renewable or low carbon energy has been maximised. As the development exceeds 1,000m<sup>2</sup> a comprehensive Energy Assessment is required. In addition, a Water Conservation statement has also been requested (Policy PCYFF 6).

Authority Comments: JPPU confirmed the Energy Assessment submitted presented a holistic view of carbon management and energy generation in the proposed development that clearly follows the sequential approach required by the Energy Hierarchy set out in Policy PCYFF 5. JPPU also confirmed the Water Conservation Statement submitted provided a comprehensive report in relation to the water management measures to be implemented as part of the new development. Overall, they were satisfied that the Statement was in accordance with the requirements set on in PCYFF6.

## **Ecology**

Policy AMG 5 'Local Biodiversity Conservation' seeks to protect and where appropriate enhance biodiversity that has been identified as being important to the local area

Authority Comments: The Council ecologist and NRW are satisfied that the proposed development is not likely to harm or disturb bats provided the avoidance and mitigation measures described in the bat report are implemented.

NRW consider that the proposal has the potential to cause disturbance to great crested newts and/or loss or damage to their resting places. However, they are satisfied that the ecological submission appropriately consider the species during and post construction satisfactorily demonstrates that the scheme is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of great crested newts.

## **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.

Authority Comments: The existing residential properties along the eastern boundary will be adequately screened by hedgerow and tree planting as detailed in the landscaping scheme submitted in support of the application. To avoid any adverse impacts in relation to noise on residential properties the scheme will need to meet the noise level requirements set out in the Site Noise Assessment submitted with the application.

It is considered that the proposed development would not affect the amenities of neighbouring residential properties to the east or north to such a degree to warrant refusal of the application.

## **Welsh Impact Assessment**

Criteria (1) and (2) of Policy PS1 determine when it is required to prepare an assessment regarding the effect of a proposal on the Welsh Language in the form of either a Welsh Language statement or Welsh Language Impact Assessment.

Authority Comments: A proposal for the erection of a new primary school to replace existing schools in Llangefni and Bodffordd does not meet the threshold:

- Criterion (1) since it is not a retail, industrial or commercial development and neither is it a residential development;
- Criterion (2) since it is not a major residential or employment on a windfall site.

Policy PS 1 does not require an assessment of the impact on the Welsh language for this type of land use since the Plan incorporates a number of mitigation measures for such development within individual policies.



## Conclusion

It is considered that the application can be supported by local and national planning policy.

The need and location for the development has been justified by a robust research, consultation and appraisal exercise undertaken by the Learning Directorate and appointed consultant designers which meets the requirements of Policy PCYFF 1 and Policy ISA 2.

In terms of the potential impacts, the development meets the transport requirements in line with TRA 4 in that a full Traffic Impact Assessment has been submitted which been accepted by Highways (subject to the implementation of conditions 13-15).

Similarly, the impacts on local biodiversity, specifically related to the protection of bats and Great Crested Newts can be satisfied through the implementation of the mitigation measures proposed through the relevant surveys/reports submitted as part of this application.

In relation to addressing climate change, the scheme will be delivered in line with the management measures outlined in the Energy Assessment and Water Conservation Statement (which are in accordance with Policy PCYFF 5 and Policy PCYFF 6).

The design, landscaping and impacts on the amenity of neighbouring properties are also deemed to be satisfactory subject to the implementation of the tree protection measures, the implementation and retention of the proposed landscaping scheme and meeting the noise level requirements set out in the Site Noise Assessment.

Through the application consultation process no objections have been received and it is my recommendation that the application be approved subject to conditions.

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.

## Recommendation

To permit the application subject to the following conditions:

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

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

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

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

**(03) No development shall commence until a scheme for the protection of Tree 'T2' shown on TMN Arboriculture Tree Survey and Constraints Report, together with a timetable indicating when and how specific works adjacent to 'T2' will be carried out has been submitted and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials**

have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made throughout the construction phase of the scheme.

Reason: To protect the existing tree identified to be retained.

**(04) The site shall be landscaped strictly in accordance with YNL-RYD-00-XX-DR-L-0001 (Landscape Design Development) and YNL-RYD-00-XX-DR-L-2000 (Landscape General Arrangement), YNL-RYD-00-XX-DR-L-5000 (Planting Plan) and the YNL-RYD-00-XX-DR-L-6000 (Boundary Treatment Plan) within 12 months following completion, or first use of the development, whichever is the sooner. Trees and hedges that form of part of the landscaping scheme shall be retained for lifetime of the development hereby approved. Any trees or hedge plants that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced by plants of the same specification within 12 months.**

Reason: To ensure that the development is implemented in accordance with the approved landscape and planting scheme. In the interests of the visual amenities of the locality.

**(05) The development should cause no nuisance by dust, fumes, noise, odour or artificial light (Any construction works should be carried out between the following times - 0800 - 1800 hrs - Monday to Friday; 0800 - 1300 hrs, Saturday's and no working on Sunday's or Bank Holidays). In addition, it is recommended that the construction works be carried out in accordance with CIRIA Document - C650 C741, 2015 – Environmental Good Practice On Site (Fourth Edition).**

Reason: In the interests of the amenities of neighbouring properties.

**(06) Where it is necessary to prepare the site using pneumatic rock machinery the developer will be required to take all reasonable steps to prevent nuisance being caused to current occupiers of surround residences from noise vibration and dust. Rock breaking should be confined to the house of 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1300 hrs on Saturday. No works should be undertaken on Sunday's or Bank Holidays. Surrounding residents should be pre-notified of any noisy work and the likely duration of the works. Suitable and sufficient controls should be in place to control wind blown dust arising from rock stock piles.**

Reason: In the interests of the amenities of neighbouring properties.

**(07) If during redevelopment, material is found or suspected of being contaminated, then the developer should undertake soil testing and analysis. If the land is found to be contaminated, then a suitable remediation strategy should be prepared for the site to the satisfaction of the Local Planning Authority.**

**(08) Surface water flows from the development shall only communicate with the public surface water network (via a split connection at manhole chamber refs: SH44768122 and SH44767101 as indicated on the extract of the Sewerage Network Plan attached to this decision notice) 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.

**(09) The development will be carried out strictly in accordance with the mitigation measures described in the Bat Activity/Transect Surveys Report.**

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

**(10) The great crested newt mitigation and compensation measures will be carried out in strict accordance with the Great Crested Newt Mitigation and Compensation Method Statement and to the Local Planning Authority's and NRW's satisfaction.**

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

**(11) The Great Crested Newt Site Ecology Management Plan 2021 to 2046 will be implemented to the Local Planning Authority's and NRW's satisfaction.**

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

**(12) The post construction amphibian surveillance will be implemented to the satisfaction of the Local Planning Authority's and NRW's satisfaction.**

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

**(13) The existing redundant gateway opening on the northern boundary of the site shall be removed and the boundary made good to match the existing/proposed boundary, before the school is brought into use.**

Reason: In the interest of highway safety to prevent potential conflicting traffic movements.

