

# Public Document Pack



**CYNGOR SIR  
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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 IAU, 5 MEHEFIN, 2019 am 1.00 o'r gloch yp</b>	<b>WEDNESDAY, 5 JUNE 2019 at 1.00 pm</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI</b>
<b>Swyddog Pwyllgor</b>	<b>Mrs Mairwen Hughes (01248) 752516</b>
	<b>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\_(Pages 1 - 16)**

To submit, for confirmation, the minutes of the meetings of the Planning and Orders Committee:-

- 1 May, 2019
- 14 May, 2019 (Election of Chair and Vice-Chair)

#### **4 SITE VISITS\_(Pages 17 - 18)**

To submit the minutes of the site visits held on 15 May, 2019.

#### **5 PUBLIC SPEAKING**

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

None to be considered by this meeting.

#### **7 APPLICATIONS ARISING\_(Pages 19 - 54)**

- 7.1 FPL/2019/13 – Telephone Mast, Nebo
- 7.2 FPL/2018/57 – Parc Tyddyn Bach, Holyhead
- 7.3 FPL/2018/52 – Holyhead Rugby Club, Bryn y Mor Road, Valley
- 7.4 FPL/2019/31 – Ty Mawr, Pentraeth

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7.5 FPL/2019/51 – Preswylfa, Valley

7.6 14C257 – Cefn Trefor, Trefor

## **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS\_(Pages 55 - 64)**

10.1 FPL/2019/70 – Glyndaf, Rhoscefnhir

10.2 FPL/2019/43 – Tyn Lon, Llangwyllog

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS\_(Pages 65 - 70)**

11.1 HHP/2019/116 – Plas Newydd, Llanddeusant

11.2 HHP/2019/121 – Ty Rhos, Llanfaethlu

## **12 REMAINDER OF APPLICATIONS\_(Pages 71 - 102)**

12.1 FPL/2019/40 – Llangefni Golf Club

12.2 FPL/2018/42 – Llain Delyn Estate, Gwalchmai

12.3 25C121H – Maryfore Site, Llannerchymedd

## **13 OTHER MATTERS**

None to be considered by this meeting.

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## PLANNING AND ORDERS COMMITTEE

### Minutes of the meeting held on 1 May, 2019

- PRESENT:** Councillor Nicola Roberts (Chair)  
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, Trefor Lloyd Hughes MBE, Kenneth Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts, Robin Williams
- IN ATTENDANCE:** Development Management Manager (NJ)  
Development Management Team Leader (IWJ)  
Planning Assistant  
Development Control Engineer (JAPR)  
Legal Services Manager (RJ)  
Committee Officer (ATH)
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillors Richard Dew (Portfolio Member for Planning (for application 12.1); Aled M. Jones (for application 7.3) G.O. Jones (for applications 12.1 and 12.4); Margaret Murley Roberts (for application 7.1) Ieuan Williams (for applications 7.1 and 12.2)
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#### 1. APOLOGIES

No apologies for absence were received.

#### 2. DECLARATION OF INTEREST

Declarations of interest were made as follows –

Councillor Eric Jones declared a personal and prejudicial interest with regard to application 12.4

Councillor Richard Owain Jones declared a personal and prejudicial interest with regard to application 7.3 stating that he would remain in the meeting for the discussion on the application in order to speak as a Local Member.

Mrs Nia Jones, Development Management Manager declared an interest in applications 12.5 and 12.6

Mr John Alwyn P. Rowlands, Development Control Engineer declared an interest in application 6.1

#### 3. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 3rd April, 2019 were presented and were confirmed as correct.

#### 4. SITE VISITS

The minutes of the planning site visits held on 17 April, 2019 were presented and were confirmed as correct.

#### 5. PUBLIC SPEAKING

The Chair announced that there would be a Public Speaker in relation to application 12.2.

#### 6. APPLICATIONS THAT WILL BE DEFERRED

##### **6.1 FPL/2018/52 – Full application for the erection of new changing rooms and club house for Holyhead Rugby Club at Holyhead Rugby Club, Bryn y Môr Road, Valley**

*As he had declared an interest in the application, the Development Control Engineer withdrew from the meeting during the discussion and determination thereof.*

The Planning Development Manager reported that the application has been called to the Planning and Orders Committee due to concerns about the development's relationship with adjacent residential properties and that the narrow road leading to the site is unsuitable for the potential increase in traffic. The Officer considers it would therefore be beneficial for Members to view the development on site before considering the planning application; a site visit is therefore recommended.

**It was resolved that the application site be visited in accordance with the Officer's recommendation for the reason given.**

#### 7. APPLICATIONS ARISING

##### **7.1 30C225K/ECON – Outline application for the siting of 25 holiday chalets together with leisure complex and associated access roads with some matters reserved at Treetops Country Club, Tyn y Gongl**

The application was reported to the Planning and Orders Committee at the request of two Local Members.

Councillors Margaret M. Roberts and Ieuan Williams both spoke as Local Members to re-emphasise the unacceptable impact of the proposed development on the area in terms of its effect upon the landscape, over provision of holiday accommodation, traffic and highways safety.

Councillor Ieuan Williams in describing how in his view the proposal is incompatible with Policy TWR 3 in leading to a significant intensification of the provision of this type of holiday accommodation in the area referred to the fact that from 600m to 1.5 km distance of the site there are 20 other such sites providing for 1,212 static caravans and 554 touring caravans. Planning permission has been granted for 9 chalets on an as yet undeveloped site at Lon y Glyn and at Storws Wen within 400m of the application site there is holiday village comprising of 30 holiday units. Farther out there are 6 static caravan sites around Pentraeth – Penrhyn Point, Traeth Bychan, Nant Bychan in Moelfre etc - making for in all, 5,000 static caravans. Benllech already suffers from an existing traffic problem with the square often gridlocked; there is concern about the square's capacity to deal with additional traffic. Speeding though Bwlch is also a problem. Moreover, housing developments that are either approved or in the pipeline will also add to the volume of traffic and on top of this are CLs (Certified Location) sites which are for a maximum 5 caravans which are also springing up in many areas. The new Planning Policy Wales places emphasis on sustainability and on taking a strategic view of planning in looking to the future. Councillor Williams said that he did not believe that a sufficiently holistic appraisal of the proposal had been made including its impact on the area and amenities beyond Benllech. Taking all provision into account including spaces

at the GP Surgery which are available in the evenings and at weekends, there are 126 parking spaces in Benllech which are meant to serve 5,000 additional population in the summer. Councillor Williams concluded by saying that the proposal is contrary to policy in leading to over capacity of holiday accommodation in the area and he added that the test for assessing over capacity needs to be more specific in having regard to the actual volume of such accommodation in an area as well as the sensitivity of the landscape.

The Committee sought clarification of the Local Member of the reasons for not showing the video evidence of traffic in Benllech referred to at the Committee's previous meeting. The Committee also raised the issue of the economic benefit which tourists bring to Benllech and the surrounding area.

Councillor Ieuan Williams clarified that following an incident on Benllech Square involving a lorry the then Highways Technician made a film of traffic situation in Benllech Square. As the film evidence was taken on the Officer's phone and the Officer no longer works for the Council, then it cannot be shown. However, due to ongoing concerns about the traffic in and around the square in Benllech, a further survey will take place in the next week. With regard to the economic benefit of tourism, Councillor Williams said that whilst he agreed that tourism and the extra revenue it brings is important to the local economy, it must be provided for in sites that are appropriate and tasteful and not as in the current proposal where 25 holiday units are to be squeezed into a site that is more suitable for 10 units because that is more viable. According to the supplementary planning guidance, sites such as this should also be screened by the natural landscape and should not have need for any additional landscaping scheme. Because the application site is not sufficiently screened from the B5108 by the natural landscape a new landscaping screen is proposed which is contrary to the SPG. There is therefore a policy basis for rejecting the application.

The Development Management Manager reported that there is both support and opposition to the proposal locally as reflected by the statutory consultation process which has been carried out. A screening opinion has been issued which confirms that an Environmental Impact Assessment is not required. The Officer said that the applicant has now lodged an appeal on the basis of non-determination by the Local Planning Authority and, because of the nature of the application, the applicant is seeking a hearing as part of the appeal process. Once the appeal process has been validated the Local Planning Authority i.e. the Committee as the body to which the application has been referred, has four weeks to determine the application after which it will enter into an appeal situation where an appeal against refusal on the basis of non-determination within timescale will be heard. The application has been assessed against Policy TWR3 and the criteria therein as a result of which it is considered that the area is capable of accommodating the development. The key consideration is the Anglesey Sensitivity and Capacity Study. Paragraph 6.3.6.9 of the explanations to Policy TWR3 states that the study was commissioned to assess the capacity of an area to accommodate this type of development and is not about volume in terms of numbers but rather the capacity of the landscape to absorb developments such as this. This is the main consideration under the policy. A letter submitted by the applicant's agent provides clarification of why the application is for 25 units and not 10 on a 1 hectare site (Table 2.1 of the Static Caravan/Chalet Park Development Typologies of the Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity Study indicates that 10 units would be more acceptable on a 1 hectare site) and emphasises that this is an approximation. The study says "*that it is important to note that the report represents a strategic study and is not prescriptive at an individual site level. It does not replace the need for the Councils and Park Authority to assess individual planning applications for local landscape and visual impact assessment as part of formal EIA on a case by case basis*". A strategic assessment has been made and the written report provides an assessment of the effects of the proposal on the landscape which are found to be acceptable. In economic terms

the proposal provides for 20 jobs and in terms of sustainability the site is close to existing public transport links – two bus stops are located adjacent to the site and it is intended to create a new footpath and crossing as part of the application as well as a new access to the B5108 highway. Whilst Dwr Cymru is satisfied with the proposal the Council's Drainage section requests more information about water surface drainage and subject to the receipt of this information, the recommendation is one of approval.

The Committee in considering the application raised the following points –

- Whether it would be feasible for approval to be conditional upon no new chalets being built on the as yet undeveloped part of the site (the scheme providing for the concentration of the units on one part of the site).

The Development Management Manager said that details of the site layout are as submitted as part of the application. No amendments to the layout by way of additional chalets can be made without a statutory process being undertaken i.e. separate formal planning approval would have to be obtained for any additional units over and above those specified as part of this application.

- That in light of the case for over-capacity made by the Local Members whether it is premature to be determining the application ahead of the traffic survey which the Local Member indicated would be carried out next week.

The Development Management Manager said that the application has been assessed by the Highways Authority on the basis of what if any, increase in traffic the proposal and resulting use of the of the site might generate. A transport assessment has also been submitted as part of the application. The Officer advised that in light of a prospective appeal, it might be unwise for the Committee to defer determining the application pending the outcome of a traffic survey of the square at Benllech when the origins of the traffic on the square cannot be proven and where it could not derive from the proposed development as that does not exist currently. It would not therefore be possible to draw any conclusions from the survey about the proposal's effects on traffic; if there are traffic problems in the area as a whole it would have to be demonstrated that the proposed development adds materially to those problems in order for the proposal to be considered unacceptable and evidence of the same would have to be presented at appeal in order to justify refusal on those grounds.

- Whether the Highways Authority is satisfied that the capacity of the highways in and around the Benllech area is adequate to be able to deal with this kind of proposal.

The Development Control Engineer said a detailed transport survey has been presented as part of the application which finds that the proposed development will not lead to a material increase in traffic use over and above that which exists currently. Whilst the Highways Authority does have concerns about the capacity of the square in Benllech hence the traffic survey that will be undertaken this is a separate issue to the proposed development; the applicant should not be penalised for problems that already exist.

- That as the proposal is for 25 chalets in an area where the Landscape Sensitivity and Capacity Study recommends 10 units per 1 hectare and as the proposal also provides for a leisure complex making it a sizable development and thereby increasing its visual impact and its impact on amenities, whether it contravenes Policy TWR 3 which states that *such proposals will only be granted if they are sited in an unobtrusive location which is well screened by existing landscape features and where the units*



*can readily be assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape, and can be refused on that basis.*

The Development Management Manager clarified that Policy TWR3 states that such proposals will only be granted if they are sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can readily be assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape. The Officer said that a landscaping scheme is proposed as part of the proposal which will mitigate any visual impact making it unobtrusive within its location and leading to no significant harm to the visual quality of the landscape.

Although some members of the Committee objected to the proposal because they considered it to be visually intrusive within its landscape and because they believed it would lead to an unacceptable intensification of such holiday provision within the area, the majority of the Committee's members were minded to approve the application because they concurred with the Officer's view that it meets policy requirements and because they deemed it to be economically advantageous to the area.

Councillor Kenneth Hughes proposed that the application be approved in accordance with the Officer's recommendation; the proposal was seconded by Councillor Bryan Owen. Councillor John Griffith proposed that the application be refused on the grounds of overcapacity and visual impact; the proposal was seconded by Councillor Vaughan Hughes. In the ensuing vote, the proposal to approve the application was carried.

**It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein and subject also to the receipt of details regarding surface water drainage.**

## **7.2 FPL/2018/57 – Full application for the erection of 46 dwellings together with the creation of a new vehicular access on land adjacent to Parc Tyddyn Bach, Holyhead**

The application was reported to the Planning and Orders Committee because it has been called in to committee by a Local Member.

The Development Management Manager reported that information in respect of drainage details is still awaited with regard to the proposal above and in addition, a policy issue has arisen this week in relation to the mix of units as part of the proposed development. The applicant has consequently requested that consideration of the application be deferred to allow time to respond to these matters.

Councillor Robin Williams proposed that the application be deferred as requested; the proposal was seconded by Councillor Richard Owain Jones.

**It was resolved to defer consideration of the application for the reasons given.**

## **7.3 FPL/2019/13 – Full application for the erection of an agricultural shed for the housing of livestock and the storage of machinery and fodder together with the construction of a hard-standing access track on land adjacent to Telephone Mast, Nebo**

The application was reported to the Planning and Orders Committee as it has been called in for determination by the Committee by a Local Member.

*As he had declared a personal and prejudicial interest in the application, Councillor Richard Owain Jones stood down as Vice-Chair but remained at the meeting in order to make representations as Local Member.*

Councillor Richard Owain Jones said that the application is for a relatively small agricultural shed not dissimilar to a garage in a standard house and is located in a dip on Mynydd Eilian. From the shed's proposed location there is very little to see through to Porth Llechog on the coastline and the shed is certainly not visible from Porth Llechog. If the hedgerow near to road grows any higher it will be nearly invisible from the road. The applicant has also said that he would be willing to relocate the shed lower down in the field. In a discussion with the principal planning officer the latter suggested that the applicant site the shed near the sheds that are already on site. The applicant did not do so in order to better integrate the development within the site as is required by the JLDP. The planting scheme which it is intended will be carried out will mean gains in terms of biodiversity, ecology and environment and is to be welcomed as complying with Policy PCYFF 4. The general principle of development for agricultural purposes is accepted in local and national planning policies on condition that the development can be justified. Due to its location it is possible to justify the proposal because it is necessary to have a shed to keep farm machinery and fodder etc. safe and to provide shelter for the animals in bad weather. The site forms part of the old Anglesey radio station site with concrete block foundations – a network of cables still exists on the site. It is possible to argue that this is a commercial brownfield site with the applicant proposing to return the land to agricultural use in a way that is integrated with the landscape making it compliant with Policy AMG 2, 6.5.1 namely *“the aim of the SLA protection is to ensure that development proposals consider maintaining, enhancing or restoring the recognised character and quality of the area.”* Councillor Jones clarified that 16 SLAs have been identified for Gwynedd and Anglesey which include Mynydd Parys but not Mynydd Eilian which is the location of the proposed development. In conclusion, the site is near to but not located within the SSA and is not visible from the SSA; the shed is not in an obvious place, is not visible from the road and is therefore not a prominent feature on the landscape. The proposal is reasonable as regards size, location and use which is acceptable in relation to the JLDP and complies with Policy PCYFF 4 and AMG 2 6.5.1.

Councillor Aled Morris Jones referred to other features on the landscape in this area such as the windmill, radio mast, the former radio station and also six houses which are within a stone's throw of the proposed development. It was his opinion that these are far more prominent in terms of their “standing out” than the shed which is the subject of the application. Mynydd Parys which is within the SSA is a mile away from the development site. The development is intended to enable an individual from the locality to return to farming and to provide shelter for livestock and storage for farm vehicles. He asked the Committee to support the application.

The Committee sought clarification of how much livestock the applicant owns currently, and how much did he hope to acquire given that the shed is referred to a being akin to a garage in size.

Councillor Richard Owain Jones confirmed that the applicant did not have any livestock at present having avoided acquiring stock until the application for the shed had been determined; neither was the applicant in possession of any land elsewhere. Councillor Jones said that he did not know how many animals the applicant was intending to acquire.

The Development Management Manager reported that the applicant has 2.3 hectares of land and intends that the shed should house livestock, and provide storage for machinery and fodder. The applicant does not currently own any livestock and it is questionable how much machinery would be needed to maintain this amount of land. The application site lies within the Special Landscape Area of Mynydd Parys and adjoins

the Area of Outstanding Natural Beauty. It is considered that the site is within a prominent location and although adjacent masts are detracting features, it remains a sensitive location. The proposed shed measures 6 metres x 9.6 metres or just under 60m<sup>2</sup> in floor area; DEFRA guidelines stipulate 5 sheep per acre meaning that the shed would be sufficient for 30 sheep. However, no evidence or justification has been presented as part of the proposal to show that the building as proposed is necessary in terms of size, location and purpose in connection with an agricultural use, and because it would be intrusive within the landscape it is considered unacceptable with the recommendation therefore being one of refusal.