**(14) The development hereby approved shall not be brought into use until a Traffic Management/Travel Plan has been submitted to and approved in writing by the local planning authority to detail the management of traffic when the school is operational. The development shall thereafter proceed in accordance with the approved details.**

Reason: In the interests of highway safety.

**(15) No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of the management of construction traffic including deliveries, staff and visitor access and parking and the proposed design of the temporary site construction access and the programme / timetable for the implementation of the permanent roundabout site access.**

Reason: In the interests of highway safety.

**(16) No operation/use will take place until an assessment of the noise emissions of fixed plant and machinery has been submitted to and agreed in writing by the Local Planning Authority to demonstrate compliance with the plant noise limits specified in the Site Noise Assessment submitted with the application.**

Reason: To prevent any adverse impact from noise on neighbouring residential receptors.

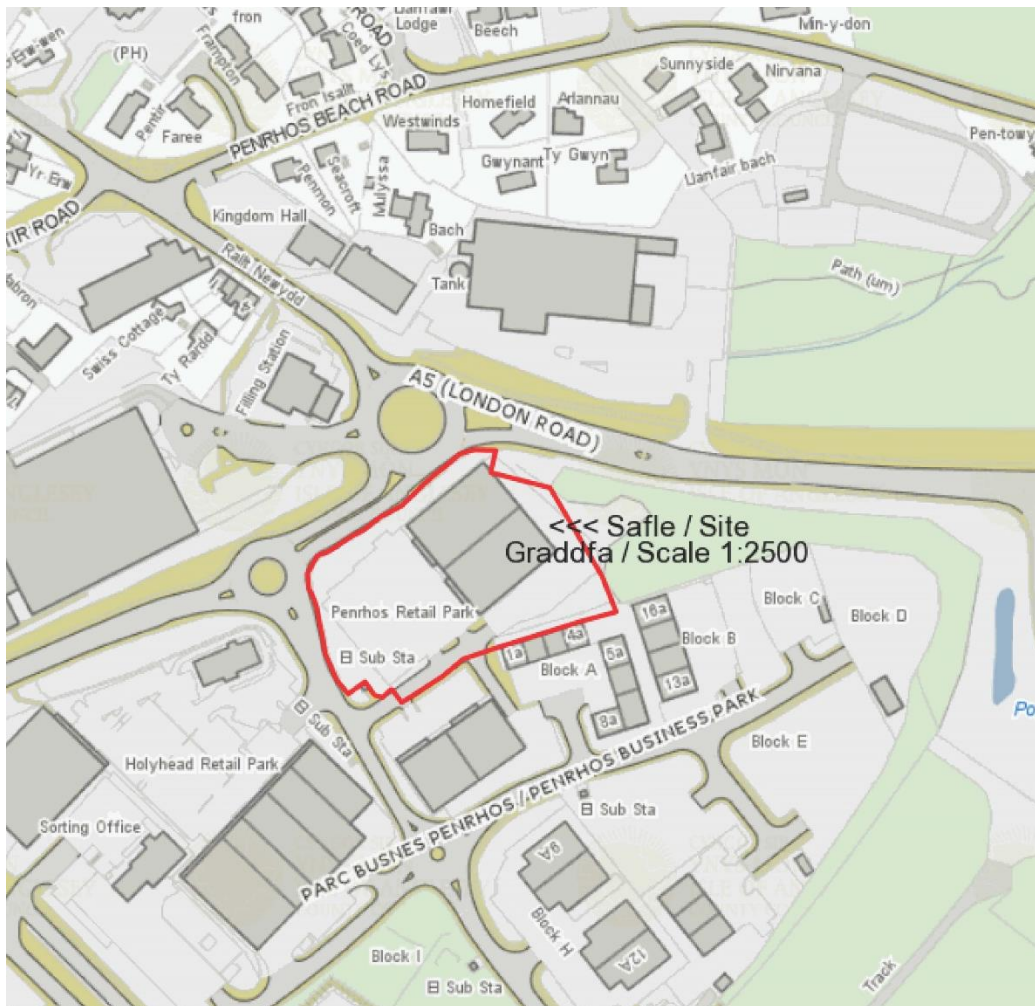
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference: 19C779N/VAR**

**Applicant:** T J Morris Limited

**Description:** Cais o dan Adran 73A i amrywio amodau (02) (manwerthu di-fwyd) a (12) (darluniau fel y'u cymeradwywyd) ar ganiatâd cynllunio rhif 19C779A ac amod (01) (manwerthu di-fwyd) yng nghais cynllunio 19C779J (Codi dosbarth A1 manwerthu) fel y gellir gwerthu ac arddangos nwyddau hwylus a chymharol â ffurfio un uned yn lle dwy uned yn / Application under Section 73A for the variation of conditions (02) (non-food retail) and (12) (as approved drawings) of planning permission reference 19C779A and condition (01) (non-food retail) of planning application 19C779J (Erection of a A1 class retail) so as to allow the sale and display of convenience and comparison goods together with the formation of one unit in lieu of two units at

**Site Address:** Uned 1 ag Uned 2 / Unit 1 and Unit 2, Parc Busnes Penrhos Business Park, Caergybi / Holyhead



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

**Recommendation:** Caniatáu / Permitted

## Reason for Reporting to Committee

The application is being presented to the Committee due to part of the access road being in the ownership of the county council.

## Proposal and Site

The application site is within the existing Penrhos Business Park and is currently used as two units which are Argos and Home Bargains.

This is an application under Section 73A for the variation of conditions (02) (non-food retail) and (12) (as approved drawings) of planning permission reference 19C779A and condition (01) (non-food retail) of planning application 19C779J (Erection of a A1 class retail) this allows the sale and display of both convenience and comparison goods from the new unit together with the formation of one unit in lieu of two units at Unit 1 and 2, Penrhos Business Park, Holyhead.

The proposal involves the formation of one retail unit in lieu of two units at Penrhos Business Park. The Units are currently occupied by Home Bargains (who will soon be relocating to another unit within the Retail Park) and Argos (lease on the property hasn't been renewed). The proposal involves external changes to the units including new fenestration, cladding and a small extension to accommodate the loading bay. The application seeks the variation of condition for the sale and display of both convenience and comparison goods from the new unit

## Key Issues

The key issue is whether the proposal is acceptable from a policy point of view and whether the proposal will have any negative impact upon the vitality and viability of the town centre. Consideration must also be made to any possible impact upon immediate residential properties.

## Policies

### Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Strategic Policy PS 15: Town Centres and Retail  
Policy MAN 3: Retailing Outside Defined Town Centres but Within Development Boundaries  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

## Response to Consultation and Publicity

Consultee	Response
Pennaeth Gwasanaeth (Eiddo) / Head of Service (Property)	Confirmation has been received from the Property section that part of the access track is within the Council's ownership.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Standard comments

Cynghorydd Dafydd Rhys Thomas	No response at the time of writing the report.
Cynghorydd John Arwel Roberts	No objection.
Cynghorydd Robert Llewelyn Jones	No response at the time of writing the report.
Cynghorydd Trefor Lloyd Hughes	No response at the time of writing the report.
Cyngor Tref Caergybi / Holyhead Town Council	No response at the time of writing the report.
Dwr Cymru/Welsh Water	No objection with standard condition.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	A request was made to include further planting to compensate for the loss of some of the existing planting.
Iechyd yr Amgylchedd / Environmental Health	Requested that a noise assessment be carried out. The assessment has been carried out and the Environmental Health Section has confirmed that they are satisfied that the proposal will not cause undue harm to neighbouring properties.
Llywodraeth Cymru (Priffyrdd/Highways)	No response at the time of writing the report.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal. A traffic management plan should be submitted for approval prior to the commencement of work.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	General Policy Comments
Cynghorydd Glyn Haynes	No response at the time of writing the report.
Cynghorydd Shaun James Redmond	No response at the time of writing the report.
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response at the time of writing the report.
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing the report.

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 28/12/18. At the time of writing the report no letters of objection had been received.

### **Relevant Planning History**

19C779 – Outline planning application for the erection of a Class A1 retail food store with associated parking facilities – 25/4/02 – Approved

19C779A - Full planning application for a Class A1 non food retail development with associated car parking – 6/8/02 – Approved

19C779J - Application for the variation of condition (02) of permission 19C779A to permit the sale of non-perishable foods – 4/3/09 – Approved

### **Main Planning Considerations**

#### **Location**

The site is located within the development boundary of Holyhead and directly adjacent to the Anglesey Coast AONB. In accordance with the guidance given within Planning Policy Wales (Edition 10, 2018) development which will have a direct impact upon the AONB should in the first instance favour conservation of the natural environment. The site hasn't been safeguarded for any specific land use within the Joint Local Development Plan

### **Principal of Development**

The proposal involves combining two retail units to create one single unit for the purposes of mainly selling convenience goods (food). The proposal doesn't result in any additional retail floor space. The relevant policy relating to the principal of the development within the Joint Local Development Plan is Policy MAN3 'Retailing Outside Defined Town Centres But Within Development Boundaries'. Although the policy doesn't specifically relate to the principal of combining retail units, the principles as contained within this policy should be considered, namely criteria 4 to 7 with specific reference given to ensuring that the proposal doesn't undermine the vitality and viability of the defined town centre.

Retail developments outside the defined town centre can jeopardise the vitality and viability of existing centres. Although there is currently retail use of the units the amount of convenience goods retail from the units are limited. The Anglesey and Gwynedd Retail Assessment which was undertaken in 2013 doesn't recognise the need for additional convenience goods floor space in Holyhead.

A Planning and Retail Assessment has been undertaken as part of the submission, which includes undertaking a sequential test approach to determine if there are other locations within or adjacent to the town centre which are suitable for the proposed development. The sequential test approach to site selection was based on alternative sites that could accommodate a foodstore of the nature proposed and concludes that there are no suitable sites within the town centre nor adjacent to the town centre.

An assessment has also been undertaken in relation to the need for the proposal and the impact upon the viability and vitality of the town centre which concludes that any impact (if any) would be minimal, with the greatest impact being upon the major convenience goods retailer in Holyhead and further afield in Llangefnï.

Given that the unit currently has permission for retail use and the submission of supporting evidence in relation to satisfying the criteria which has been set out in policy MAN 3 it is considered that the main issue policy have been addressed which regard to the principal of the proposal.

### **Employment**

Criteria 10. of Strategic Policy PS 5: Promotes a varied and responsive local economy that encourages investment and that support Centres, Villages and rural areas in accordance with Strategic Policy PS: 13.

Criteria 4 of Strategic Policy PS13 states Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS5 and PS6.

Planning Policy Wales (PPW) defines economic development broadly so that it can include any form of development that generates wealth, jobs and income. National Planning Policy seeks to guide economic development to the most appropriate locations, rather than to prevent or discourage such developments. The applicant has submitted a report that show the employment sites that are currently available in the area. The report concludes that there are no alternative sites available within development boundaries that would meet the specific requirements of the applicant.

The proposed scheme will create added benefits in the form of approximately 40 new full time and part-time jobs.

## **External Changes**

There are some external changes proposed as part of the planning applications, these consist of the following:

### **South West (Front Elevation)**

- Removal of existing 2no shop fronts including canopy and glazing to be walled up with brick to match existing
- Provision of new shopfront including canopy
- Existing cladding to be lifted to allow for high level glazing
- Provision of new fire escape doors
- Existing cladded parapet to be repainted in Anthracite Grey
- Existing cladding to be repainted in Metallic Silver

### **North West (Side Elevation)**

- Provision of dummy glazing
- Existing cladding to be lifted to allow for high level dummy glazing
- Existing cladded parapet to be repainted in Anthracite Grey
- Existing cladding to be repainted in Metallic Silver

### **South East (Side Elevation)**

- Existing cladding to be lifted to allow for high level dummy glazing
- Provision of meeting room window
- Existing cladded parapet to be repainted in Anthracite Grey
- Existing cladding to be repainted in Metallic Silver

### **North East (Rear Elevation)**

- Installation of staff room window
- Removal of 2no roller shutter doors and provision of galvanised steel mesh plant enclosure
- Existing cladded parapet to be repainted in Anthracite Grey
- Existing cladding to be repainted in Metallic Silver

It is not considered that the external alterations referred to above will have any impact upon the surrounding area.

## **Car Park**

The proposals also include alterations to the existing car park and ensures the application site is safe and accessible for all. The amendments are required in order to improve the operation of the site and improve pedestrian safety. The new parking arrangement will provide 6no disabled parking spaces, 9 no parent and child parking spaces and 7 no designated staff parking spaces. Cycle parking will be provided next to the trolley bay.

## **Noise**

The Environmental Health confirmed that there was potential for refrigeration equipment to cause noise impacts to nearby residential properties at Rallt Newydd, Erw Cross Roads and suggested that the applicant should carry out a noise assessment to ensure the associated refrigeration plant would not result in complaints of noise or tonal effects to the occupiers of residential properties. The Noise assessment has been carried out and the Environmental Health section are satisfied that the proposal will not have an impact upon neighbouring residential properties.