Councillor Eric Jones speaking from his experience as a farmer said that the Agriculture Ministry requires farmers to provide a place with appropriate facilities to treat animals e.g. when they undergo testing for various diseases. A shed is necessary for agricultural purposes to store fodder/produce and to provide shelter for the animals. The applicant's intention may be to keep animals over the winter which without a shed is not currently possible. In order to realise the full potential of the animals that are purchased, they must be kept for an additional year - a shed could potentially help the applicant achieve his expectations in terms of the price for his animals.

The Committee in considering the proposal and having heard the representations made by the Local Members indicated that it was minded to approve the application and that it accepted the need for the building for agricultural purposes as intended. The majority of the Committee further considered that in the context of other visibly prominent features on the landscape in the area of the application site, the proposed development would not cause any additional harm especially as landscaping is proposed as screening on the access and surrounding the building which would mitigate any visual effects. For these reasons, the Committee considered the proposal to be compliant with Policy CYFF4 and AMG2 of the Joint Local Development Plan.

Councillor Eric Jones proposed that the application be approved contrary to the Officer's recommendation. Councillor Kenneth Hughes seconded the proposal.

Councillor Robin Williams proposed that the application be refused in accordance with the Officer's recommendation; the proposal was seconded by Councillor John Griffith.

In the ensuing vote, the proposal to approve the application contrary to the Officer's recommendation was carried.

**It was resolved to approve the application contrary to the Officer's recommendation because it is deemed to comply with Policies CYFF4 and AMG2 of the JLDP.**

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

## **8. ECONOMIC APPLICATIONS**

None 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**

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

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

### **11.1 HHP/2019/63 – Full application for the demolition of an existing garage together with alterations and extensions at Bryn Arfon, Lon Pant y Cydun, Benllech**

The application was reported to the Planning and Orders Committee because it is made by a Local Member which has a direct input into the planning process. In accordance with the requirements of the Council's Constitution, the application has been scrutinised by the Council's Monitoring Officer.

The Development Management Manager reported that the subject dwelling is a two-storey semi-detached property with a detached garage to the side. The proposal involves demolishing the existing garage and erecting a two-storey extension to the side of the dwelling to provide a new garage, kitchen, breakfast room, living space and first floor office/storage space. It is the Officer's opinion that the scheme complies with all relevant policies and design guidance without unacceptably impacting any neighbouring properties as the separation distance of 9.8m between the proposed development and the adjacent property exceeds the recommended distance of 3.5m required by the Authority's Supplementary Planning Guidance. The recommendation is therefore to approve the application.

Councillor Bryan Owen proposed that the application be approved in accordance with the Officer's recommendation; the proposal was seconded by Councillor Kenneth Hughes.

**It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.**

### **11.2 HHP/2019/67 – Full Application for alterations and extensions at Glan Menai, Pen Lon, Newborough**

The application was reported to the Planning and Orders Committee as the applicants are officers of the Isle of Anglesey County Council, one of whom is employed in Development Control. In accordance with the requirements of the Council's Constitution, the application has been scrutinised by the Council's Monitoring Officer.

The Development Management Manager reported that the proposal entails constructing an additional floor above the existing single storey extension in order to provide an additional bedroom and store. Although the property is situated within an Area of Outstanding Natural Beauty it is considered that the proposal is acceptable in terms of its design and effect on the designated area. Additionally, the scheme provides for high level windows so that overlooking of the neighbouring property which is 11m distance from the existing Glan Menai property, will not occur. The proposal is considered appropriate in this location in the AONB and has no unacceptable effect on the amenities of neighbouring properties nor on the area. The recommendation is therefore to approve the application.

Councillor Robin Williams proposed that the application be approved in accordance with the Office's recommendation; the proposal was seconded by Councillor Eric Jones.

**It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.**

## 12. REMAINDER OF APPLICATIONS

### 12.1 FPL/2019/51 – Full Application for the change of use of land for open storage of stone material ancillary to the primary use of funeral undertakers on land opposite Preswylfa, Valley

The application was reported to the Planning and Orders Committee as it has been called in to the Committee by two Local Members.

Councillor Richard Dew speaking as a Local Member said that this was a straightforward application by a local undertakers' company to use the land to store materials relating to their trade and did not involve any new structure or building. The site is within a C2 Flood Zone and the only reason for the recommendation of refusal is on the guidance of Natural Resources Wales which advises that development in such areas should be resisted because of the risk of flooding. Councillor Richard Dew said that were the application site ever to be flooded then the likelihood is that the whole of Valley would also be under water. The risk is small and in this case being for business use, specifically storage of stone materials, the site is not as vulnerable as were it for residential purposes.

Councillor Gwilym O. Jones, also a Local Member explained that as the requirements of business has grown and the area it covers has expanded, the applicant needs more space to store stone materials there being insufficient storage space at the site at Preswylfa. Tyddyn Cob which is the principal defence for the town of Valley is at a distance of around 1.5 miles from the application site and close to Tyddyn Cob are the tidal doors which have been renewed in recent years. Councillor Jones referred to the land in between as inclining towards Valley and as also incorporating the railway and the A55. Councillor Jones said that reference had been made in a meeting at which he was present to Natural Resources Wales's flood maps as being "crude". He emphasised that if there were any doubts about the application, then Valley Community Council would have voiced them. Additionally, no objections to the proposal have been raised locally. He asked the Committee to support the application with appropriate conditions.

The Development Management Manager reported that whilst development proposals that are within a C2 Flood zone and are of a highly vulnerable nature cannot be supported, it is possible within policy to support development of a less vulnerable nature such as that proposed providing it complies with the criteria in paragraph 6.2 of TAN 15 – Development and Flood Risk. The proposal has been assessed against those criteria and a Flood Risk Assessment prepared by a professional practitioner on behalf of the applicant has been provided with the application in accordance with criterion (iv) of paragraph 6.2. The assessment finds that the proposal adequately addresses the flood risk associated with the failure of Tyddyn Cob. The Officer said that she was able to update the Committee that Natural Resources Wales opposes the development on the basis that the Flood Risk Assessment as submitted is inaccurate having referred to the ridge height of the tidal doors at Tyddyn Cob as 7 metres above ordnance datum whereas in reality the height is 4.4 metres. In addition, the Flood Risk Assessment relies on outdated breach analysis of Tyddyn Cob by utilising data from previous studies when more recent studies have been undertaken in connection with the Wylfa Newydd development. The proposal therefore fails to satisfy criterion (iii) as being on an agricultural field and not on previous developed land and criterion (iv) as the Flood Risk Assessment is technically inaccurate meaning no weight can be given to its findings because they are based on information that is incorrect. The recommendation is therefore to refuse the application.

The Committee sought clarification of whether it would be appropriate to place a condition on planning permission to prohibit the erection of a building on the site in future, and also whether the proposal is acceptable from a Highways perspective.

The Development Management Manager clarified that as the proposal does not involve the erection of any building, a condition prohibiting the same cannot be justified. The Development Control Engineer confirmed that Highways Service is satisfied with the proposal as regards visibility and adequacy of the turning space.

The Committee having considered the proposal and having heard the views of the Local Members was minded to approve the application contrary to the Officer's recommendation because it deemed the risk of flooding to be small, and in accordance with criterion (iv) of TAN 15, it had considered the potential consequences of a flooding event for the particular type of development [in this case a less vulnerable commercial development] and in terms of the criteria contained in sections 5 and 7 and Appendix 1, had found them acceptable given that the site will be used for the storage of mainly stone materials. The Committee noted that that the proposal would not have any negative impact on the immediate surrounding properties.

Councillor Robin Williams proposed that the application be approved contrary to the Officer's recommendation; the proposal was seconded by Councillor Trefor Lloyd Hughes.

**It was resolved to approve the application contrary to the Officer's recommendation because it is deemed to comply with TAN 15 (iv).**

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

## **12.2 FPL/2019/31 – Full application for the conversion of an outbuilding into a holiday letting unit together with the installation of a new septic tank at Ty Mawr, Pentraeth**

The application was reported to the Planning and Orders Committee as it has been called in to the Committee by a Local Member.

### *Public Speaker*

Mr Aled Davies spoke in favour of the application and said that he wished to convert the outbuilding into a holiday letting unit in order to diversify the business thereby making it more resilient. The proposed holiday cottage would be of the highest quality and with four bedrooms it could accommodate 8 to 10 persons. Investing in the conversion will bring revenue to the Island in the form of new visitors and will provide business for local builders, for local furnishers and local staff. Local businesses, local eateries, and local attractions would also benefit from more tourists staying for longer periods. The out building is part of a cluster of 4 buildings – 3 dwellings with the dwelling next-door being 5 metres away and having just received planning consent for demolition and re-build as a new modern house. Mr Davies said that the Council's Heritage Officer is happy with the proposal and that much time has been spent with a local architect to ensure that the proposal's design is sympathetic to its surroundings, the proposal retains the old outbuilding's walls and is on the same footprint. Mr Davies concluded by saying that he was confident that the business case for this enterprise is strong and that in supporting it, the Committee would also be supporting local business, local culture and the local heritage of an historic building.

The Committee questioned Mr Davies on the access to the application site in an emergency as it crosses Pentraeth beach and the Officer's report notes that it is not traversable at high tide. The Committee also raised the issue of the scale of the proposed converted building it being situated in an Area of Outstanding Natural Beauty.

Mr Aled Davies said that occasionally at high tide during the Spring and Summer, it is necessary to have to wait for around 15 minutes for the tide to recede. The access track is at the top of the beach and it is rare not to be able to cross – in the past three families have lived in the bungalow, the farm and the chalet which is to be re-built as a new home. A 4 x 4 vehicle would have no problem in crossing in an emergency. The track is similar to a farm track in being a bit rough but not needing to be tarmacked. Some levelling work might need to be done if the track has been damaged after the winter. Mr Davies said that the Highways Officer had been with him to look at the site and that plenty of parking space is provided in the parking area.

In terms of the proposed development's visibility in the AONB, Mr Aled Davies said that the building cannot be seen from almost any point because the coastal path is situated to the rear and it is obscured by high trees and hedges. Looking from the Coastal Path, the chalet is the first in the line of sight, then the farm building, the farmhouse and then the bungalow. Only at a closer distance can they be seen and the intention is to provide additional screening. The proposed development would not be visible from the beach. As for the height of the building, the roof pitch has been designed in a way that it reduces but as the ground also falls away, two storeys can be accommodated. The two stables at the end are already tall and were two storeys in height anyway.

Councillor Ieuan Williams speaking as a Local Member said that after the original application was refused, the applicant has made changes to the scheme. The acceptability of the proposal hinges on the interpretation of what is an extensive extension as the principle of conversion into holiday accommodation is accepted under Policy TWR2. The footprint of the proposed converted building is no more than 2% to 3% larger than the footprint of the existing outbuilding (even though part of the building has been disregarded as existing footprint because it is not suitable for conversion) and there are examples where similar conversions have been approved e.g. in Llanfair yn cwmwd to the rear of Llanfair Hall, thereby setting a precedent for a two storey conversion. The Council's Heritage Officer finds the design both acceptable and compatible with its surroundings. What is ironic is that policy allows the next-door chalet bungalow to be demolished and a modern dwelling to be erected in its place whilst under conversion policy the proposed development is considered unacceptable even though it retains the character of the existing building and is supported by the Heritage Officer. Councillor Williams said that the proposal would not be visible and would not affect the amenities of anyone else and that he did not consider it excessive for its location. He added that he hoped that the Committee would be in a position to determine the application from the information presented at today's meeting, but if not, then it would be welcome to consider making a site visit.

Councillor Trefor Lloyd Hughes proposed that the Committee visit the application site so that Members can gain a better appreciation of the proposed development within its context; the proposal was seconded by Councillor John Griffith.

**It was resolved that a site visit be undertaken for the reason given.**

### **12.3 FPL/2019/9 – Full application for the demolition of the existing garages together with construction of a new car park, access road and turning area at Maes y Coed, Wood Street, Menai Bridge**

The application was reported to the Planning and Orders Committee because the application is made by the Isle of Anglesey County Council on County Council owned land.

The Development Management Manager reported that the application site which lies within the area designated as the Menai Bridge Conservation Area is currently a tarmacked area which includes a number of prefab style garages. The garages are unsightly and in a state of disrepair. It is considered that the proposal which entails

demolishing the garages and creating 14 car parking spaces will improve the character of the area and create a more usable space for the occupiers of the nearby Maes y Coed Flats. The site is enclosed by trees some of which are the subject of a Tree Preservation Order, and although the scheme will involve the removal of some trees, conditions are proposed to protect the retained trees during the construction phase.

Councillor Robin Williams in supporting the proposal as a Local Member said that the existing garages on the site in their current state are an eyesore and are largely unusable; their demolition and the re-development of the site for the purpose proposed is to be welcomed. Councillor Williams therefore proposed that the application be approved; the proposal was seconded by Councillor Eric Wyn Jones.

**It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.**

**12.4 28C527B/VAR/ENF – Application under Section 73A for the variation of conditions (05) (access) and (10) (approved plans) of planning permission reference 28C527A (formation of a touring caravan site, erection of a shower block and creation of a new vehicular access) so as to amend the access, site layout and design of the shower block at Afallon Caravan Site, Llanfaelog**

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

*As he had declared a personal and prejudicial interest in the application, Councillor Eric Jones withdrew from the meeting during the discussion and determination thereof.*

Councillor Gwilym O. Jones speaking as a Local Member said that although no representations have been made to the Planning Department, local residents have raised concerns about the development at the Community Council and consequently the Community Council is requesting that the site be visited as the application is retrospective. Among the concerns raised are the extra height of the shower block and the re-positioned site access.

Councillor Bryan Owen said that he did not think there was anything to be materially gained from visiting the site given that the Officers find the amenity block as built acceptable and he therefore proposed that the Committee should not visit the site; the proposal was seconded by Councillor John Griffith. In the ensuing vote the Committee endorsed not visiting the site.

Councillor Gwilym O. Jones further informed the Committee that a representative of the Community Council had wished to speak at the meeting but thought that a site visit should take place first. The Chair clarified that a request to speak at the meeting had been made but because it had not been submitted within time limits and in order not to set a precedent, she had not accepted the request.

The Development Management Manager reported that the application is retrospective and is to vary conditions (05) and (10) so as to amend the means of access to the site and to amend the design of the shower block and site-reconfiguration. Although an application for a 25 pitch touring caravan site and the erection of a shower block on the site has been granted, the shower block that has been built differs from the approved scheme in being 1.4 metres higher to accommodate water storage tanks to serve the site; the access to the site has been re-located 10 metres farther to the south than the approved access, and the site has been re-configured so that the touring pitches under the amended scheme are set farther away from the boundary of the site with the nearest property known as Neuadd. The Highways Authority is of the view that there is no basis to refuse the application as the change to the access does not cause significant harm to highway safety and it is the Planning Officer's opinion that the re-design of the toilet/amenity block and the re-configuration of the site will not have a detrimental impact



on the amenities of the surrounding properties nor the surrounding area. The recommendation is therefore to approve the application.

Councillor Bryan Owen proposed that the application be approved in accordance with the Officer's recommendation; the proposal was seconded by Councillor Trefor Lloyd Hughes.

**It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.**

**12.5 DIS/2019/20 – Application to discharge condition (14) (method statement setting out that all recommendations described in section 7 of the submitted Ecological Assessment report are adhered to and adopted) from planning permission 41LPA1041/FR/TR/CC full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land east of Star Crossroad, Star**

The application was reported to the Planning and Orders Committee as the land is owned by the Isle of Anglesey County Council.

*As the Development Management Manager had declared an interest in the application, she withdrew from the meeting during the discussion and determination thereof.*

The Development Management Team Leader reported that condition (14) was included in order to preserve and protect the ecological interests of the development site. An Ecology Method Statement has been received with the planning application which sets out all the recommendations described in section 7 of the Ecological Assessment. The Ecological Environmental Advisor has confirmed that the information is satisfactory and that the condition can therefore be discharged. As the information submitted is considered acceptable and meets the requirements of condition (14) of planning application 41LPA1041/FR/TR/CC, the recommendation is to approve the application.

Councillor John Griffith proposed that the application be approved in accordance with the Officer's recommendation; the proposal was seconded by Councillor Vaughan Hughes.

**It was resolved to approve the application in accordance with the Officer's recommendation and report. (Councillors Bryan Owen and Robin Williams abstained from voting on this application)**

**12.6 DIS/2019/28 – Application to discharge condition (12) (supporting design calculations for the attenuated surface water drainage system) of planning permission 41LPA1041/FR/TR/CC full application for change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land east of Star Crossroad, Star**

The application was reported to the Planning and Orders Committee as the land is owned by the Isle of Anglesey County Council.

*As the Development Management Manager had declared an interest in the application, she withdrew from the meeting during the discussion and determination thereof.*

The Development Management Team Leader reported that condition (12) was included in order to ensure that the application site is adequately drained. Drainage information has been received and it has been confirmed by the Drainage Section that the drainage strategy and plans appear sufficient to manage the surface water run-off from the proposed development. As the information submitted is considered acceptable and

meets the requirements of condition (12) of planning application 41LPA1041/FR/TR/CC, the recommendation is to approve the application.