## **Landscape**

Existing trees and shrubs will be retained along the north west and south west boundaries. A timber knee rail fence is proposed along the north west and south boundaries of the car park and a 2.4 metre high close boarded fence is proposed along the north east/south west corner of the application site.

An ecological Appraisal has been received as part of the planning application and mitigation has been put in place to compensate any trees that will be lost as a result of the fence. New native bolster planting will be undertaken to existing areas of shelter and amenity planting and new shade tolerant wildflower seeding to create sinuous margins adjacent to existing and retained shelter and amenity planting. New native shrub and tree planting will include a variety of species The Ecological and Environmental Advisor has confirmed that the ecological appraisal is acceptable and a condition should be imposed on the planning application so that the mitigation is followed for the lifetime of the permission.

## **Adjacent residential properties**

Neighbouring properties have been notified of the development. The expiry date to receive representations was 28/12/18. At the time of writing the report no letters of objection had been received.

## **Conclusion**

Having considered the above and all other material considerations the recommendation is one of approval.

## **Recommendation**

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

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

**(02) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.**

Reason: To prevent pollution of the water environment.

**(03) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.**

Reason: To prevent pollution of the water environment

**(04) There shall be no burning of waste on the site. All waste for disposal generated shall be retained within the buildings or appropriate structures until such time as it is removed from the site.**

Reason: To prevent air pollution and prevent nuisance or attract vermin.

**(05) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.**

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

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (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) Identification of the routing strategy and procedures for the notification and conveyance of indivisible "out of gauge" loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers' plant and equipment; and for the temporary removal of street furniture;**
- (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 storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network**

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

**(07) The development shall take place in accordance with the Mitigation (point 16-29), Table and Plan ECO1 'Ecological Mitigation Plan' contained within the Ecological Appraisal by Ecology Solutions dated 18.01.19 submitted under planning application reference 19C779N/VAR and shall be maintained for the lifetime of the permission.**

Reason: In the interests of ecology.

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

- Location Plan – 2117-NESW-100 Rev C**
- Proposed Site Plan – 2117-NESW-105 Rev B**
- Proposed G.A Plan - 2117-NESW-106 Rev A**
- Proposed Elevations - 2117-NESW-107 Rev A**
- Proposed Roof Plan - 2117-NESW- 108 Rev A**
- Boundary Treatment Plan - 2117-NESW-109 Rev A**
- Ecological Appraisal (Ecology Solutions) dated 18.01.19**
- Noise Assessment dated January 2019**
- Transport Statement (T J Morris Ltd) – dated October 2018**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS5, PS6, PCYFF1, PCYFF2, PCYFF3, PS15, MAN3, PS19, AMG3

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

**Application Reference:** FPL/2019/16

**Applicant:** Mr. Huw Percy

**Description:** Cais llawn ar gyfer dymchwel y ffens presennol ynghyd a codi ffens newydd yn / Full application for the demolition of existing fence together with erection of new fence at

**Site Address:** Maes Awyr Mon/Anglesey Airport, Caergeiliog



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application is submitted by the Council.

## Proposal and Site

The site is at Anglesey Airport. The development is for the erection of a 3.22 metre high security fence.

## Key Issues

The key planning issues are whether the proposed development complies with the relevant planning policies and whether the proposed development may effect any neighbouring properties.

## Policies

### Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping  
Planning Policy Wales (Edition 10, December 2018)  
Technical Advice Note 12: Design (2016)

### Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfair yn Neubwll Community Council	No response to date.
Cynghorydd Gwilym O Jones	No response to date.
Cynghorydd Richard Dew	No response to date.
Ymgynghorydd Tirwedd / Landscape Advisor	No response to date.
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	No response to date.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments

### Relevant Planning History

32C149 - Codi terfynfa sifil yn/Erection of a civilian terminal at RAF Valley, Y Fali / Valley Canitatu / Approved 12/06/2006

32LPA878/CC/AD - Codi arwydd wedi ei oleuo yn / Erection of an externally illuminated sign at Maes Awyr Môn / Anglesey Airport, RAF Valley, Y Fali / Valley Caniatau / Approved 09/05/2007

### Main Planning Considerations

The proposed development is for the removal of existing timber fencing and crash gate together with the erection of a 3.22 metre high security fence in lieu. The length of this new fence will run for 52 metres. The proposed scheme complies with the planning policies of PCYFF3 of the Joint Local Development Plan. PCYFF3 state that any proposed new development 'will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.'

It is not considered that the proposed fence would impact the surrounding amenities to such a degree to warrant a refusal. Majority of the site already has a 3.22 metre high fence. The removal of the existing low timber fence and crash gate and replacing with 3.22 metre high fence will improve the security to the Anglesey Airport and will also allow flights from the RAF to run with increased capacity. By erecting this fence, this will improve the level of security in order to comply with NASP (National Aviation Security

Programme) and thus, allow the airport to increase the number of passengers per aircraft from 19 people to 29 people.

The proposed materials are also acceptable.

Due to minor nature of the proposed scheme, it is not considered that the proposed scheme would impact any neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department.

### **Conclusion**

The proposed scheme complies with the relevant planning policies and it is considered acceptable to the Local Planning Authority, subject to conditions.

### **Recommendation**

Permit subject to to the following conditions:

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

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

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

- **Location Plan - Airport /01**
- **Existing Site Plan - Airport /02**
- **Proposed Elevation Plan - Airport 05**
- **Fence Details - Airport 03**

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

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

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

Application Reference: 46C622/ENF

Applicant: Mr & Mrs B G Jones

**Description:** Cais llawn ar gyfer creu estyniad i'r cwrtil yngyd a cadw'r adeilad fel garej ddomestig a swyddfa yn/Full application for the extension to the curtilage together with the retention of a building to be used as a domestic garage and home office at

**Site Address:** Y Borth Porthdafarch Road Caergybi/Holyhead



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Caniatáu / Permitted

## Reason for Reporting to Committee

At the request of the Local Member (Councillor D R Thomas)

## Proposal and Site

The application involves the extension to the residential curtilage of Y Borth together with the retention of the works carried out to the former outbuilding for the erection of a garage and home office.

The site lies within the designated Area of Outstanding Natural Beauty in an open countryside location. The property is a large detached dwelling which has been extended and modernised in recent years.

## Key Issues

The proposals main issues are whether the extension to the residential curtilage and the retention of the new garage and home office will have a detrimental impact on the surrounding area which is designated as an Area of Outstanding Natural Beauty.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Shaun James Redmond	No response
Cynghorydd Glyn Haynes	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Cyngor Cymdeithas Trearddur Community Council	Requested a site visit.
Cynghorydd Trefor Lloyd Hughes	No response
Cynghorydd Robert Llewelyn Jones	No response
Cynghorydd John Arwel Roberts	No response
Cynghorydd Dafydd Rhys Thomas	Concerns regarding scale of development and prominent position and suggested a site visit.
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Councillor T LI Hughes	No response
Ymgynghorydd Tirwedd / Landscape Advisor	Comments



## Relevant Planning History

46C622A/ENF - Retrospective application for the retention of the agricultural shed together with alteration to the screening bund at Y Borth, Porthdafarch - No decision to date

## Main Planning Considerations

**Impact on surrounding Area** - The site lies within the designated Area of Outstanding Natural Beauty. Policy AMG1 of the Anglesey and Gwynedd Joint Local Development Plan states that proposals within or affecting the setting and / or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regards to the Area of Outstanding Natural Beauty Management Plan.

The development lies next the residential dwelling and occupies part of the footprint of the former outbuilding. The building is a single storey structure which provides ground floor accommodation. The design and scale of the building is considered acceptable in this location.

As stated previously the property is a large detached dwelling which has recently been modernised. Agricultural buildings lie to the rear of the proposal and a large agricultural shed, which is currently being considered under planning application reference 46C622A/ENF) lies to the north of the building. The proposal lies between the dwelling and large agricultural shed. Further to the north lies the neighbouring property known as Pen y Bryn and its associated farm buildings. To the south west of the site lies Porth Dafarch South Cottages and Porth Dafarch South Farm. The cottages are a mixture of single storey and two story terraced properties of no particular style.

Due to the character of the properties in the immediate locality and the scale of the proposal it is not considered that the development will have a detrimental impact on the designated Area of Outstanding Natural Beauty.

The development lies 97 metres away from the nearest neighbouring dwelling. Due to the distances between the development and nature and scale of the development it is not considered that the proposal will detrimentally harm the amenities currently enjoyed by the occupants of the dwelling.

## Conclusion

Whilst the site is situated in a sensitive location and in an elevated position which can be seen from the public vista the proposal, in the context of the site and locality, is considered acceptable and will not have a detrimental impact on the surrounding area which is designated Area of Outstanding Natural Beauty.

## Recommendation

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

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

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

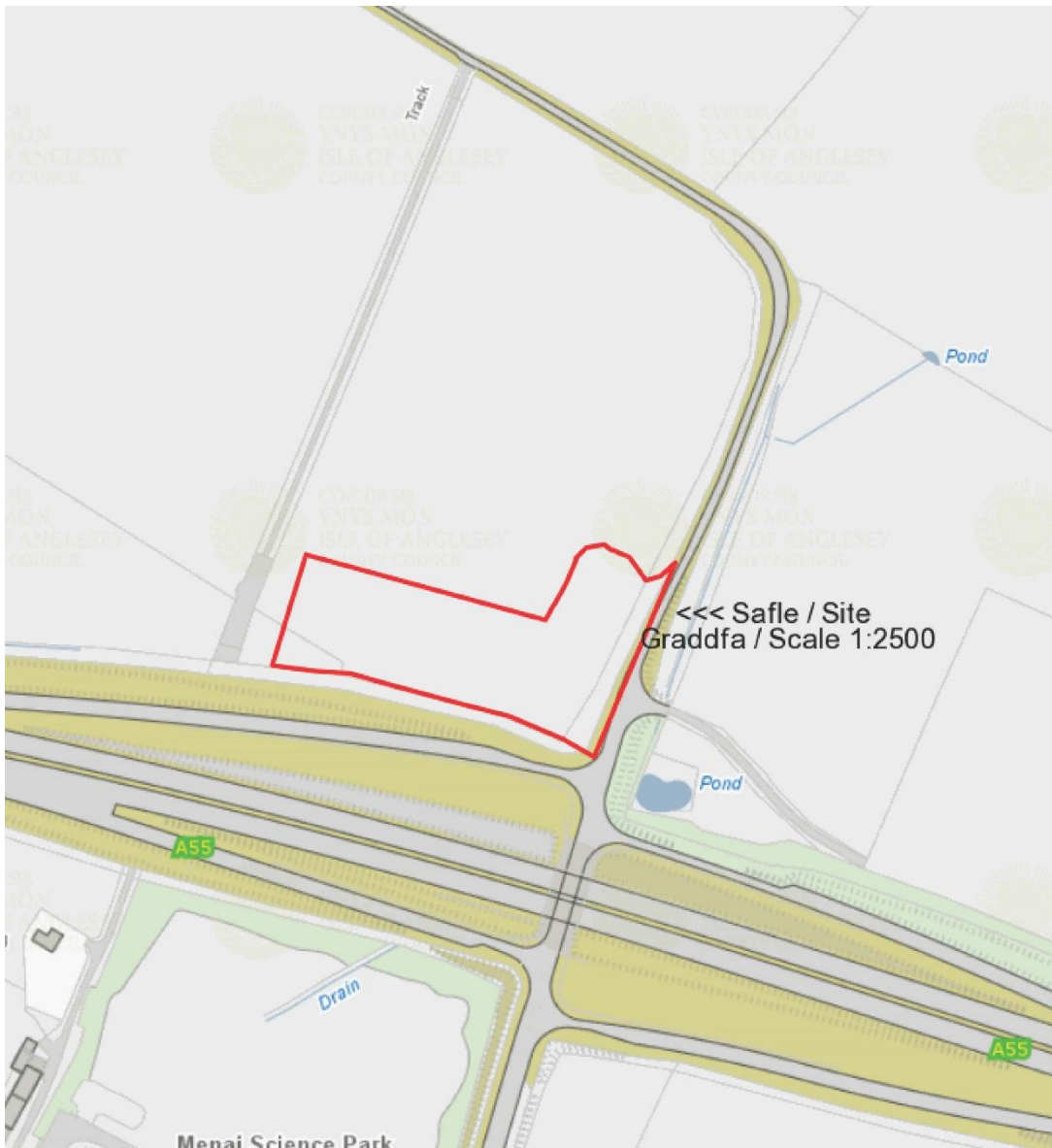
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2018/30

**Applicant:** Head of Service - Highways, Waste & Property

**Description:** Cais llawn ar gyfer creu cyfleuster Parcio a Rhannu ynghyd a chreu mynedfa newydd i gerbydau datblygiad cysylltiedig ar dir ger / Full application for the formation of a Park and Share facility together with the construction of a new vehicular access and associated development on land adjacent to

**Site Address:** Cyffordd 7 / Junction 7, Gaerwen



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

**Recommendation:** Caniatáu / Permitted

## **Reason for Reporting to Committee**

The application is submitted by Anglesey County Council and it is therefore presented to the Planning and Orders Committee for determination.