Councillor Kenneth Hughes proposed that the application be approved in accordance with the Officer's recommendation; the proposal was seconded by Councillor Vaughan Hughes.

**It was resolved to approve the application in accordance with the Officer's recommendation and report. (Councillors Bryan Owen and Robin Williams abstained from voting on this application)**

**12.7 DIS/2019/24 – Application for the discharge of conditions (04) (Construction Traffic Management Plan), (06) (provision of affordable housing) and (07) (detailed plan for the communal garden) of planning application FPL/2018/4 (full application for the demolition of the existing garages together with the erection of 4 single person dwellings with associated parking at Maes yr Ysgol, Holyhead)**

The application was reported to the Planning and Orders Committee as the land is owned by the Isle of Anglesey County Council.

The Development Management Manager reported that the information submitted is considered acceptable and meets the requirements of conditions (04), (06) and (07) of planning application FPL/2018/4. The recommendation is therefore to approve the application.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation. The proposal was seconded by Councillor Vaughan Hughes.

**It was resolved to approve the application in accordance with the Officer's report and recommendation.**

### **13. OTHER MATTERS**

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

**Councillor Nicola Roberts  
Chair**

# Planning and Orders Committee

## Minutes of the meeting held on 14 May 2019

**PRESENT:** Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, R O Jones, Bryan Owen, Dafydd Roberts, Nicola Roberts, Robin Williams.

**IN ATTENDANCE:** Chief Executive,  
Head of Function (Council Business)/Monitoring Officer,  
Head of Democratic Services,  
Committee Officer (MEH).

**APOLOGIES:** None

**ALSO PRESENT:** Councillor Margaret M Roberts – Chair of the County Council.

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### 1 DECLARATION OF INTEREST

None received.

### 2 ELECTION OF CHAIRPERSON

Councillor Nicola Roberts was elected Chairperson for the Planning and Orders Committee.

### 3 ELECTION OF VICE-CHAIRPERSON

Councillor R O Jones was elected Vice-Chairperson for the Planning and Orders Committee.

**COUNCILLOR MARGARET M ROBERTS  
AS CHAIR OF THE COUNTY COUNCIL**

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## PLANNING SITE VISITS

### Minutes of the meeting held on 15 May, 2019

**PRESENT:** Councillors John Griffith, Glyn Haynes, Kenneth Hughes, Eric Jones, Bryan Owen, Dafydd Roberts.

**IN ATTENDANCE:** Planning Assistant (OWH)  
Planning Assistant (SOH)

**APOLOGIES:** Councillors Vaughan Hughes, Richard Owain Jones, Nicola Roberts, Robin Williams

**ALSO PRESENT:** Local Members: Councillor Margaret M. Roberts - for application (1), Councillors Richard Dew and Gwilym O. Jones - for application (2)

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**1 FPL/2019/31 – Full application for the conversion of an outbuilding into a holiday letting unit together with the installation of a new septic tank at Ty Mawr, Pentraeth.**

The Planning Assistant (SOH) referred to the application and described what the proposal entailed. The site visit was being conducted to allow members to gain an appreciation of the proposal within its context.

**2 FPL/2018/52 – Full application for the erection of new changing rooms and club house for Holyhead Rugby Club at Holyhead Rugby Club, Bryn y Môr Road, Valley**

The Planning Assistant (OWH) referred to the application and described what the proposal entailed. The site visit was being conducted because of concerns about the proposal's relationship with adjacent residential properties.



**Planning Committee:** 05/06/2019

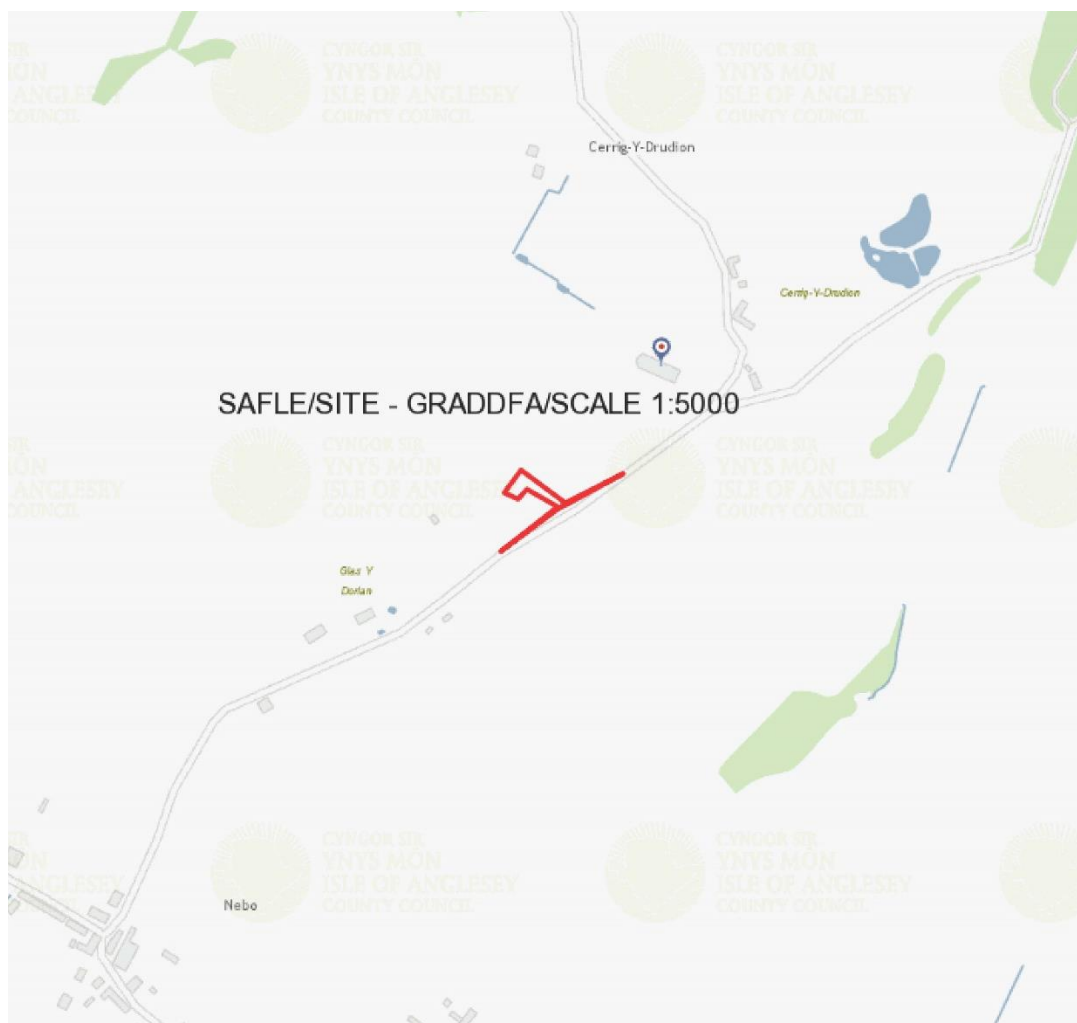
7.1

**Application Reference:** FPL/2019/13

**Applicant:** Mr Idwal Hughes

**Description:** Cais llawn ar gyfer codi sied amaethyddol i gadw anifeiliaid a storio peiriannau a bwyd ynghyd a adeiladu trac mynediad llain caled ar dir ger / Full application for the erection of an agricultural shed for the housing of livestock and the storage of machinery and fodder together with the construction of a hard standing access track on land adjacent to

**Site Address:** Mast Teleffon/Telephone Mast, Nebo



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

**Recommendation:** Gwrthod / Refused

## Reason for Reporting to Committee

Application has been called to the Planning and Orders Committee for determination by Local Member Richard Owain Jones

At the committee meeting held on the 3rd April, 2019, it was resolved that a site visit was required. The site visit took place on the 17th April, the Members are now aware of the site and its settings.

The Planning Committee resolved to approve the application contrary to officer recommendation at its meeting held on the 1st May, 2019.

## Proposal and Site

The site is located in the open countryside outside of Nebo adjacent to the Television Station Mast. The proposal entails the erection of an agricultural shed for the housing of livestock and the storage of machinery and fodder together with the creation of an access track.

## Key Issues

The key issues to consider are whether there is sufficient justification for the proposed shed for agricultural purposes and visual impact.

## Policies

### Joint Local Development Plan

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy AMG 2: Special Landscape Areas

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No Response
Cynghorydd Aled Morris Jones	No Response
Cynghorydd Richard Owain Jones	Request that the application is called into the Planning and Orders Committee for determination.
Cyngor Cymuned Llanellian Community Council	Concerns regarding location of proposed shed and its impact upon the AONB.
Ymgynghorydd Tirwedd / Landscape Advisor	No clear opportunity to integrate the development into the site as required under the Joint Local Development Plan. It is considered that the site cannot accommodate further development without additional harm to the landscape.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The proposed planting will lead to a biodiversity gain which is welcomed.
Iechyd yr Amgylchedd / Environmental Health	Conditions Proposed
The Highway Service	Conditions Proposed



The application was afforded two means of publicity; these were by the posting of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The publicity process was carried out on two separate occasions following further information being received which subsequently changed the description. The latest date for the receipt of representations is the 05/04/2019. At the time of writing the report no representations had been received at the department.

### **Relevant Planning History**

24C331 - Full Planning - Cais llawn ar gyfer codi adeilad amaethyddol ar gyfer cadw anifeiliaid a storio peiriannau a bwyd ynghyd a chreu trac mynedfa ar dir ger / Full application for the erection of an agricultural building for the housing of livestock and the storage of mac - Mast Teleffon / Telephone Mast, Nebo

24C331A - Full Planning - Cais llawn ar gyfer codi adeilad amaethyddol ar gyfer cadw anifeiliaid a storio peiriannau a bwyd ynghyd a chreu trac mynedfa ar dir ger / Full application for the erection of an agricultural building for the housing of livestock and the storage of mach - Mast Teleffon / Telephone Mast, Nebo

24C331B - Full Planning - Cais llawn ar gyfer codi sied amaethyddol i gadw peiriannau amaethyddol ar dir ger / Full application for the erection of an agricultural shed to store agricultural machinery on land adjacent to - Mast Teleffon/Telephone Mast, Nebo

### **Main Planning Considerations**

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

At its meeting held on the 1st May, 2019 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

The proposed development is justified and complies with Polices PCYFF4 and AMG2 of the Joint Local Development Plan.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

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

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

#### **i) Justification for the erection of the shed for the purposes of the housing of livestock and storage of machinery and fodder.**

The applicant owns 2.37 hectares of land. No evidence of agricultural use made of the land or the need for an agricultural shed has been submitted as part of the application.

Granting planning permission on this basis would set a dangerous precedent without clear certainty that the applicant would purchase animals in the future.

The Local Planning Authority considers there has been insufficient justification submitted a part of the proposal to demonstrate that the building as proposed is reasonably necessary in term of its size, location and use in association with any agricultural use of the unit.

The proposal is therefore considered contrary to policy PCYFF 3 of the Joint Local Development Plan and the advice contained within Technical Advice Note 6: Planning for Sustainable Rural Communities (2010) and Planning Policy Wales Edition 10.

**ii) The proposed development would not result in an unjustified prominent feature in the landscape to the determinant of the character of the area contrary to policy PCYFF4 and AMG2 of the Joint Local Development Plan.**

The planning history of the site does not indicate that land has been previously developed such as to be classed as brownfield land.

The definition of previously developed land as stated in Planning Policy Wales Edition 10 'is land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure'.

It is not considered that the application site falls within the definition of previously developed land.

The application site located within the Special Landscape Area of Parys Mountain and adjoining the Area of Outstanding natural Beauty.

The site is located in an elevated position with views to the coast. It is considered that the proposed development would not maintain, enhance or restore the recognised character and qualities of the Special Landscape Area contrary to policy AMG2 of the Joint Local Development Plan.

Although it is acknowledged that other developments closely located to the application site are larger in scale and do potentially have a greater impact upon the landscape, the application is nevertheless located within a sensitive location.

Although a landscaping scheme has been proposed as part of the application, the application site is within an open and exposed location and as such the proposed landscaping scheme is unlikely to establish here within a reasonable timeframe or reach proportions that would screen this development. In addition the location of the site would not - even if landscaped, make this an inconspicuous development or well integrated into the site.

Policy PCYFF 4 of the JLDP requires that all proposal should integrate into their surroundings. For the reasons stated above, it is considered that even with the landscaping scheme being established the proposed development would not respect nor protect the local and strategic views and would fail to integrate into its surroundings.

**Conclusion**

It is not considered that the reason put forward are material planning consideration of such significant as to outweigh the policy objections, given the insufficient justification and negative impact upon the landscape.

It is considered that the granting of this permission would set a dangerous precedent which would lead to further similar applications being granted.

## **Recommendation**

(01) The applicant has not demonstrated that the building as proposed is reasonably necessary in terms of its size, location and use in association with any agricultural use of the unit. The proposal is therefore contrary to policy PCYFF 3 of the Joint Local Development Plan and the advice contained within Technical Advice Note 6: Planning for Sustainable Rural Communities (2010) and Planning Policy Wales Edition 10.

(02) The Local Planning Authority considered that the proposal would constitute development which would result in an unjustified and prominent feature in the landscape to the detriment of the character of the area contrary to policy PCYFF4 and AMG2 of the Anglesey and Gwynedd Joint Local Development Plan and advice contained within Planning Policy Wales Edition 10.

**Planning Committee:** 05/06/2019  
**Application Reference:** FPL/2018/57

7.2

**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:** Caniatáu / Permitted

## **Reason for Reporting to Committee**

The planning application has been called to the planning committee by a local member. The Committee, at its meeting held on 6th March 2019, resolved to visit the site which took place on the 20th March 2019.

The applicant requested that the planning application was deferred at the last Planning Committee in May whilst they addressed matters in relation to the housing mix and drainage.

## **Proposal and Site**

This is major planning application made for 46 dwellings on agricultural land adjacent to the north west of the existing Annwyl site at Tyddyn Bach which is partly completed and occupied with construction ongoing on other parts of the site. Access would be via this existing Tyddyn Bach site onto the roundabout on South Stack Road. The proposal is made for 2 storey detached and semi-detached properties of 2, 3 and 4 bedrooms with associated estate roads, parking and drainage works. As part of the proposal an open space area is proposed on the northern part of the development. As part of the determination process amended plans were received which changed the house type and relocated on some dwellings proposed in proximity to the Waenfawr Estate and Monfa which faces onto South Stack Road.

To the west of the application site there are existing residential properties at the Waenfawr Estate. To the south of the application site there are also residential properties which face onto the South Stack Road including the Gwel y Mynydd Estate. To the south there is also the site of the former Llaingoch Primary School.

## **Key Issues**

- Principle of Residential Development
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations
- Consideration of the impact on the Setting of the AONB
- Highway Considerations and Sustainable Transport

## **Policies**

### **Joint Local Development Plan**

The following is a list of the main planning policies relevant to the proposal:

Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026

PS 1: Welsh Language and Culture

ISA 1: Infrastructure Provision

ISA 5: Provision of Open Space in New Housing Developments

PS 4: Sustainable Transport, Development and Accessibility

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 6: Water Conservation

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

TAI 8: Appropriate Housing Mix  
TAI 15: Affordable Housing Threshold & Distribution  
AMG 1: AONB Management Plans  
AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character  
AMG 5: Local Biodiversity Conservation  
PS 19: Conserving and where appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 10 December 2018)

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

Supplementary Planning Guidance Affordable Housing (2004)  
Supplementary Planning Guidance IOCC Design Guide for the urban and Rural Environment (2008) "SPG Design Guide"  
Supplementary Planning Guidance Parking Standards (2008)  
Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)  
Supplementary Planning Guidance Housing Mix (October 2018)

Anglesey AONB Management Plan 2015-2020 "AONB Management Plan"

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

Cynghorydd Glyn Haynes: I would like to call in Planning Consultation FPL/2018/57 for determination by the Planning and Orders Committee please.

The reason for the call in is that there are concerns from local residents at the Waenfawr Estate which will be backing on and adjacent to the proposed development in relation to possible flooding issues which may arise from the stream which runs nearby to their estate during and after development of the proposal.

Also, there are concerns from residents over the privacy of their homes especially in light of the 2 storey houses which will be overlooking their properties and that access to their estate might be seen as a 'short cut', I understand that a screening in the form of trees is proposed but this may not be adequate for privacy and that some sort of fencing in addition to the trees might be more appropriate.

Finally, there are known badger sets in the locality of the proposal and concerns are raised in relation to the welfare of the badgers and environmental concerns to them if they are relocated.

Cynghorydd Robert Llewelyn Jones: No observations received.

Cynghorydd Shaun James Redmond: No observations received.

Cyngor Tref Caergybi / Holyhead Town Council: No observations received.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: Key policy considerations are described including the fact that the application site is allocated for housing purposes in the JLDP. It is queried why the number of the units does not attain the 49 units forecast in the JLDP having regard policies which seek to ensure an efficient use of land (30 units a hectare) and the consequent effect of the 5 year housing land supply. Considerations are also described which seek to ensure that the housing mix of the development are appropriate have regard to the relevant policy considerations including consideration of the need for a Welsh Language Statement. It is also explained that in terms of the 4 affordable housing units that these need to be provided on a social rented basis but that this is lower than the expected figure of 4.6. Have also confirmed that the Open Space Assessment identified that there was a deficiency

of outdoor sports provision within the locality (based on the Fields in Trust (FiT) benchmark standards). Based on the FiT standards the recreational needs for sports provision of the proposed development is 0.16ha. The applicant has provided an open spaces as part of the development site which will meet this deficiency.

Pennaeth y Gwasanaeth - Priffyrdd / Head of Service - Highways: No objections conditional permission.  
Adain Dechnegol (Draenio) / Technical Section (Drainage): Requested additional information which is awaited at the time of writing.

Dwr Cymru Welsh Water: Indicate that discussions are ongoing with the developer to establish an appropriate method to drain foul flows from the development. On this basis a condition precedent requiring a comprehensive drainage scheme to be approved prior to the commencement of the development is recommended.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor "EEA": In terms of reptiles Reasonable Avoidance Measures RAM's are required as part of a Construction Environmental Management Plan "CEMP", recommendations in relation to badgers should be followed and included as part of a CEMP, scrub removal and hedgerow enhancement, mitigation measures in relation to bats, reptiles and birds, biosecurity and enhancement measures which have all been agreed can be dealt with by way of planning conditions.

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections, considerations in relation to the development are described and of note it is stated that there is a historic landfill in proximity and the advice of the council's Environmental Health.

Adran Tai / Housing Services: Have detailed the housing need for the area based on the housing waiting list and the Tai Teg Register and states that there is a demand for 2 and 3 bedroom affordable housing in the area which is not being met. On the basis of the policy requirement for 10% of the units would be affordable 4 of the units should be affordable with a pro rata payment also be made for 60% of the value of a residential unit.

Education - Head of Service: Would not seek a contribution towards education at Ysgol Cybi or Holyhead High School as capacity already exists in these establishments.

GCAG / GAPS: No significant archaeological issues.

Environmental Health: Consideration in relation to working hours, pneumatic rock machinery and contaminated land (having been consulted on the NRW comments on the landfill in proximity) are described.

The planning application is a major application which has been advertised by way of press, site notices and adjacent properties were notified in writing of the proposed development. Amended plans were also received which were described in the introduction of this report and the period for making representations on these latest plans expired on 30.04.2009. At the time of writing two objections on the following grounds have been received:

- Scale of the development.
- Houses nearest Waenfawr Estate should be bungalows.
- Proposal would intrude on the amenities of adjacent resident properties.
- Impact on the views from adjacent residential properties.
- Impact of the development on the amenities of the area.
- This is an AONB.
- Wildlife considerations including badgers and water voles.
- Destruction of a greenfield site.
- Open space will not benefit existing residents.
- Extent of the proposed landscaping buffer along the western boundary of the application along the brook on the border of the Waenfawr Estate is not clear. Also what provision will be made for the maintenance of the brook.
- Flooding.
- Surface water attenuation measures are queried.
- Mitigation of disruption from building work.
- An increase in the number of vehicles using the local highway network will result in a safety hazard.

## Relevant Planning History

19C608F Outline planning application for residential development together with the Construction of a new vehicular and pedestrian access, conditionally approved 05.09.07

19C608R - Full application to amend the layout of plots 8-17, 29, 31, 37, 38, 44-45, 52-56, 72-74, 78, 82-83, 85-87, 89, 92, 96, 101-122 together with the parking layout of previously approved application 19C608K/DA (Detailed application for the erection of 123 houses together with the Construction of a new vehicular and pedestrian access) Conditionally approved 05.12.16. This report was also approved subject to a legal agreement requiring affordable housing provision in the planning permission to align with the resolution made under reference 19C608Q.

19C608U Full application to amend the layout of plots 42-45, 48-54, 60-63, 66-67, 79, 82-83, 102-103 and 119 of previously approved application 19C608K/DA and 19C608R (Detailed application for the application for the erection of 123 houses together with the construction of a new vehicular and pedestrian access). Granted conditionally 10.10.2017.

19C608G Outline application for residential development together with the Construction of a new vehicular and pedestrian Access Split decision, that part of the site outside the settlement boundary is refused and the remainder of the site is conditionally approved, 05.09.07.

19C608K/DA Detailed application for the erection of 123 houses together with the Construction of a new vehicular and pedestrian Access Conditionally approved 01.07.08. This planning application contains the approved the phasing plan.

19C608N Application for a certificate of lawfulness to show that a material start has been made on planning permission 19C608k/DA on land at Tyddyn Bach – Lawful Use approved 7/8/12

19C608Q Application for the modification of planning obligation (affordable housing provision) under section 106A of the Town and Country Planning Act 1990 which is attached to planning permissions 19C608F and 19C608G to reduce the number of affordable dwellings from 37 (30%) to 18 (15%) Granted 06.12.16.

## Main Planning Considerations

Principle of Residential Development The enquiry site is located on an allocated site (T13) within the settlement boundary of Holyhead under the provisions of PCYFF 1 and the principle of residential development is therefore acceptable and aligns with policy TAI 1.

The proposal is made for 46 units whereas it is estimated in the JLDP that the enquiry site could accommodate 49 units (based on 30 a hectare). As per the comments of the JPPU Consideration needs to be given to any justification provided by the applicant for any local circumstances or site constraints that justifies a lower density otherwise the proposal is not in line with policy PCYFF 2 of the JLDP. In this case it is considered that the density is acceptable given the considerations which are described in more detail in relation residential amenity, ecology and landscaping considerations described in the report below.

Policy TAI 8 of the JLDP in essence requires that the mix of housing in a development are appropriate and align with the need of the area. In terms of the mix of housing proposed units the proposal is made for 2 storey detached and semi-detached properties of 2, 3 and 4 bedrooms predominantly for sale on a market basis and justification for this mix is awaited at the time of writing. Policy TAI 15 requires that part of the proposed development is provided for affordable housing purposes and in Holyhead this equates to 10% of the overall number of units which equates to 4.6 units. Four of the units would be affordable purposes social rented purposes (two 2 bedroom and two 3 bedroom) and this align with demand identified by the council's Housing Section for affordable housing purposes. As part of any approval



granted a payment equal to 60% of the cost of an affordable social rented housing unit would also be required to be paid to the council as part of a legal agreement to be completed as part of any planning permission granted.

**Relationship with Adjacent Properties** The proposal will need to comply with the council's SPG Design in terms of the proximity of development to prevent overlooking and other unacceptable impacts particularly on existing properties in proximity. As explained in the introduction of this report plans were received which changed the house type and relocated on some dwellings in proximity to the Waenfawr Estate and Monfa which faces onto South Stack Road. The proposal subject to this planning application are considered to align with the recommend distances from existing properties. It is material in this regard that the existing residential properties to the west at the Waenfawr Estate have rear garden which are of limited length and that the layout of the proposed dwellings nearest to this boundary takes this into account by providing satisfactory distances from these boundaries. The retention of the existing hedge and the provision of an additional landscaping buffer along with a screen fencing along this boundary will also further mitigate the impacts of the outlook of these existing dwellings, and the details of these measures will be secured by way of a planning condition. The impact of the proposed development on views from these and other existing dwellings is not a matter which can be attributed significant weight in the determination of this planning application.

In terms of the impact of the proposed development on the residential amenities of adjacent residential and other properties it is considered that this can be satisfactorily regulated by the use of a CEMP which will regulate working times and so on.

**Ecology and Biodiversity** The planning application is accompanied by an EEA which consider the effects of the development on protected sites and species and includes mitigation and enhancement measures in the construction and following the completion of the development. As detailed in the consultation response the council's Ecological and Environmental Adviser is satisfied with the proposed development subject to conditions in relation to the considerations listed which encompass the construction in the form a CEMP condition and longer term managements measures. These comments take into account the presence of protected species including considerations of routes used by badgers across the application site. It is clarified that badgers will not be translocated as part of the development since there are no setts on the application site and that mitigation in this regard has already been undertaken as part of the first phase of the development which is under construction.

The landscaping scheme proposed particularly along the western boundary as detailed in the comments of the EEA would include indigenous species would provide an enhancement of the type required under the Environment (Wales) Act 2016.

**Highway Considerations and Sustainable Transport** The planning application is accompanied by a Transport Assessment which includes consideration of travel other than by means of private car in accord with TAN 18 and include measures to improve and promote connectivity. Objections have been received to the development on the grounds of highway impact.

The council's Highways Section having considered these considerations raise no objections to the proposal. It is also material that the since the proposal is a housing allocation in the JLDP that its development for housing would have been subject to assessment as part of the JLDP process. On this basis the proposal is considered acceptable subject to the conditions recommended by the council's Highways Section.

**Consideration of the impact on the Setting of the AONB** The AONB is located around a mile away (or 1.5km) to the west of the application site. Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan and there is also statutory requirements in this regard. The AONB Management Plan requires assessment of proposals within 2km of the AONB. In this instance given the distance from the AONB and the intervening urban uses between the development and the AONB it is not considered that the proposal affects the setting of the AONB. In addition a

landscaping buffer is also proposed along the western boundary of the application site which will screen views of the development in views from the AONB.

Other Matters Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accord with the policy. Comments are provided by the JPPU which indicate that the large green area provided as part of the development will meet the identified deficiency and a legal agreement has been recommended to ensure that this area is retained and maintained for these purposes.

At present foul drainage from the development would be discharged to the pumping station approved as part of the first phase of this development. Surface water would be disposed of via a sustainable drainage system which includes attenuation measures. In terms of foul and surface water drainage discussions are ongoing as regards the most appropriate means of foul drainage from the development but that Welsh Water are content subject to the planning condition recommended below. At present the council's Drainage Section have requested further information but again it is anticipated that a planning condition will be adequate once the additional information has been received. As the scheme includes surface water attenuation measures which will restrict the surface water discharge rate it is not considered that the development will exacerbate the flooding of the brook referred to in the objections. Any landscaping buffer approved along the western boundary should also make provision for maintenance of the brook and an informative has been recommended in this regard.

NRW have indicated that there is a former waste disposal site in vicinity of the proposed development and recommended that the council's Environmental Services are consulted. Given these matters in accord with the comments of Environmental Services a contaminated land condition has been recommended to be attached to the planning permission.

A Welsh Language Statement would not be required in connection with the proposal under the provisions of policy PS 1 as the number of units proposed would not exceed the indicative housing provision for Holyhead and as detailed in the report officers are content with the housing mix proposed as part of the development.

The council's Education Section as regards has confirmed that no contribution will be required towards an education contribution.

## **Conclusion**

The proposal is allocated for residential purposes in the JLDP and the principle of residential development is clearly acceptable as are the other material considerations described in the report subject to the legal obligations and conditions recommended. As explained in the report additional information is awaited in terms of the housing mix of the development and drainage matters are ongoing but it is anticipated from enquiries that these matters can be dealt with by way of planning conditions.

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. In addition given that affordable housing will be secured as part of the proposal it is considered that the proposal will result in a more equal and cohesive Wales.

## **Recommendation**

That planning permission is **approved** subject to the completion of a legal agreement containing the following obligations.

**Affordable Housing** – Provision of four (2 two bedroom and 2 three bedroom) social rented affordable housing units. Payment to be made to the Isle of Anglesey Council equivalent to the value of 60% of the value of a social rented three bedroom house in Holyhead.

**Open Space** – The areas identified on the proposed plan as an Open Space and an Informal Green Space shall be provided for use for these purposes in accordance with a timetable to be approved in writing by the local planning authority and thereafter retained for these purposes. Details of the maintenance and long term management of these areas including associated boundaries shall be approved by the Local Planning Authority prior to their use.

**Badger Scheme** – A scheme indicating and providing full specifications of all access points to the development to be formed to maintain the ability of badgers to transect the application site to and from their foraging grounds in accord with the Extended Phase One Survey and Planning Application Assessment (EDC – 0527-Phase Two – South Stack Eco Report-v1a) shall be submitted prior to the commencement of the development hereby approved, to be agreed in writing by the LPA. The Badger Scheme shall include a timetable for its implementation, provision for monitoring, recording and adaption/enhancement measures, following the implementation of the Badger Scheme. The Badger Scheme shall also include provision for the long term maintenance and management of all badger access points.

Thereafter that planning permission is granted subject to the following planning conditions.

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

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

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

Location Plan AH013 LP01 A  
Landscape LDS386-02B  
Engineering Plan 7143 – P01 C  
South Stack Further Phases October 2018 rev A  
Proposed Planning Layout AH013 PL01 P7  
Extended Phase One Survey and Planning Application Assessment (EDC – 0527-Phase Two – South Stack Eco Report-v1a)  
Phase 1 Extended Survey SS – 01 A  
Water Efficiency Statement (October 2018) Waterco Consultants  
Transport Statement (October 2018) Focus Transport Planning  
Geo-Environmental Investigation Report (October 2018) REFA Consulting Engineers  
Flood Statement (November 2018) Waterco Consultants  
Design and Access Statement (November 2018) Astle Planning & Design Ltd  
Tree Survey LDS386-01A  
Tree Survey Report LDS386(A)-TSR  
Landscape Specification LDS386(B) - LS

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

**(03) No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence, until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted, has been submitted**

to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found, until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Reason To ensure that any contaminants present are remediated given the presence of a historic landfill in proximity.

**(04) Each part of the site subject to the remediation under the scheme(s) approved as part of planning condition (insert number) shall not be occupied/used, until a Validation Report has been completed in respect of that part of the site and this has been submitted to and approved in writing by the Local Planning Authority.**

Reason To ensure that any contaminants present have been remediated to safeguard occupants and users of the development.

**(05) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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) Notwithstanding the details shown on the Engineering Plan 7143 – P01 C no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The proposed development shall be constructed with the approved slab and ground levels.**

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

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

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

**(08) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 18, 21, 22, 23, 24, 25, 26, 38 and 46.**

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

**(09) No development shall take place until full details of a scheme indicating all of the proposed means of enclosure around and within the application site whether by means of walls or fences has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed or erected prior to the occupation of the dwelling(s) to which it relates and it shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.**

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

**(10) Planting to the northwest boundary of plots 18 – 26 inclusive shall be landscaped strictly in accordance with Landscape Plan – LDS 386-02B and Landscape Specifications – LDS 386 (B) – LS within 12 months of the commencement of development. The remainder of the site shall be landscaped strictly in accordance with Landscape Plan – LDS 386-02B and Landscape Specifications – LDS 386 (B) – LS 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 In the interests of the visual amenities of the area and to secure an ecological enhancement.

**(11) Hedges H3 and H13 shown on Tree Survey LDS386-01A shall be retained and protected by appropriate fencing during the course of the development hereby approved “Fenced Area”. The Fenced Area shall be erected prior to the commencement of the development and shall be maintained in the duration of the development of the Open Space and plots 18, 43, 44, 45 and 46 including associated roads and other infrastructure. Ground levels within the Fenced Area shall not be altered, nor shall any excavation be made.**

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

**(12) The application site shall be developed strictly and entirely in accord with the Extended Phase One Survey and Planning Application Assessment (EDC – 0527-Phase Two – South Stack Eco Report-v1a).**

Reason: In the interests of ecology.

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

**The sustainability of the construction methods to be employed;**

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

**Working hours during the construction**

**Dirt and dust control measures and mitigation**

**Noise, vibration and pollution control impacts and mitigation;**

**Water quality and drainage impacts and mitigation.**

**Precautionary reasonable avoidance measures “RAMS” for protected species.**

**Existing hedge and tree protection measures.**

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

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

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

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

**(14) 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.**

**(ii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on access routes to the site, particularly in regard to nearby schools;**

**(iii) Measures to minimise and mitigate the risk to road users on the existing phase 1 development including non-motorised users;**

**(iv) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**

**(v) The arrangements for loading and unloading and the storage of plant and materials;**

**(vi) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

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

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

**(15) Nobody will be permitted to occupy any dwelling erected as part of the development until parking spaces for the properties have been constructed.**

Reason: In order to ensure that the development does not lead to any road / parking problems.

**(16) The estate roads and footpaths must be completed to an asphalt basecourse level and the work of installing street lighting should be completed and operational before anybody moves in to any of the dwellings they serve.**

Reason: In order to ensure that the development does not lead to any road / parking problems.

**(17) Development work will not commence until the arrangements for the provision of a management and maintenance scheme regarding the road system, the footpaths and the surface water drainage system for the lifetime of the development have been submitted to and approved in writing by the local planning authority. Such details must include the adoption arrangements by any public authority or statutory undertaker or other arrangements to ensure that the plan will be implemented and maintained throughout its lifetime.**

Reason: In order to ensure satisfactory and safe development.