## **Proposal and Site**

The application is for the construction of a Park and Share facility including the creation of a new vehicular access together with associated facilities.

The land is currently used for agricultural grazing which has an approximate area of around 0.88 hectares.

The proposal is to construct a Park and Share facility adjacent to the eastbound carriageway of the A55 Expressway to accommodate 116 cars parking spaces. A new vehicular access would be provided from the public highway (A5152) to the north of junction 7. The block plan submitted illustrates parking areas based on "grass-crete" paving, the circulation areas having a tarmac finish, surface water attenuation measures in the form of a pond and landscaping proposals. The proposal includes cycle storage, 6 electrical charging facilities and a single bus stop which would be used for transporting nuclear construction workers to the Wylfa Newydd site.

## **Key Issues**

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

## **Policies**

### **Joint Local Development Plan**

Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 5: Carbon Management  
Policy PCYFF 6: Water Conservation  
Policy PS 4: Sustainable Transport, Development and Accessibility  
Policy PS 5: Sustainable Development  
Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Strategic Policy PS 12: Wylfa Newydd - Park and Ride and Park and Share Facilities  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character  
Policy AMG 5: Local Biodiversity Conservation  
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets  
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting  
Strategic Policy PS 1: Welsh Language and Culture  
Strategic Policy PS 2: Infrastructure and Developer Contributions  
Policy ISA 1: Infrastructure Provision  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Policy TRA 1: Transport Network Developments  
Policy TRA 2: Parking Standards  
Policy TRA 4 Managing Transport Impacts  
Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
 Planning Policy Wales (Edition 10, December 2018)  
 Technical Advice Note 5: Nature Conservation and Planning (2009)  
 Technical Advice Note 12: Design (2016)  
 Technical Advice Note 18: Transport (2007)  
 Technical Advice Note 20: Planning and the Welsh Language (2017)  
 Technical Advice Note 24: The Historic Environment (2017)  
 Technical Advice Note 23: Economic Development (2014)  
 Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
 Wylfa Newydd: Supplementary Planning Guidance

### Response to Consultation and Publicity

Consultee	Response
CADW	The application area is located some 140m southeast of Scheduled Ancient Monument "SAM" AN120 Capel Eithin (site of) and Cemetery. The archaeological desk-based assessment submitted concludes that the proposed development will not lead to increased noise levels or a significant visual impact at the monument; however, lighting would have an impact on the setting of the monument at night. On this basis it is concluded that the proposed development will have a slight, but not significant, adverse impact on the setting of scheduled monument AN120. CADW concur with this assessment.
Ymgynghorydd Treftadaeth / Heritage Advisor	No observations.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection subject to a condition in relation to protected species. All piped surface water should be passed through an oil interceptor. Considerations in relation to waste disposal are described.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Relevant planning policy provisions and considerations are described notably PCYFF1, PCYFF2 and the key policies that relate to the park and share facilities being PS 4, Policy TRA 1, Policy PS 9 and Policy PS 12. The comments identify aspects of the development which need consideration by the case officer and where the proposal may not align with planning policy and they are assessed in detail in the main body of the report below.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The measures stated within the Ecology Report should mitigate impacts on the protected species. The enhancement measures in the report should lead to a biodiversity gain in accord with the council's duty under the Environment Wales Act 2016.
Iechyd yr Amgylchedd / Environmental Health	Considerations are described in relation to working hours and rock breaking.

Cynghorydd Eric Wyn Jones	No response at the time of writing
Cynghorydd Dafydd Roberts	No Response at the time of writing
Cyngor Cymuned Llanfihangelesceifiog Community Council	No Observations at the time of writing
Dwr Cymru Welsh Water	No new connections are proposed to communicate into the public sewerage system and as such there are no comments.
Llywodraeth Cymru (Priffyrdd/Highways)	At the time of writing there is a holding objection on the basis that there is insufficient information supplied with the application to determine what is being proposed and how this would affect the operation safety of the A55 Junction 7.
Pennaeth y Gwasanaeth - Priffyrdd / Head of Service - Highways	Comments awaited at the time of writing.
Adain Dechnegol (Draenio) / Technical Section (Drainage)	Comments awaited at the time of writing.
GCAG / GAPS	Given the proximity of the Capel Eithin SAM there is a high potential for remains contemporary with one or more of these periods to exist within the application site. Mitigation is recommended in the form of strip in advance of the development, map and record.
Ymgynghorydd Tirwedd / Landscape Advisor	Policies PCYFF3, PCYFF4, LANDMAP and Landscape Character Area documents surrounding highlight the need for development to integrate with its surroundings and avoid obtrusive development along major transport corridors. Subject to the recommended conditions the landscaping scheme will screen and integrate the site into its surroundings and reduce views of the development but will not be effective until 5-10 years.

The proposal has been afforded two means of publicity. These included the posting of notifications to adjacent properties and the erection of site notices. The expiration of the publicly period was the 16.02.19. One representations was received expressing concern on the following grounds:

- The submission/strategic case and the Transport Assessment does not recognise the fact that the adjacent science park is likely to grow significantly over the next 10 years and the impact that the facility will have on these growth plans.
  - Whilst the proposal is only made for circa 100 cars this could be extended in the future.
  - The submission indicates that a multi user path will link the development with Gaerwen, the writer indicates that they are unaware of any such paths. As it currently stands the link road between the site and the village is completely in-appropriate for cycling/walking.
  - Why would the government fund a car park facility that serves a private developer.
  - Queried whether the proposed development will affect the horseshoe bats at the science park or otters that are mobile features of SAC's.
- Queries raised in relation to the proposed surface water attenuation.

### Relevant Planning History

No material planning history

## **Main Planning Considerations**

**Introduction** The proposal is made for a park and share which will be used primarily by the public but also on an ancillary basis by construction workers in connection with the Wylfa Newydd development. The applicant's strategic case sets out the need for the proposal in relations to both these aspects of the development and is summarised below. In both cases the development would provide a facility to park and meet and thereafter sharing the onward journey as a basis for reducing the number and lengths of trips by private car. The strategic case made for a park and share facility for the general public is that there is an evidential need for the facility to serve the west and south of the Island and the A55, the facility will mitigate against existing anti-social or fly parking issue with its resultant problems and that application site is available and suitable for the development. The facility would also provide an incidental opportunity for home based workers to meet up and car share the onward journey or catch a Horizon shuttle bus during construction and operation of the Wylfa Newydd Nuclear Power Station, and the location was chosen based on information produced by Horizon on the source of such workers. The proposal is not necessary for the construction or operation of Wylfa Newydd and has not been included in any of the assessments or plans of that scheme which is proposing measures to meet its traffic management objectives without any reliance on this proposal.