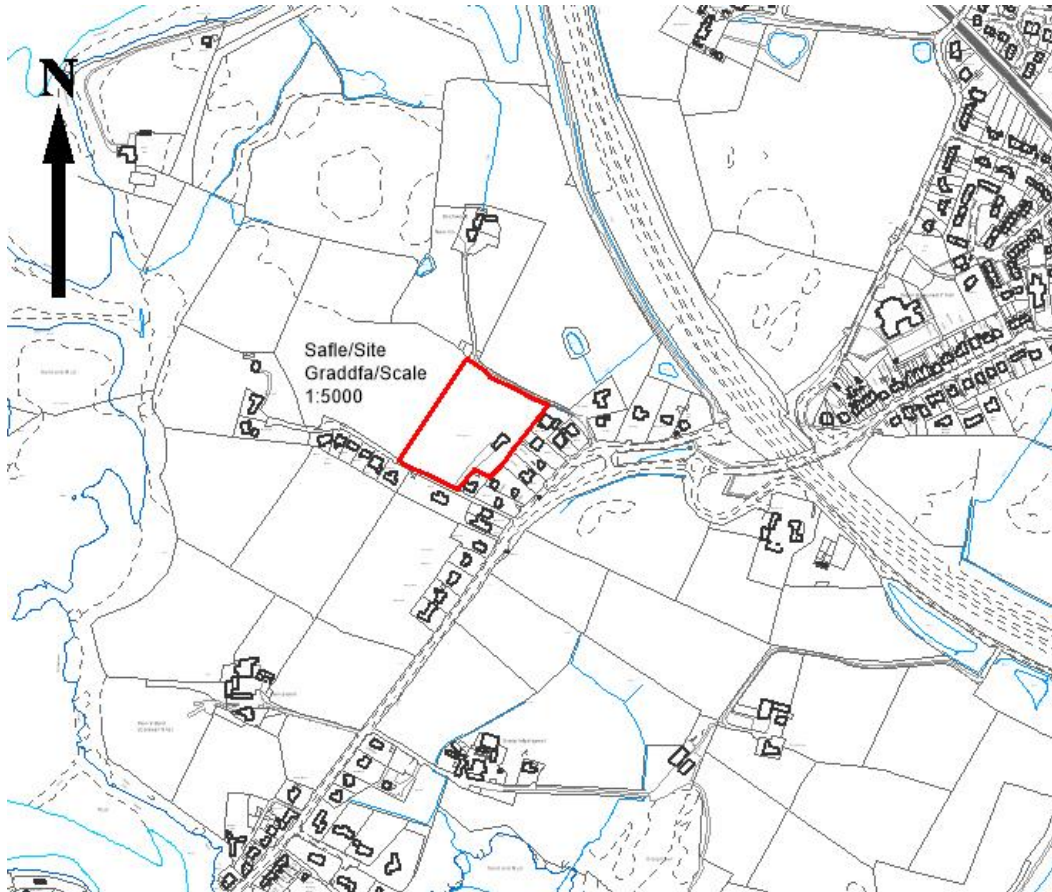
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2018/52

**Applicant:** Holyhead RFC

**Description:** Cais llawn ar gyfer codi adeilad ystafell newydd a tŷ clwb i Clwb Rygbi Caergybi yn / Full application for the erection of a new changing rooms and club house for Holyhead Rugby Club at

**Site Address:** Clwb Rygbi Caergybi / Holyhead Rugby Club, Ffordd Bryn Y Mor Road Y Fali / Valley



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

**Recommendation:** Caniatáu / Permitted

**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 and highway / traffic concerns.

The site was visited on the 18/04/2018 and Members will now be familiar with the site and its surroundings.

## Proposal and Site

The existing rugby club lies within Bryn y Môr cluster in Valley village. The site is within the Area of Outstanding Natural Beauty.

The proposed development is for the demolition of the existing changing room together with the erection of a new changing room and club house in lieu. The existing changing rooms are temporary buildings and are in a poor state. Additional parking provision is also created as part of the planning application.

Since the original submission, amended plans and additional information have been received at this department. The additional information submitted was the Planning Statement, whilst the plans have been amended to change the colour of the proposed building and the showing of the parking arrangement within the proposed site plan

## Key Issues

The key issue is whether the proposed scheme is acceptable in terms of planning policies and whether the proposed development may impact the surrounding amenities and neighbouring properties.

## Policies

### Joint Local Development Plan

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy ISA 2: Community Facilities

Technical Advice Note 12: Design (2016)

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

Planning Policy Wales (Edition 10, December 2018)

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Dew	<p>I wish to refer this application to the Planning Committee.</p> <p>The reasons being:</p> <p>The proposed development is adjoining residential properties and will have an effect on their amenities due to its scale and proposed social use.</p> <p>The access to the proposed development is a single track lane and would be unsuitable when considering the probable increase in traffic.</p>
Cynghorydd Gwilym O Jones	<p>I wish to refer this application to the Planning Committee for the following reasons.</p> <p>The narrow road leading to the development would be unsuitable for the potential increase in traffic.</p>



	<p>The proposed development is very close to neighbouring houses and it is felt that it would have an effect on the amenities of the residents due to its scale and social use.</p>
<p>Cyngor Cymuned Y Fali / Valley Community Council</p>	<p>Objection to the proposed development due to the following:</p> <ul style="list-style-type: none"> <li>• Location</li> <li>• Site Area / Size Area</li> <li>• Existing Use</li> <li>• Pedestrian and Vehicle Access</li> <li>• Vehicle Parking</li> <li>• Flood Risk</li> <li>• Biodiversity and Geological Conservation</li> <li>• Foul Sewage</li> <li>• Waste Storage and Collection</li> <li>• Non-residential floorspace</li> <li>• Hours of Opening</li> </ul> <p>Since the planning application has been amended, community council still have concerns being:</p> <ul style="list-style-type: none"> <li>• Parking – the access to the site is narrow and cannot be widened. The proposed car park would not be suitable for coaches</li> <li>• Little evidence that those who use the site will be travelled by train and buses. And the pedestrian access to the club is narrow which has no pavement.</li> <li>• Location of parking spaces are within an area which is regularly flooded.</li> <li>• Anti-social behaviour from the proposed bar area and at a future date, an application for licensed premises for the consumption of alcohol will be made.</li> </ul> <p>on of soakaways.  Biodiversity and Geological Conservation - Area is known to provide habitat for great crested newts.  Foul Sewage - Sewage may not be able to cope with the added pressures associated with an increase in sewage.  Waste Storage and Collection - No references on the drawings  Non-residential floorspace - A total increase of 404 metre square  Hours of Opening - Unreasonable amount of noise and anti-social behaviour. Potential licence for the sale of alcohol.</p>
<p>Priffyrdd a Trafnidiaeth / Highways and Transportation</p>	<p>Comments - conditions</p>
<p>Environmental Health</p>	<p>Comments - Informative</p>
<p>Adain Dechnegol (Draenio) / Technical Section (Drainage)</p>	<p>Comments - conditions</p>
<p>Dwr Cymru Welsh Water</p>	<p>Comments - conditions</p>

Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments - condition relate to Reasonable Avoidance Measures with respect to Newts
Ymgynghorydd Tirwedd / Landscape Advisor	Meets the expectations of highest standard of design within the AONB following amended plans.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments - conditions
Ymgynghorydd Treftadaeth / Heritage Advisor	No heritage asset would be affected by the proposed development.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments relating to policy ISA 2 of the Anglesey and Gwynedd Joint Local Development Plan

The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 05/04/2019. At the time of writing this report, the department have received 31 letters of representations.

Their concerns were:

- Access
- Parking
- Noise
- AONB
- Great Crested Newts
- Licence to sell alcohol and use the building during night time
- Out of character

The concerns raised above will be address within the main section of the report.

### Relevant Planning History

49C33 - Cadw ystafell newid / cyfarfod dros dro yn Clwb Rygbi Caergybi / Holyhead Rugby Club, Bryn y Môr, Y Fali / Valley - Caniatau / Approved - 07/02/1986

49C33A - Dymchwel yr ystafelloedd newid presennol ynghyd a chodi ystafelloedd newid, cawodydd, toiledau a cegin newydd ar dir yn / Demolition of existing changing rooms together with the erection of new changing rooms, showers, toilets and kitchen on land at Clwb Rygbi Caergybi / Holyhead Rugby Club, Bryn y Môr, Y Fali / Valley - Caniatau / Approved 15/04/1991

49C33B - Cais i gadw un portacabin a un cynhwysydd ar dir yn/Retention of one portacabin and one container on land at Clwb Rygbi Caergybi / Holyhead Rugby Club, Bryn y Môr, Y Fali / Valley - Caniatau / Approved - 11/11/2010

### Main Planning Considerations

The proposal is for the demolition of the current changing rooms together with the erection of a new changing room and clubhouse in lieu. The existing changing rooms are a temporary structure and are currently in a poor state. There is one rugby pitch on site.

It is considered that the proposed building complies with the relevant planning policies – the main one being policy ISA 2 (Community Facilities) of the Anglesey and Gwynedd Joint Local Development Plan. Policy ISA 2 states that

- i. they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community

- ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;
- iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use
- iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement
- v. the proposal is easily accessible by foot, cycle and public transport.

This is an existing playing field for the purpose of the rugby club. The site has been used as a rugby field for many years. The use of the site will not be changed as part of this planning application. This application is submitted to improve the existing facilities for the players – the numbers of members are 250. The agent confirms that the bar / social area is to be used for usual post-match food and drink consumption by players and supporters and not as a stand-alone party venue. A planning condition will be imposed with respect to its usage, to ensure that the use of the building shall not be used other than the purpose of rugby club.

The existing facilities on site comprises 2 changing rooms and a shower room which measures 114 metre square. The proposed new building measures 31.5 metres by 17.3 metres with a height of 3.7 metres (to the eaves). The proposed building will have a flat roof. This gives a total floor area of 554.95 metre square. The proposed new building will have a kitchen area, social area, bathroom, equipment store, 4 changing room (each will have space for 22 players), 2 referee changing rooms and a plant room. The social club and kitchen area will face the rugby field whilst the changing rooms are situated at the rear (facing the dwelling houses).

The agent has stated that the current rugby club has approximately 250 members (70 female members, 180 male members and 75 junior members). The kitchen area will allow the club to serve drinks and snacks following the games or during events such as annual General Meetings or Award Ceremonies. With respect to selling of alcohol, the club will need a Licence from Trading Standard to sell and serve alcohol.

Highway Issues: As part of the planning application, new parking spaces will be created. As indicated on the proposed site plan, there will be 75 parking spaces, which is an increase of 50. The Highway Authority raises no concerns about the development as the use of the site as a rugby club already exist. A Construction Traffic Management Plan and Operational Phase Traffic Management Plan condition will be imposed on the decision notice. The Operations Phase Management Plan will bring controls in relation to matches and events at the site to ensure traffic issues are mitigated. Currently, the site is unregulated through condition.

AONB: The Landscape Advisor raises no concerns about the proposed development and is satisfied with the proposed materials which have been amended from a white render to grey to mitigate effect on the AONB by being less prominent. It is not considered that the proposed development will impact the status of AONB to such a degree to warrant a refusal. It is considered that the design of the proposed new building is an improvement to the site.

Ecology : Natural Resource Wales and the Ecology Advisor also raise no objection to the proposed development subject to a planning condition requiring reasonable avoidance measures during construction to safeguard newts.

Welsh Water raises no concerns about the proposed development.

Drainage: The site is not within a flood zone. With respect to surface water, a condition will be imposed to ensure that the site is adequately drained.

Residential Amenity: It is not considered that the proposed development will impact the surrounding amenities nor any neighbouring properties to such a degree to warrant a refusal. The use of the site already exists. There are currently no restrictions or controls over the matches such as highway concerns

and the use of the site raised by neighbouring occupiers. The recommendation includes conditions with the aim of mitigating impacts on residential amenities.

Technical Advice Note 11 (Noise) states 'the impact of noise from sport, recreation and entertainment will depend to a large extent on frequency of use and the design of facilities'. It goes further to state 'Local planning authorities should consider whether proposals for new noise-sensitive development would be incompatible with existing activities, taking into account the likely level of noise exposure at the time of the application and any increase that may reasonably be expected in the foreseeable future'. As the proposed scheme sees an increase in the scale of the building, a condition is proposed in relation to the use of the building. Currently there are no restrictions. In addition to this, a planning condition is proposed with respect to acoustic fencing along the dwelling house boundaries in order to alleviate any potential noise impact. There is boundary treatment between the rugby club and the existing residential dwellings. It is considered that by imposing the above conditions, noise concerns will be mitigated.

It is considered that the proposed development complies with the planning policy ISA 2 of the Anglesey and Gwynedd Joint Local Development Plan. The agent has provided justification for its scale. It must be noted that there is an existing use of the site as a rugby training ground and for matches. There are no current restrictions on site in terms of access, parking, noise and opening times – within this planning application these matters can be controlled and better managed.

### **Conclusion**

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

### **Recommendation**

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

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

**(02) No development shall commence until a scheme of Reasonable Avoidance Measures in relation to Great Crested Newts is submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved scheme.**

Reason: To safeguard protected species on site.

**(03) 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.**

**(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**

**(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**

**(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**

**(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**

**(vii) The arrangements for loading and unloading and the storage of plant and materials;**

**(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

**The construction of the development shall be completed in accordance with the approved plan.**

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

- (04) The development hereby approved shall not be brought into operation until there has been submitted to and approved in writing by the Local Planning Authority, an Operational Phase Traffic Management Plan (OTMP). The OTMP shall include;**
- (i) Measures to communication to Club Members and users of the facility of the available parking spaces on site. Such members shall include club publicity and signage on site as appropriate. Club members and visitors shall be required not to park on the access road.**
  - (ii) Measures to community to visiting clubs of the available parking spaces on site. Visitors shall be encouraged not to park on the access road.**
  - (iii) Measures to communicate to visiting clubs of the unsuitability of the access road for coaches. Visiting coaches shall be requested to drop off passengers at the nearby Bus Stop before departing to a suitable parking area and return to collect passengers from the Bus Stop prior to departure.**

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

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

**(05) No development shall take place until drainage details for the site, to include measures for their future maintenance has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the scheme has been implemented and it shall thereafter be managed and maintained in accordance with the approved details. The scheme shall include:**

- (i) a timetable for its implementation**
- (ii) a management and maintenance plan for the lifetime of development which shall include the arrangement for adoption by any public body or statutory undertaker, or any other arrangements to secure its operation.**

Reason: To ensure that the development is adequately drained.

**(06) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.**

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

**(07) The building hereby approved shall only be used by members of the rugby club operating from the site.**

Reason: To define the scope of this permission.

**(08) No use of the building shall take between the hours of 22.00 p.m. and 10.00 a.m.**

Reason: In the interest of residential amenities.

**(09) No use of the building shall take place until full details (to include colour, materials and height) of an acoustic fence to be erected along the point A-B shown on the attached plan (drawing reference EL (9-) 01) is submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a timetable for its erection. The fence shall thereafter be retained in perpetuity and any or repair shall be of the same specification as that approved under this condition.**

Reason: In the reason of residential amenities.

**(10) 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 - EL (-- ) 01**
- **Proposed Block Plan - EL (9-) 01 Revision B**
- **Proposed Elevation Plan - EL (2-) 02 Revision A**
- **Proposed Floor Plan - EL (2-) 01 Revision A**
- **Drainage Layout - EL (95) 01**
- **Planning Statement**

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: AMG 1, AMG 3, PCYFF 3, PCYFF 4, ISA 2

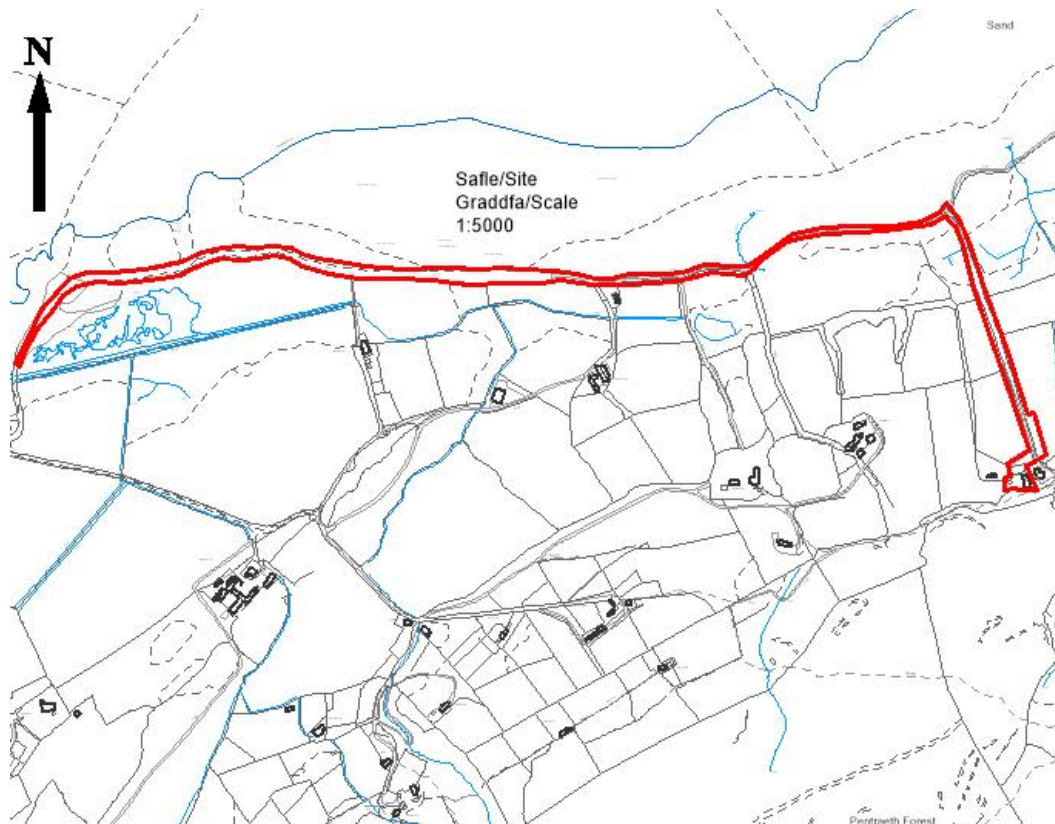
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2019/31

**Applicant:** Mr & Mrs A Davies

**Description:** Cais llawn ar gyfer newid defnydd adeilad allanol yn uned gwyliau ynghyd a gosod tanc septig newydd yn / Full application for the conversion of an outbuilding into a holiday letting unit together with the installation of a new septic tank at

**Site Address:** Ty Mawr, Pentraeth



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

**Recommendation:** Gwrthod / Refused

**Reason for Reporting to Committee**

The application was called in to committee by Councillor Ieuan Williams to ensure policy compliance.