**Policy Considerations** In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) it is necessary to ensure that planning applications conform to the adopted Development Plan unless material planning considerations indicate otherwise.

In relation to the proposal it is material to assess provisions in the JLDP relating Park and Share developments for the general public, being PS 4 and TRA 1 but also policies PS 9 and Policy PS 12 which are specific to the development of a new nuclear power station at Wylfa Newydd. There are also more generic planning policy considerations which are material to the proposal subject to this report.

The application site comprises a greenfield site located in the countryside. Policy PCYFF 1 promotes development located inside development boundaries and resists development outside development boundaries unless it accords with specific policies in the plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential. Policy PS 5 and PPW also favour the development of previously developed land in appropriate locations.

Policy TRA 1 (2) states that in order to facilitate the transfer between transport modes and to help minimise travel demand and reduce car dependency and provided that they conform to other policies in the plan that the proposals listed in the criterion will be permitted. These criterion include facilities for park and share in appropriate locations within or adjacent to settlements on the strategic highway network. The requirements are reflective of policy PS 4 and national planning policy in PPW and TAN 18 which seek to locate developments so as to minimise the need to travel by private car and facilitate access by walking, cycling and public transport. The proposal does not comply with this criterion as it is not located within and is not adjacent to the nearest settlements at Gaerwen. As explained policy PS 12 is also material given the connection of the development with Wylfa Newydd and criterion 1i. of this policy is reflective of TRA 1 but again the proposal does not align with its provisions due to the application site not being within or adjacent to any settlement boundary which is located some distance to the south east of the application site. Whilst these policy considerations weigh against the proposed development it is material that the science park has been substantially constructed on the intervening land between settlement and applications site up to the southern side of the A55. Whilst this does not strictly meet the requirements of policies TRA 1 and PS 12 in practice the application site visually bounds the science park to the south which as indicated in the objection received is likely to develop significantly over the next 10 years leading to a further urbanising effect in proximity with the application site. The acceptability in landscape and visual terms of introducing development on the northern side of the A55 which is undeveloped and can be regarded as forming part of the countryside is considered further in the landscape section of the report below.

The second part of this policy at part 1ii. PS 12 provides greater flexibility and also permits park and share developments in other locations along the A5/A55 which are not within or adjacent to settlements where the site is part of a comprehensive approach to mitigating the transport effects of the overall project. The expectation in the policy is that such locations take into account the council's preference to consider sites closer to centres and that the proposal has due regard to landscaping and environmental considerations and that travel to the site by sustainable means, including public transport and cycling can be provided. As explained in the introduction of this report the proposal is not directly related to the Wylfa Newydd Development and subject to the Development Consent Order "DCO", but it is anticipated that the facility will be used by construction workers of the Wylfa Newydd development on an ancillary basis to its main purpose for general public use. Similar proposals have been approved in Four Crosses Menai Bridge and the Bryn Cegin Industrial Estate in Gwynedd. As such and given the needs case provided by the applicant it is considered that the proposal meets the policy requirement of being part of a comprehensive approach to mitigating the transport effects of the overall Wylfa Newydd project by the council. The approach also aligns criterion (10) of PS 9 which refers to Community Infrastructure Facilities and park and share facilities are identified as an example of development considered whereby if feasible such facilities should be sited and designed so that they can be made available for the community use during the construction phase as well as providing a legacy use. There is also a strong emphasis in the New Nuclear Build at Wylfa: Supplementary Planning Guidance on promoting legacy use after the Wylfa Newydd construction period

In terms of the council's expectation that such facilities would be sited closer to centres, as part of the submission the applicant has provided a sequential assessment which provides justification why they do not consider that the proposed development can be accommodated on other sites identified in the vicinity which are adjacent or closer to the settlement boundary of Gaerwen. The conclusion reached is that the site subject to this report is the most suitable due to having a direct access to the A55, it is deliverable in the timeframe due being with the council's ownership/favourable ground conditions and that the identified weaknesses can be mitigated.

Criterion 1ii. also requires that park and share facilities are accessible by sustainable means. The planning application as originally submitted included a footpath cycle path from the A5 roundabout along the A5152 to the application site. This part of the proposal was omitted from the amended plans so that there is no longer a footpath or pedestrian access to the application site though cycle parking facilities will still be available. In justification for this approach the submission explains that following discussions with stakeholders in relation to the existing St Tysilio park and share at Llanfair PG there is no evidence of the use of pedestrian access to the existing facility. The applicant states that given the smaller size of the community at Gaerwen that the use of a pedestrian access is thus not likely to be high so no provision is being made for a footpath. In addition the applicant's submission explains that based on Horizon's Shuttle Bus Strategy which was submitted as part of the DCO workers would only be expected to walk to the facility if they resided within 600m, but that there are no feasible properties that could accommodate workers within this distance such that no workers would be anticipated walking to the facility to catch the shuttle bus.

**Landscape** In landscape terms the application site comprises agricultural land located on the northern side of the A55 which visually can be regarded as forming part of the countryside. The council's Landscape Adviser has highlighted material planning policies and the need to integrate development with its surroundings and avoid obtrusive development along major transport corridors. No objections are raised by the council's Landscape Officer in terms of landscape impact but it is noted that it will take 5-10 years for the landscaping scheme to screen and integrate the developments into its surroundings.

**Scheduled Ancient Monument "SAM" & Archaeology** The application area is located some 140m southeast of Scheduled Ancient Monument "SAM" AN120 Capel Eithin (site of) and Cemetery. When considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains. CADW concur with the conclusions made in submissions with the planning application that the proposal would have a slight but

not significant adverse impact on the SAM. The slight adverse impact would occur by way of lighting at night and a planning condition has been recommended to mitigate these slight impacts as far as possible on the SAM. Having regard to these considerations the proposal is considered compliant with the aforementioned guidance.

Given the proximity of the SAM GAPS explain that there is a high potential for archaeological remains to be present but are content with the proposals subject to the mitigation recommended.

**Highways Considerations** At the time of writing there is a holding objection on the basis that there is insufficient information supplied with the application to determine what is being proposed and how this would affect the operation safety of the A55 Junction 7 from WG Highways and it is understood that the applicant is liaising on this matter. No comments have been received at the time of writing from the council's Highways Section.

Objections made by the science park in terms of impacts of the growth of the science park over the next 10 years have been referred to the council's Highway Section and WH Highways for consideration.