At the committee meeting held on the 1st May, 2019, it was resolved that a site visit was required. The site visit took place on the 15th May, the Members are now aware of the site and its settings.

## Proposal and Site

The site is located in the open countryside flanking Pentraeth forest and forms a part of a small group of dwellings, the majority of which have been disused until recently. Access is afforded to the site via a single track lane which is in poor condition and a large part of which crosses Pentraeth beach. It is noted from a recent site visit that access is not possible at high tide using the access given as a part of the Red Line. The outbuilding is thought to have been erected pre 1840 and is of local architectural and historic interest. The design is traditional in nature, being entirely one storey in nature with lime rendered walls and a mixture of roofing materials including asbestos corrugated sheeting and slate. A number of small extensions have been added to the building since its erection which is obvious from the breeze block/brick construction which sharply contrasts to the stone construction of the main body of the outbuilding.

The proposal is for the conversion of the outbuilding to provision a 4 bedroom holiday unit together with significant alterations and extension to the building to allow the above. Foul water would be dealt with via the installation of a septic tank whilst the water will be supplied by a newly laid mains water connection.

An application for conversion has previously been refused on the site in 2018 on the ground of excessive scale.

## Key Issues

The key issue of proposal is whether or not the scheme would comply with the relevant policies and if the scale of the scheme would damage the character of the building which is of local interest and importance. It must also be considered what impact the scheme would have upon the adjacent residential property.

## Policies

### Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans  
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Technical Advice Note 12: Design (2016)  
Technical Advice Note 23: Economic Development (2014)  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
Policy TWR 2: Holiday Accommodation

## Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	Supportive from a conservation perspective providing it complies with relevant policies.
Cynghorydd Vaughan Hughes	No response
Cynghorydd Ieuan Williams	Wishes to call in application to ensure compliance with policies.
Cynghorydd Margaret Murley Roberts	No response
Cyngor Cymuned Pentraeth Community Council	No comment



Ymgynghorydd Tirwedd / Landscape Advisor	<p>The outbuilding is located close to the dwelling and remain visually part of this context from the sensitive viewpoint above. There would be no increase in ridge height (although it would be two storey in nature), and the extension should not be visible from the WCP in the image below (the site is not visible from other points on the WCP). It may be visible from wider views where distance would hide design details. Light spill may result in low-light conditions. From the WCP to the rear, where views are largely enclosed by vegetation, the development would not harm wider natural beauty; however at this much closer distance, details of design, materials and appearance will be obvious.</p> <p>Heritage comments do not consider policy issues or design guidance. The Built Environment is listed a special quality of the AONB and Management Plan and the value of the building noted in Heritage/Conservation comments. Design guidance in 5.1 <a href="https://www.anglesey.gov.uk/documents/Docs-en/Planning/Planning-policy/Supplementary-Planning-Guidance-Design/Design-in-the-Urban-and-Rural-Built-Environment-Conversions.pdf">https://www.anglesey.gov.uk/documents/Docs-en/Planning/Planning-policy/Supplementary-Planning-Guidance-Design/Design-in-the-Urban-and-Rural-Built-Environment-Conversions.pdf</a> notes that only minor external alterations unless it leads to significant enhancement of the building's appearance. The glazed elevation of the two storey extension would be hidden from the WCP, or substantially so. It is a matter for your judgement as to whether the design is acceptable as amended, given the AONB policy requirement for high quality in order to enhance special qualities – in this instance the (agricultural) Built Environment.</p>
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	License required from NRW
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Concerns have been raised in relation to the schemes compliance with national as well as local policy. Satisfied with business plan.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Does not object. Bat and foul sewage license required
Iechyd yr Amgylchedd / Environmental Health	Informative
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection

Publicity was given to the application via the posting of personal letters to the occupiers of the neighbouring properties together with a site notice which was placed on the nearest post to the site. The latest date for representations was the 15/03/2019. At the time of writing this report, no letters of

representation had been received at this department and it is not thought that the proposal as presented would affect any neighbouring properties to a degree that would warrant forming a part of the refusal.

### **Relevant Planning History**

FPL/2018/5 - Full application for the conversion of outbuilding into holiday let together with installation of a new septic tank at Ty Mawr, Pentraeth. Refused 8/1/2019.

### **Main Planning Considerations**

**Effect upon character of the building** - Purely from a design perspective, it is deemed the character would be maintained as traditionally used materials are utilised such as slate and lime render. Whilst modern design aspects are implemented in the scheme such as timber cladding and large glazed gables, it is deemed by the Authority Heritage adviser that it would not damage the character of the outbuilding to an extent that would form a part of the refusal.

**Scale** - The scale of the proposal is considered excessive with a large proportion of the outbuilding to be demolished and rebuilt as a two storey section to the front elevation. The building in its current form has a volume of approximately 377 m3 which does not include the outdoor toilet, store or lean to as these would not be suitable for conversion and would be unable to be utilised in the scheme due to their construction or absence of roof or walls being to an usable height. The proposal as currently presented has a volume of approximately 786 m3 which is a little over double the existing volume. Whilst it is noted that the increase in footprint is small, the two storey proportion of the building adds considerable volume and scale which would be to the detriment of the buildings character and appearance. To the rear section of the side elevation, a large extension is proposed to provision an additional bedroom. There is currently a small partly built extension in this location, however it is not considered as existing footprint due to its unsuitability for conversion. The existing partly built extension has no roof and has only been built 2 blocks high therefore would not be possible to utilise in its current form. Section 3.2 of TAN 23 relates to the re-use of existing rural buildings and states a positive approach to conversion is expected on the basis the following criteria is met:

- they are suitable for the specific use;
- conversion does not lead to dispersal of activity on such scale as to prejudice town and village vitality;
- their form, bulk and general design are in keeping with their surroundings;
- imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- if the buildings are in the open countryside, they are capable of conversion without major or complete reconstruction;
- conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and / or architectural interest.

The scheme would not comply with the majority of the above points. Whilst the building has been demonstrated by the accompanying structural report/ecological survey/business plan to be suitable for conversion to holiday use, the extent of the work required to alter the building provides clear evidence it is not suitable for the specific use of a 4 bedroom unit. The accompanying document do however support the use of the building for a unit with less bedrooms and reconstruction. Whilst the form and design of the building is considered in-keeping with its surroundings, the bulk is far out of context and in its current form would dwarf the existing building, adjoining farmhouse, newly permitted neighbouring replacement dwelling and adjacent bungalow. Whilst it is appreciated the scheme would only incur a modest increase in footprint, the two storey proportion would see an disproportionate increase in scale and volume to the building.

The building is located within the open countryside and the Anglesey Area of Outstanding Natural Beauty, some way away from the development boundary of Pentraeth at a distance of 2.3km. The proposal as presented would require major reconstruction of the building with a large proportion of it being demolished together with 2 large extensions which as described by TAN 23 is unsuitable for this rural location. Policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan states proposals for conversion of

existing buildings into self serviced holiday accommodation will be permitted providing the development is appropriate in scale and makes use of a suitable previously developed site. The scale and extend of the works required under the scheme are not appropriate in consideration of the nature of the proposal to convert the outbuilding. The suitability of the site is doubted in light of the reconstruction work required and therefore contrary to TWR 2.

The above raised issues support the notion that the scheme would unacceptably impact the form and structure of the building and would see a major reformation of the character of the building which is viewable from both ends from public rights of way in the Anglesey Area of Outstanding Natural Beauty.

**Residential Amenities** - It was previously thought that the adjacent Ty Mawr dwelling was abandoned and would not be affected by the proposal as it was in the ownership of the applicant, however the planning department has received an application for alterations and extensions to the Ty Mawr dwelling on the 22/05/2019 and correspondence with the Authority Council Tax department has revealed the dwelling has valid residential status and was sold on by the applicant in February 2019 which was after the receipt of this conversion scheme and initial site discussions with the applicant. The dwelling is now in new and separate ownership with intentions to use it residentially which is made obvious from the householder application to renovate the property.

The dwelling in its present and proposed form includes utility/hall windows on the ground floor and a bedroom window on the first floor which would directly face the proposed bedroom windows of the conversion scheme. Required distances for these windows in these arrangements would be 9-15 meters as defined in the Authority 'Supplementary Planning Guidance Design Guide on Proximity' document. The distance between the first floor bedroom window on the dwelling and the ground floor bedroom window on the conversion is roughly 12 metres which in this instance is considered un-acceptable due to the difference in storeys. The ground floor overlooking can be sufficiently mitigated against by creating a boundary fence to a height of 1.8 metres but as presented the first floor dwelling window would be overlooked unacceptably and thus impacting the residential amenities of the occupiers of the Ty Mawr dwelling.

## **Conclusion**

The scheme would require major reconstruction and alterations which is contrary to national and local conversion policies and guidelines. Whilst the principle of conversion is widely accepted, the mode in which the scheme proposes to do so is considered unsympathetic and excessive. Due to the above mentioned issues and failure to take into account the reason for the previous refusal, the application is recommended for refusal.

## **Recommendation**

(01) The proposed conversion and associated alterations by virtue of their size and scale would detract from the character of the existing building and appearance of the location which is identified as a designated Area of Outstanding Natural Beauty. The proposal as such would be contrary to PCYFF3, PCYFF 4 and TWR 2 of the Gwynedd and Anglesey Joint Local Development Plan, Technical Advice Note 12: Design (2016), Technical Advice Note 23: Economic Development (2014) and Supplementary Planning Guidance: Design Guide for the Urban & Rural Environment.

**Application Reference:** FPL/2019/51

**Applicant:** Griffith Roberts & Son

**Description:** Cais llawn ar gyfer newid defnydd tir yn lle storio agored ar gyfer cerrig sy'n gysylltiedig â'r prif ddefnydd a wneir o'r tir gan yngymerwyr angladdau ar dir gyferbyn â / Full application for the change of use of land for open storage of stone material ancillary to the primary use of funeral undertakers on land opposite

**Site Address:** Preswylfa, Y Fali / Valley



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

**Recommendation:** Gwrthod / Refused

**Reason for Reporting to Committee**

The application has been called into the planning committee by both local members, Cllr Richard Dew and Cllr Gwilym O Jones.

## Proposal and Site

Full application for the change of use of land for open storage of stone material ancillary to the primary use of funeral undertakers on land opposite Preswylfa, Valley.

## Key Issues

The key issue is whether the proposal complies with Technical Advice Note 15: Development and Flood Risk and whether the development would affect the amenities of the surrounding properties.

## Policies

### Joint Local Development Plan

Policy TAI 2 – Housing in Local Service Centres  
Policy PCYFF2 – Development Criteria

Technical Advice Note 12: Design  
Technical Advice Note 15: Development and Flood Risk

## Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No response at the time of writing the report.
Cynghorydd Richard Dew	Requested the application be presented to the Planning Committee for consideration.
Cynghorydd Gwilym O Jones	Requested the application be presented to the Planning Committee for consideration.
Cyngor Cymuned Y Fali / Valley Community Council	No Observations
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Confirmation has been received that a more detailed design should be provided, to the standard of a clawdd, including stone, earth, planting on top and stockproof fence on the field.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority has confirmed that they have no comments to make.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No response at the time of writing the report.

Site notices was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 5th April, 2019. At the time of writing the report no letters were received.

## Relevant Planning History

49C324 - Full application for the change of use of an agricultural field into a private car park together with the improvement to the existing - Preswylfa, Y Fali / Valley Tynnu'n ôl / Withdrawn

## **Main Planning Considerations**

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

At its meeting held on the 1st May, 2019 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- The development is in accordance with Criterion (iv) of Technical Advice Note 15. It had considered the potential consequences of a flooding event for the particular type of development (in this case a less vulnerable commercial development) and in terms of the criteria contained in sections 5 and 7 and Appendix 1 had found them acceptable given that the site will be used for the storage of mainly stone materials.
- The proposed application will not have a negative impact upon immediate surrounding properties

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

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

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

### **The proposal is in accordance with criterion (iv) of Technical Advice Note 15.**

It is considered that the proposal meets the requirements of paragraph 6.2 (ii) of TAN 15; however, the proposal does not meet with the requirements of criteria (iii) as it is not a previously developed site.

The definition of previously developed land as stated in Planning Policy Wales Edition 10 'is land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure'.

It is not considered that the application site falls within the definition of previously developed land. Although gravel has been laid on the site and is currently being used to store head stones associated with the funeral directors business, planning permission has not been granted for this use. It is therefore not considered that the application site meets the test of previously developed land and fails to comply with criteria (iii) of TAN 15.

The proposal is therefore contrary to TAN 15: Development and Flood Risk and therefore conflicts with Policy PCYFF 2 of the JLDP.

### **-The proposed application will not have a negative impact upon immediate surrounding properties.**

It is not considered that the proposal will have a negative impact upon immediate properties in the surrounding area.

**Conclusion**

It has been shown above that the reasons for refusal given by officers are clear cut and can be weighted to such an extent that a refusal of this application could be defended at an appeal.

**Recommendation****Refuse**

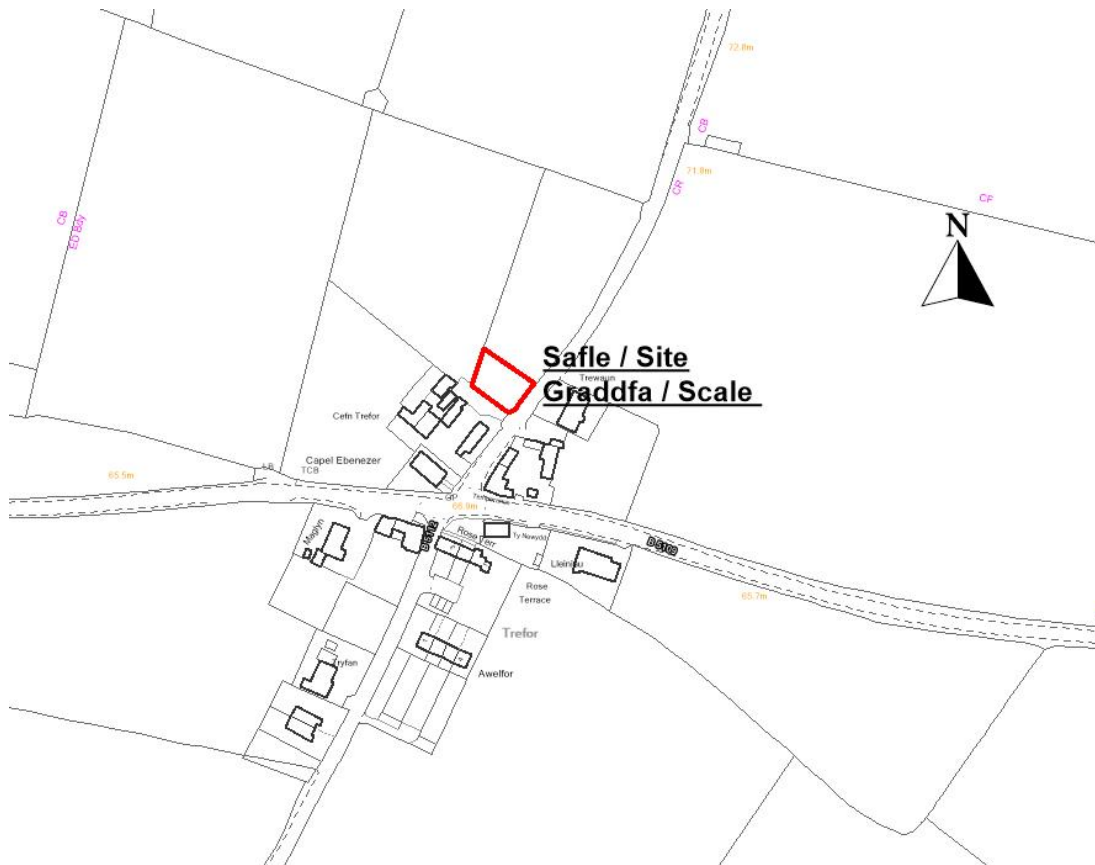
(01) The proposal does not meet the definition of previously developed land and is therefore contrary to Policy PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan and Technical Advice Note 15 – Development and Flood Risk (July 2004).

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 the 7th November, 2018 the Committee resolved to defer determination of the application in order to refer the issue of the definition of local person and the rural hinterland of clusters



within the meaning of Policy TAI6 of the Joint Local Development Plan to the Joint Planning Policy Committee and to reconsider the application when a definition is agreed.

### **Main Planning Considerations**

In light of the request for clarity over the extent of the 'surrounding rural area' in relation to Policy TAI 6 it was agreed that it would be beneficial for the emerging Affordable Housing Supplementary Planning Guidance (SPG) to provide the required advice for both affordable housing provision under Policies TAI 6 and TAI 4 of the JLDP.