**Effect upon the amenities of neighbouring properties** The impact of the proposal, in particular upon the amenity of nearby land users is 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 occupiers of local residence or other land and property users. The proposal has the potential impact on residential amenities due to night shift working and construction workers using the facility at night by way of noise, general disturbance and lighting. The planning application is accompanied by a noise assessment which explains that due to screening and the distance from the nearest residential properties (190 m to the south and 350m to the north) that the development is not likely to have unacceptable impacts in terms of noise. The nearest residential properties are on small agricultural holdings so there would be general activity in these units beyond that present is a general residential property. The science park to the south of the A55 is also a commercial establishment. The relative isolation of the application site and its compatibility with surrounding land uses can thus be regarded as weighing in favour of the development.

**Ecology** The planning application is accompanied by an Ecological Assessment which consider the effects of the development on protected sites and species and includes mitigation and enhancement measures in the construction of the development and the council's Ecological Adviser and NRW are content with these details. A landscaping scheme including indigenous species enhancement measures in the Ecological Assessment will constitute an enhancement of the type required under the Environment (Wales) Act 2016. Similarly in considering the objections of the science park the council's Ecological Adviser considers that these enhancements in terms of biodiversity gain will have a positive effect on the horseshoe bat population referred to in the objections and no significant effect on the other ecological interests referred to.

**Other Considerations** An objection has been received from the adjacent science park and some of the matters raised have already been considered in the report above or referred to relevant consultees. In terms of drainage additional information in the form of a drainage strategy and supporting calculations are awaited at the time of writing but the approach of attenuating surface water runoff into a stream is acceptable in principle. Overall the objections relate to the potential impact of the development on the science park and as explained in the report and subject to the receipt of comments from outstanding consultees this is not a matter which leads to a recommendation of refusal. Little weight can be attributed to the contention in the objection that a further application for an extension to the facility could be submitted once the principle of the development has been established as each application has to be considered on its individual merits.

## **Conclusion**



It is evident that there are material planning considerations which weigh against the proposed development in policy terms notably the location in the countryside way from the settlement boundary of Gaerwen and there is a lack of connectivity via a sustainable means of travel. The proposal is, however, part of a comprehensive strategy based on evidence of need and justification of the location and form of the development as a basis for reducing congestion along the A55, on an incidental basis the facility would also mitigate impacts of the Wylfa Newydd development. The proposal would thus align with planning policies which seek to ensure that such facilities are sited and designed so that they can be made available for the community use during the construction phase as well as providing a legacy use. There are also extenuating circumstances described in the report including the presence and urbanizing effect of the adjacent science park, compatibility of the proposal with surrounding land uses and the availability of mitigation to screen and integrate the development in the medium term. Taking all these material considerations in account and subject to the receipt of comments from outstanding consultees the application is recommended for approval.

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 and biodiversity improvements being proposed as part of the development.

### **Recommendation**

Subject to the receipt of comments from outstanding consultees to approve the planning application subject to the following conditions (and any additional conditions recommended by these consultees):

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

**Land Take Requirements 6211/LP/102 Rev A  
Site Outline with Existing Levels 6211/LP/103  
General Arrangement and Location 6211/GA/101 Rev C  
General Arrangement Cross-Sections 6211/XS/101  
General Details 6211/GA/104  
General Arrangement 6211/GA/103  
Design and Access Statement 22/01/19 0.02  
Preliminary Ecological Appraisal (November 2018)  
Archaeological Desk Based Assessment Gwynedd & Anglesey Park & Share Sites: Gaerwen B1801A.01  
Noise Appraisal 18 April 2018**

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

**(03) The development shall be constructed in accordance with the recommendation contained within the YGC Ecology Report submitted on the 02/08/2018.**

Reason: To ensure that any protected species is safeguarded.

**(04) Notwithstanding the landscaping scheme (6211/GA/101 Rev C) the site shall be landscaped and 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 completion of the development. 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 visual and residential amenity and to secure an ecological enhancement.

**(05) No development (including trial pitting, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.**

**b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork.**

Reasons:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: Historic Environment.

2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

**(06) 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 the area and of adjacent properties, to mitigate the impacts of the development on the setting of the Scheduled Ancient Monumnet and protected species.

**(07) 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

**(08) All surface water from trafficked areas of the development hereby approved shall be discharged through a fuel interceptor prior to being discharged into the surface water drainage system. No development shall commence until full specifications including capacity of the fuel interceptor to be installed in the development have been submitted to an approved in writing by the Local Planning Authority. The details as may be approved in in writing under the provisions of this condition shall be installed and fully operational prior to the commencement of the use hereby approved.**

Reason To prevent pollution of surface waters.

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

Application Reference: DIS/2019/7

Applicant: Isle of Anglesey County Council

Description: Cais i ryddhau amod (08) (rheoli amgylcheddol ar gyfer gwaith adeiladu) o ganiatâd cynllunio 12LPA1003F/FR/CC/ Application to discharge condition (08) (construction environmental plan) of planning permission 12LPA1003F/FR/CC

Site Address: Castle Meadow, Biwmares/Beaumaris



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

Recommendation: Amod wedi'i Ryddhau yn Rhannol / Condition Partially Discharged

## Reason for Reporting to Committee

The application has been submitted by the Local Authority and is on part of Council owned land.

## Proposal and Site

The application is to discharge condition 08 of planning permission 12LPA1003F/FR/CC. The application was submitted for the installation of two pipes in connection with the Flood Alleviation works in Beaumaris. The application was approved on the 06/09/2018. Condition 08 states:

*No development shall take place including any works of demolition until a construction environmental management plan (CEMP) has been submitted to and been approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period.*

## Key Issues

Whether or not the information submitted as part of the application is sufficient to discharge the requirements of the condition.

## Policies

### Joint Local Development Plan

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

## Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with the submitted information. Condition can be discharged accordingly.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection

No publicity was afforded to the application.

## Relevant Planning History

12LPA1003F/FR - Cais llawn ar gyfer gosod dwy bibell mewn cysylltiad â gwaith lliniaru llifogydd Biwmares yn / Full application for the installation of two pipes in connection with the Beaumaris flood alleviation works at Bowling Green, Biwmares/Beaumaris – Caniatau / Permitted 06/09/2018.

## Main Planning Considerations

The condition was attached to the permission to safeguard habitat and any protected specified which may be present on the site.

As part of the current application, a Reptile, Bird and Hedgrows Clearance and Mitigation Plan was submitted. The Council's Ecologist and Natural Resources for Wales have been consulted who are satisfied that the condition is discharged and that the works is implemented in accordance with the Construction Environmental Management Plan.

## Conclusion

The submitted Construction Environmental Management Plan is considered acceptable. Condition 08 of planning application 12LPA1003F/FR/CC can therefore be partly discharged. The condition will only be fully discharged following the construction works being carried out in accordance with the Construction Environmental Management Plan.

**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.