In order to inform consideration of the matter a number of potential options were identified with the key aim being the need for the area to be of a sufficient size to provide opportunities for local families with the local connection, to live in the cluster or Village, but without undermining the Policy. Officers from the Joint Planning Policy Unit and Planning Services also sought the informal views of both Council's Planning Committee Chairperson and Planning Portfolio Lead Member about the options.

A recommended definition was discussed at the Joint Planning Policy Panel meeting on the 22 March 2019 with a final recommendation presented as part of the consultation report on the Affordable Housing SPG on the 15 April 2019.

On the 15th April the Supplementary Planning Guidance on Affordable Housing was adopted by the Joint Committee.

The following provides a definition of 'surrounding rural area' for applications within Local, Coastal or Rural Villages or Clusters:

'surrounding rural area', which is a distance of 6km from the site of the application and the extent of any Community Council area bisected by the 6km distance, but excluding properties within the development boundary of any settlement other than the settlement within which the application is located.

If the applicant then decides to sell the dwelling the 'second qualifying person' would need to comply with the above requirement. If the property has been marketed and has not been sold within 8 weeks it would then provide an opportunity for the second qualifying person who is in affordable need to have a local connection with the County of Anglesey.

### **Conclusion**

The Local Planning Authority previously recommended refusing the planning application as the applicant had failed to demonstrate their local connection to Trefor. In light of recent discussions and clarity over the definition of 'surrounding rural area', the applicant now complies with this criteria.

The Local Planning Authority continues to recommend refusal of the planning application due to the scale of the proposed dwelling as it would create an intrusive feature in the locality. It is not considered that the proposal would be of a scale that would be consistent with the character of the settlement; therefore, would fail to meet criteria 3 & 4 of Policy TAI 6.

### **Recommendation**

**(01) Details of the appearance, landscaping, layout (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.**

Reason: The application is for outline planning permission.

**(02) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.**

Reason: To prevent the accumulation of planning permissions to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

**(03) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990

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

Reason: To ensure a satisfactory appearance of the development

**(05) Any application for the approval of the layout of the development under condition (01) above shall include details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the use of the development and retained in perpetuity.**

Reason: In order to ensure that the development is adequately drained.

**(06) The scale of the development shall not exceed the upper limits as indicated in the Design and Access Statement dated 11th May, 2018.**

Reason: To define the scope of this permission

**(07) 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 - Revised 1/10/18
- Block Plan - Revised 28/9/18

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

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

Reason: In the interests of residential and visual amenity.

**(09) 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;**

**The construction of the development shall be completed in accordance with the approved plan .**

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

**(10) The car parking accommodation shall be completed in accord with the details hereby approved before the use hereby permitted is commenced.**

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

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

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

**(12) The landscaping details approved under condition (01) above shall be completed before the dwelling is occupied and thereafter retained for the lifetime of the development.**

Reason: In the interests of the amenity of the area.

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: PCYFF1, PCYFF2, PCYFF3, PCYFF4, TAI6, TAI8, TRA2

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:** 05/06/2019

10.1

**Application Reference:** FPL/2019/70

**Applicant:** Mr Chris Owens

**Description:** Cais llawn ar gyfer codi annedd yn cynnwys balconi ynghyd a creu mynedfa newydd ar dir ger / Full application for the erection of a dwelling including a balcony together with creation of new access on land adjacent

**Site Address:** Glyndaf, Rhoscefnhir



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application is recommended for approval which is contrary to Policy TAI 6 of the Anglesey and Gwynedd Joint Local Development Plan.

**Proposal and Site**

The site is located within the settlement of Rhoscefnhir which is listed as a cluster under the provisions of the JLDP. The site is currently an agricultural enclosure which includes existing access. The enclosure is flanked by mature trees to the rear and a hedgerow which defines the boundary with the public highway.

Existing planning permission for a dwelling is valid on site under 42C227C/DA which is a dormer bungalow style dwelling. The application is made for the erection of a dormer bungalow which includes a balcony to the front elevation together with new access.

### **Key Issues**

The key issue is whether the proposal is an improvement to that originally approved under application reference 42C227C/DA.

### **Policies**

#### **Joint Local Development Plan**

Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy TAI 6: Housing in Clusters

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

**Cynghorydd Vaughan Hughes:** No response  
**Cynghorydd Ieuan Williams:** No response  
**Cynghorydd Margaret Murley Roberts:** No response  
**Cyngor Cymuned Penraeth Community Council:** No comments  
**Priffyrdd a Trafnidiaeth / Highways and Transportation:** Conditions  
**Ymgynghorydd Tirwedd / Landscape Advisor:** No response  
**Adain Dechnegol (Draenio) / Technical Section (Drainage):** SUDS application required  
**Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit:** No response

#### **Relevant Planning History**

42C227A – Cais amlinellol ar gyfer codi annedd ar blot ger / Outline application for the erection of a dwelling on plot adjacent to Glyndaf, Rhoscefnhir. Approved 7/2/2013

42C227C/DA - Reserved Matters - Cais am faterion a gadwyd yn ôl ar gyfer codi annedd ynghyd a chreu fynedfa i gerbydau ar dir ger / Application for reserved matters for the erection of a dwelling together with the construction of a vehicular access on land adjacent to - Glyndaf, Rhoscefnhir. Approved 16/6/2017

#### **Main Planning Considerations**

The principle of a dwelling in this location has been established under previous planning permission 42C227C/DA which was permitted on the 16/06/2017 and therefore valid until 16/06/2019.

#### **Joint Local Development Plan**

Since the adoption of the Joint Local Development Plan, Rhoscefnhir is identified as a Cluster Village under the provision of Policy TAI 6. The policy does not support the provision of open market housing. However, as the application site has an extant planning permission the following must be considered:-

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

A reserved matters application reference 42C227C/DA was approved on the 16/06/2017 and is likely to be implemented as a site visit has revealed water mains have been laid to the site and the opening for the access has already been made.

## Amendments

The ridge height of the proposal is a metre higher than that of the existing permission however due to the generous size of the plot it is not thought that the increase would overbear the adjoining properties or be of visual prominence to an extent that warrant a refusal. The length of the dwelling will also be increased by 2 metres but the ample curtilage will ensure that the additional massing will be absorbed without overdeveloping the site.

The design of the proposal will be modernised with large areas of glazing and two balconies to the front elevation. Within the settlement of rhoscefnhir there is a rich diversity of housing designs including modern contemporary therefore it is not thought that the proposal would damage the character or street scene of the area.

## Residential Amenities

The adjoining property is situated close to the boundary and contains no windows in the facing elevation therefore despite the proposal including windows in the downstairs snug and office, no overlooking will occur. Any potential overlooking will also be mitigated against by the existing hedge. The first floor balcony which serves bedroom 2 will not overlook the adjoining property as the angles of viewing would only make the drive area visible from the balcony. The balcony to bedroom 1 will look to the front of the property over the highway where there are no other properties.

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 an open market dwelling.

## Conclusion

It is considered that the previous application 42C227A/DA is likely to be implemented and the amendments are an improvement to that previously approved. A condition will be placed on the permission which will preclude the implementation of the previous permission.

## Recommendation

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

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

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

- Location Plan / N/A
- Proposed Plans & Elevations / SHA-261-02
- Site Layout Plan / SHA-261-03

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

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

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

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

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

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

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

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

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

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

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

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

Reason: In order to ensure that the development is adequately drained.

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 2, PCYFF 3, TAI 6.

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.

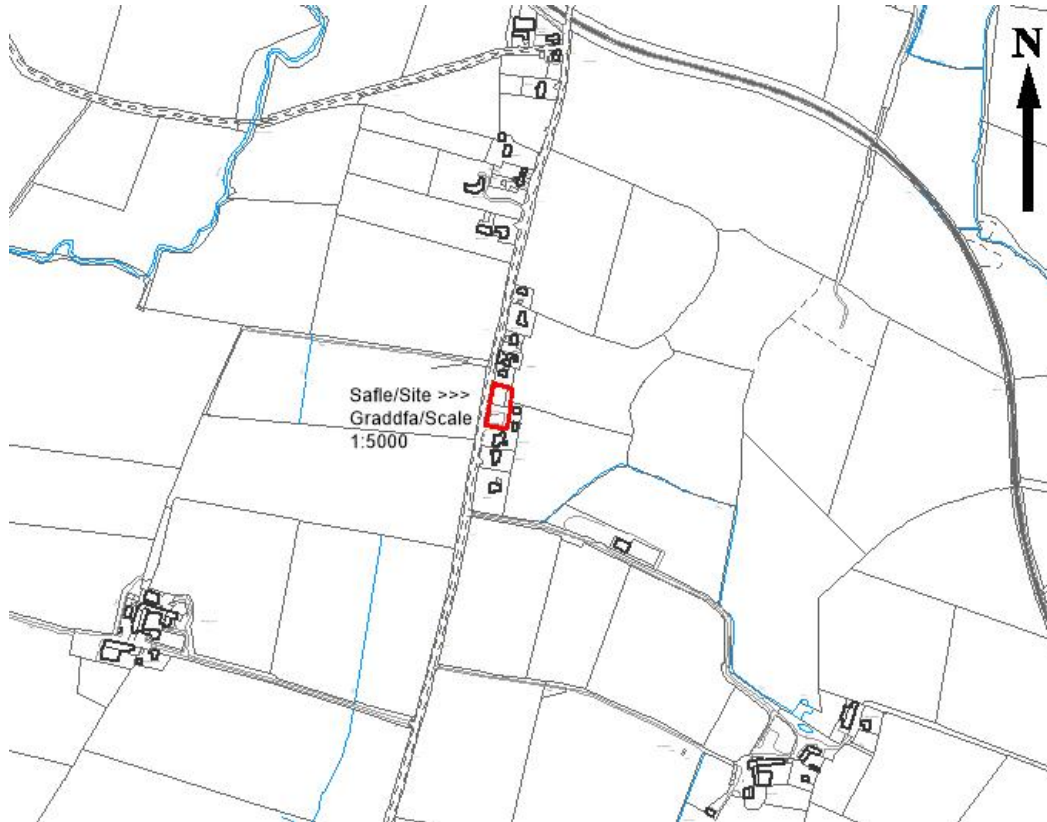


Application Reference: FPL/2019/43

Applicant: Mr & Mrs Jones

Description: Cais llawn ar gyfer codi annedd a modurdu ynghyd ac gosod tanc septic yn / Full application for the erection of a dwelling and garage together with the installation of a septic tank at

Site Address: Tyn Lon, Llangwyllog



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

Recommendation: Caniatáu / Permitted

**Reason for Reporting to Committee**

The application is recommended for approval which is contrary to Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan.

**Proposal and Site**

The site is located within the settlement of Llangwyllog which is not contained in the Joint Local Development Plan as being part of a development boundary or being a cluster settlement. The site is currently an overgrown plot with existing access. The enclosure is flanked by mature hedgerow which defines the boundary on all sites with a number of mature trees on the plot. Existing outline planning

permission for a dwelling is valid on site under 23C278B/VAR which is a two storey style dwelling with the following upper and lower limits:

Height - 7-9m

Length - 15-17m

Width - 7-9m

The application is made for the erection of a two storey modern dwelling together with a garage.

### Key Issues

The key issue is whether the proposal is an improvement to that originally approved under application reference 23C278B/VAR.

### Policies

#### Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Cyngor Cymuned Llanddyfnan Community Council	No response
Ymgynghorydd Tirwedd / Landscape Advisor	Condition
Priffyrdd a Trafnidiaeth / Highways and Transportation	Awaiting observations re visibility
Dwr Cymru Welsh Water	No comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No response
Iechyd yr Amgylchedd / Environmental Health	Guidance note re Protecting the Environment

### Relevant Planning History

23C278B/VAR - Full Planning - Cais o dan Adran 73 i ddiwygio amodau (01) (amser), (04) (deunydd y to), (15) (tirwedd a coed), (21) (maint a lleoiad y ty) ynghyd a dileu amodau (07) a (08) (parcio a mynedfa), (17) (coed), (18), (19) a (20) (cod cartrefi cynaliadwy) o caniatâd cynlluni - Tyn Lon, Llangwyllog. Approved 14/2/17

23C278C - Full Planning - Cais llawn ar gyfer codi annedd newydd sydd yn cynnwys balconi ynghyd a chodi modurdy ar dir yn / Full application for the erection of a new dwelling which includes a balcony together with the erection of a garage on land at - Tyn Lon, Llangwyllog. Withdrawn 10/7/17

23C278A - - Cais amlinellol ar gyfer codi annedd, creu mynedfa newydd i geir ynghyd a gosod system trin carthffosiaeth yn / Outline application for the erection of a dwelling, construction of a new vehicular access and installation of a private treatment plant at Tyn Lon, Llangwyllog. Cymeradwywyd 28/11/2013.

### **Main Planning Considerations**

The principle of a dwelling in this location has been established under previous planning permission 23C278B/VAR which was permitted on the 14/02/2017 and therefore valid until 14/02/2022.

### **Joint Local Development Plan**

Since the adoption of the Joint Local Development Plan, Llangwyllog is not classified as any settlement therefore would be contrary to policy PCYFF 1. The policy does not support the provision of new builds in the open countryside. However, as the application site has an extant planning permission the following must be considered:-

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

A variation of condition application reference 23C278B/VAR was approved on the 14/02/2017 and has until 14/02/2020 to submit the reserved matters therefore the planning is considered valid.

### **Amendments**

The ridge height of the proposal is 6 metres which is 3 meters lower than that of the existing permission which will significantly decrease any potential overbearing or visual impacts. The proposal will have a width and length of 13 and 18 metres which does not comply with the outline figures, but due to the generous plot size and significant reduction in height it is not thought that the additional massing would overdevelop the plot or incur any additional visual prominence that would make the scheme unacceptable.

The design of the proposal will be modernised with large areas of glazing and 2 sections of the building which will contrast in their form. One section of the building will be traditional in design with a pitched slate roof and stone cladding finish whilst the other will be of modern design with a flat roof and will be clad in timber and zinc. Within the settlement of Llangwyllog there is a rich diversity of housing designs including modern contemporary therefore it is not thought that the proposal would damage the character or street scene of the area. The design of the scheme incorporates design aspects traditional and modern in nature and will positively contribute to appearance of the area.

### **Residential Amenities**

The adjoining property is situated close to the boundary and contains no windows in the facing elevation therefore despite the proposal including windows in the facing elevation, no overlooking will occur. Any potential overlooking will also be mitigated against with the existing hedge. The property to the south is at a sufficient distance that would comply with the required supplementary planning guidance distance therefore it is not considered that the proposal would harm any of the residential amenities currently enjoyed by this property.

The application is contrary to Policy PCYFF 1 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for an open market dwelling.

It is considered that the previous application 23C278B/VAR is likely to be implemented and the amendments are an improvement to that previously approved.

## **Conclusion**

The proposal is unique in design but due to existing variety of housing design in the area it is not thought that it would damage the character of the area. The colours utilised in the scheme together with the existing and proposed landscaping will ensure that the dwelling will be suitably absorbed by the landscape and not harm the appearance of the open countryside.

## **Recommendation**

**(01) The development shall begin not later than 14/02/2022.**

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

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

- Elevations / 106 Rev B (Received 16/5/2019)
- Elevations / 107 Rev B (Received 16/5/2019)
- CGI 2 / 108 Rev A
- CGI 3 / 109 Rev A
- CGI 1 / 109 Rev C
- CGI 4 / 111 Rev A
- Proposed garage / 113 Rev A (Received 16/5/2019)
- Site Location Plan / 99 Rev B (Received 14/5/2019)
- Site Layout / 100 Rev A (Received 21/03/2019)
- Ground Floor Plan / 101 Rev D
- First Floor Plan / 102 Rev D
- Proposed Sections / 114 Rev A

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

**(03) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. The landscaping works shall be carried out in accordance with the approved details within 12 months following completion or occupation of the development, whichever is the sooner, and retained for the lifetime of the development hereby approved.**

Reason: In order that the developed integrate into its surrounds as required by PCYFF 4.

**(04) No development shall commence until a drainage scheme showing how foul, surface and land drainage will be dealt with and including measures for the management and maintenance of the said scheme for the lifetime of the development has been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development**

Reason: To ensure that the development is adequately drained

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

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

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

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

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

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

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

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

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

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

**(10) No surface water from within the development shall discharge onto the highway.**

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

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 1, PCYFF 3, PCYFF 4.

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:** 05/06/2019

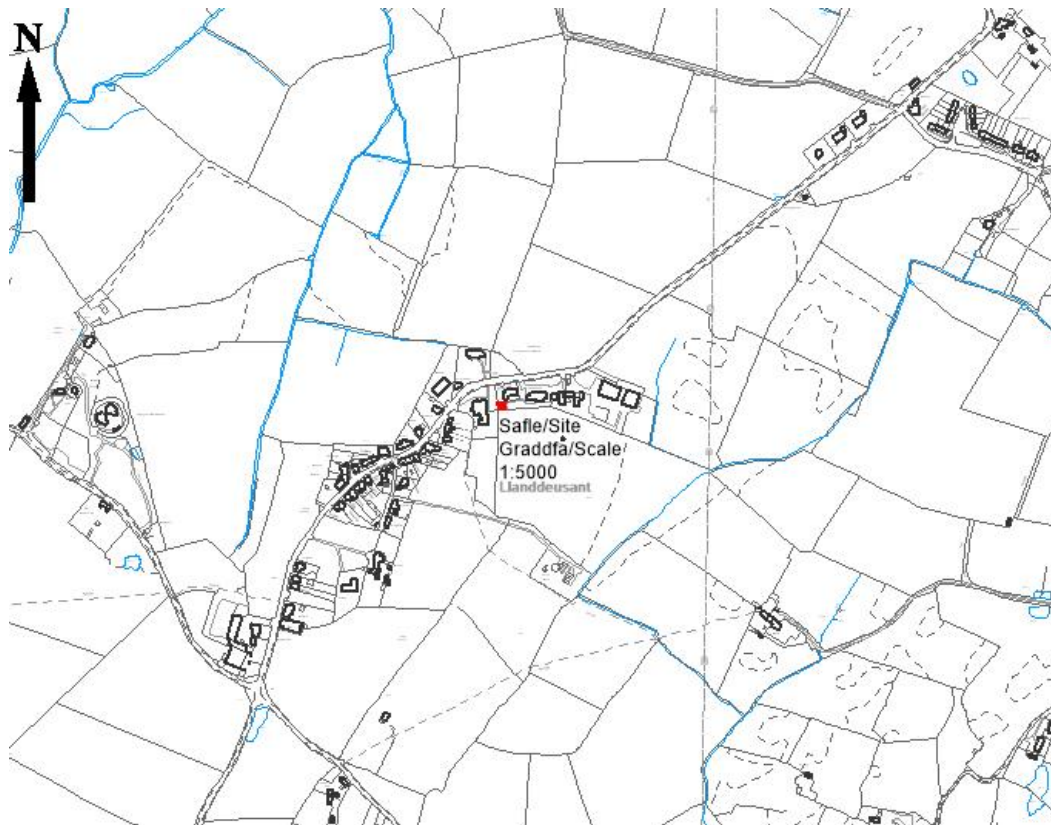
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**Application Reference:** HHP/2019/116

**Applicant:** Mrs. Catherine Roberts

**Description:** Cais llawn ar gyfer codi modurdu yn / Full application for the erection of a garage at

**Site Address:** Plas Newydd, 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 semi detached type property which includes a garden area to the rear and front.

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.

## **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.

## **Policies**

### **Joint Local Development Plan**

Policy PCYFF 3: Design and Place Shaping

Technical Advice Note 12: Design (2016)

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

## **Response to Consultation and Publicity**

**Cynghorydd John Griffith:** No objection

**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 10/06/2019, at the time of writing this report no letters had been received at this department.

## **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 Planning Act 1990 (as amended).

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



- Location Plan & Elevations / N/A
- Floor & Site Plan / N/A

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

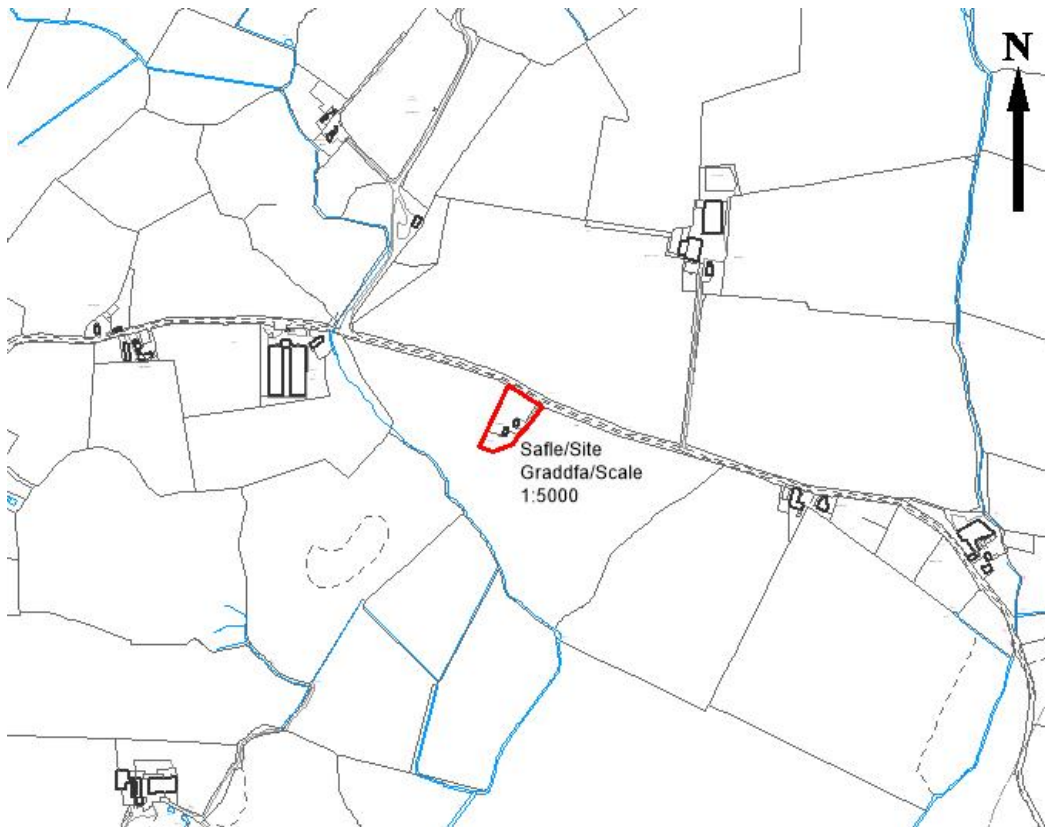
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** HHP/2019/121

**Applicant:** Mr. Sion Hughes

**Description:** Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

**Site Address:** Ty Rhos, Llanfaethlu



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The applicant is a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

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

**Proposal and Site**

The site lies along a narrow road East of Llanfaethlu village which leads towards Llanddeusant.

The dwelling is a traditional rural dwelling house. The proposed scheme is for alterations and extension to the rear of the dwelling together with the creation of a new porch.

### **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)  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
Technical Advice Note 12: Design (2016)

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

<b>Consultee</b>	<b>Response</b>
Cynghorydd John Griffith	No response to date
Cynghorydd Kenneth P. Hughes	No response to date
Cynghorydd Llinos Medi Huws	No response to date
Cyngor Cymuned Llanfaethlu Community Council	No objection

The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 10/06/2019. At the time of writing this report, the department have not received any representations

#### **Relevant Planning History**

No planning history on site.

#### **Main Planning Considerations**

The proposed scheme is for alterations and extension to the rear of the dwelling together with the creation of a new porch.

The proposed new porch measures 1.5 metres by 2.2 metres with a height of 3 metres to the ridge. The proposed new porch replaces the existing porch which is to be demolished.

At the rear a two storey extension will be created. On the ground floor, a new kitchen / dining room, hallway, utility room and a wet room will be created. In the first floor extension, two new bedrooms are to be created. The proposed extension measures 6.3 metres by 7.7 metres with a height of 6.2 metres to the ridge.

The height of the proposed extension will not be higher than the main dwelling house. The applicant has sufficient land to accommodate the proposed development. All of the newly formed windows will overlook towards the applicant rear garden. The dwelling house is in an isolated area and is surrounded by numerous fields, therefore it is not considered that the proposed development will form an adverse impact

of overlooking to such a degree to warrant a refusal. The nearest dwelling house lies 250 metres to the West. The proposed materials are acceptable as they will be in keeping with the surrounding buildings.

It is considered that the proposed development comply with planning policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan and the recommendation is one of approval subject to planning conditions.

### **Conclusion**

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

### **Recommendation**

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

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

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

- **Location Plan and Proposed Site Plan- 1689-A3-02**
- **Proposed Ground Floor Plan - 1689-A3-05**
- **Proposed First Floor Plan - 1689-A3-06**
- **Proposed Elevation Plan - 1689-A3-07**

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.

**Planning Committee:** 05/06/2019

12.1

**Application Reference:** FPL/2019/40

**Applicant:** Mr. Mathew Wharton

**Description:** Cais llawn ar gyfer newid defnydd y siop golff (Defnydd Dosbarth A1) i fod yn fwyty (Defnydd Dosbarth A3) ynghyd â gosod simnai allanol a fflw echdynnu a ffurfio ardal o ddecin allanol yn / Full application for the change of use of a golf shop (Use Class A1) into a restaurant (Use Class A3) together with the installation of an external chimney and extraction flue and formation of external decking area at

**Site Address:** Clwb Golf LLANGFNI Golf Club, Llangefni



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application site is located on Council Owned Land.

## Proposal and Site

The application is submitted for the change of use of a golf shop (Use Class A1) into a restaurant (Use Class A3) together with the installation of an external flue and formation of external decking area at Llangefni Golf Club, Llangefni.

The application site is located on the outskirts of Llangefni which was previously used in connection with Golf Course since its closure. However, the driving range remains open to the public which also host a golfing academy. The structure is a single storey building which is served by a pedestrian foot way from the existing car park.

A chimney flue is proposed at the front of the structure whilst the extraction flue is proposed at the southern elevation. The external decking area is proposed at the north part of the building.

## Key Issues

Whether or not the proposal complies with local and national policies, whether the proposal will have an impact upon the neighbouring properties and highway safety.

## Policies

### Joint Local Development Plan

Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 3: Design and Place Shaping  
Policy MAN 6: Retailing in the Countryside  
Strategic Policy PS 15: Town Centres and Retail  
Technical Advice Note 4: Retail and Commercial Development (2016)

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No Response
Cynghorydd Dylan Rees	No Response
Cynghorydd Bob Parry	No Response
Cyngor Tref Llangefni Town Council	No Response
Iechyd yr Amgylchedd / Environmental Health	No Objection
Joint Planning Policy Unit	Following receiving additional information in support of the application, the policy section have raised no objection to the proposed development.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No Objection
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No Comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection
Dwr Cymru/Welsh Water	Condition Proposed

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 31/05/2019. At the time of writing this report, one letter of representation had been received at the department. The points raised are summarised below:

- Concerns that the proposed use would impact upon a nearby eating establishment.
- Concerns that the proposed use will be located outside the town centre of Llangefni
- Concerns with respect to opening hours
- Concerns with respect to littering and management of the site.
- Concerns regarding the availability of parking spaces.

In response to the points raised, the Local Planning Authority comments as follows:

- Impact that proposed uses will have upon nearby existing business is not a material consideration.
- An assessment has been made of the impact the proposed development will have upon the Town Centre has been elaborated within the main core of the report.
- Opening hours would be conditioned as part of any planning approval.
- It is not considered that the proposed use would generate a significant amount of disturbance, including littering or any other nuisance to warrant refusing the application.
- The Local Highways Authority have assessed the application and are have raised no objection.

### **Relevant Planning History**

LPA341/DC – Change of use of land into a golf course – No Objection 26/07/1978

LPA341A/DC – Change of use of existing building into changing rooms and golf professional; shop at Penrhos Golf Course, Llangefni – No Objection 07/01/1981

LPA341B/DC – Erection of a tractor and equipment store at Penrhos Golf Course, Llangefni – No Objection 07/04/1982

3LPA341C/DC Erection of the Anglesey Heritage Gallery together with improvements to existing access on land adjoining Llangefni Golf Course – Approved 07/06/1990

34LPA341D/CC - Extension to existing building to provide additional art exhibition and performance capability - with ancillary facilities and site landscaping at Oriol Ynys Mon, Llangefni – Approved 11/06/1997

34LPA341E/CC - Extension to existing building to provide additional art exhibition and performance capability with ancillary facilities and site landscaping at Oriol Ynys Mon, Llangefni – Approved 20/01/1998

34LPA341F/CC - Alterations and extensions at Oriol Ynys Mon, Llangefni – Approved 06/01/2005

34LPA341G/CC - Proposed golf driving range and extension to existing golf course at Llangefni Golf Course, Llangefni – Approved 29/11/2005

### **Main Planning Considerations**

The application site is located within the open countryside outside the Llangefni development boundary (and located approximately 0.5 miles outside the defined town centre) as defined within the Anglesey and Gwynedd Joint Local Development Plan (JLDP).

The Government's objectives for retail and commercial centres are set out in paragraph 4.3.3 of Planning Policy Wales (Edition 10 – December 2018). They include:-

- Promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business;
- Sustain and enhance retail and commercial centres' vibrancy, viability and attractiveness; and
- Improve access to, and within, retail and commercial centres by all modes of transport especially walking, cycling and public transport.

Planning Policy Wales state that it is important that communities have access to adequate levels of retail provision.

The Welsh Government operates a 'town centres first' policy in relation to the location of new retail and commercial centre development. In implementing this policy, a sequential approach is required to the selection of new sites in the development plan and when determining planning applications for retail and other complementary uses. By adopting a sequential approach first preference should be to locate new development within a retail and commercial centre defined in the development plan hierarchy of centres.

If a suitable site or building to meet identified need is not available within a retail and commercial centre or centres, then consideration should be given to edge of centre sites and if no such sites are suitable or available, only then should out-of-centre sites in locations that are accessible by a choice of travel modes, including active travel and public transport, be considered. Developers should demonstrate that all potential retail and commercial centre options, and then edge-of-centre options, have been thoroughly assessed using the sequential approach before out-of-centre sites are considered. The onus of proof that central sites have been thoroughly assessed rests with the developer.

Edge-of-centre or out-of-centre sites should be accessible by a choice of public and private modes of travel. New out-of-centre retail developments or extensions to existing out-of-centre developments should not be of a scale, type or location likely to undermine the vibrancy, attractiveness and viability of those retail and commercial centres that would otherwise serve the community, and should not be allowed if they would be likely to put development plan retail strategy at risk.

Technical Advice Note (TAN) 4 - Retailing and Town Centres (2016) also provides a detailed guidance regarding the tests of quantitative retail need and then the sequential test that should be demonstrated by the applicant.

Paragraph 6.2 of TAN4 states that "The requirement to consider need for a development is not relevant for retail proposals within a defined retail and commercial centre in a development plan. However it will be required for any application in an edge-of-centre or out-of-centre location which is not in accordance with an adopted development plan".

The main policies considered within the Joint Local Development Plan relating to such proposed developments are policies PS15: Town Centre and Retails and Policy MAN 6: Retailing in the Countryside.

Policy PS15 provides the strategic guidance for retailing within the plan area and reflects the Plan's aim of developing a planning framework which safeguards and enhance the position of town centres as locations for retail and commercial services. Whilst a more recent version of Planning Policy Wales (December 2018) has been released since the JLDP was adopted, it is considered that the Plans policies in respect of retailing are still consistent with the latest national planning guidance.

Whilst Policy MAN 6 relates to small scale shops located in the open countryside, it is considered that the principles contained in policy MAN 6 are equally relevant to the proposal in question. Proposal for a new shop outside development boundaries will only be granted provided they conform to the following criteria:

- i. The shop is a subservient element of an existing business on the site;
- The application site is currently being used as a driving range and golfing academy. It is therefore considered that the proposal will be a subservient element of an existing business.



ii. The shop will not significantly harm nearby village shops;  
As previously noted, it is imperative that consideration should be given to the impact of the proposal on the vitality and viability of the Llangefni town centre. As part of the application a sequential test together with supporting information has been submitted. It is considered that since the restaurant compliments an established enterprise and the fact that the unit has an established A1 use, the proposed development would not undermine the vibrancy, attractiveness and viability of the town centre and its impact upon it would be limited.

iii. Priority has been given to using an appropriate existing building;  
The existing building has recently been used as a shop. It is therefore considered that the building is appropriate and can accommodate the proposed use without significant alterations.

iv. The new use will not significantly harm the amenities of neighbouring residents or the character of the area;  
No dwellinghouse is located within the immediate vicinity to the application site. It is not considered that the proposed development will have an unacceptable impact upon residential amenity or the character of the area. Planning conditions to restrict the opening hours would be imposed as part of any approval.

v. The development is accessible via sustainable means of transport;  
The application is located within close proximity to the main highway network which has an existing pedestrian footway linking into Llangefni and bus stops. The proposed development is therefore considered accessible via sustainable means of transport.

vi. Access and parking arrangements are satisfactory and the development will not significantly harm highway safety.  
The vehicle access will be from the public highway into an existing car park. The Local Highways Authority have been consulted regarding the application and raised no objection to the proposed development.

## **Conclusion**

It is considered that the application will bring economic benefits to the area which can be supported by local and national planning policy, in particular MAN 6 of the JLDP. It is not considered that the proposed development would undermine the vibrancy, attractiveness and viability of the town centre.

The amenities of the area and neighbouring properties have been taken into account, however it is not considered that the proposed development will harm the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application.

Various material considerations have been considered and assessed by the specialist Officers of the Authority who have not raised an objection to the scheme subject to a conditions.

## **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**

**Proposed Elevations**

**Proposed Floor Plan**

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

**(03) The use shall not be carried out outside the hours of 12:00 to 10:00 Monday to Friday, 12:00 to 10:00 on Saturdays and 12:00 to 10:00 on Sundays and Bank Holidays.**

Reason: To protect the amenities of nearby residential occupiers.

**(04) The development hereby approved shall only be used as a restaurant and for no other purposes under Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order re-voking re-enacting that Order).**

Reason: To ensure that inappropriate uses do not take place in this locality.

**(05) The development hereby approved shall be carried out strictly in accordance with the mitigation and recommendations contained in the report of Cambrian Ecology Ltd Protected Species Survey received on the 21/03/2019.**

Reason: To safeguard against any bats and protected species present.

**(06) 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.

**(07) The restaurant hereby permitted shall be used predominantly by those who are patrons of the golfing facilities on the site.**

Reason: To define the scope of the permission

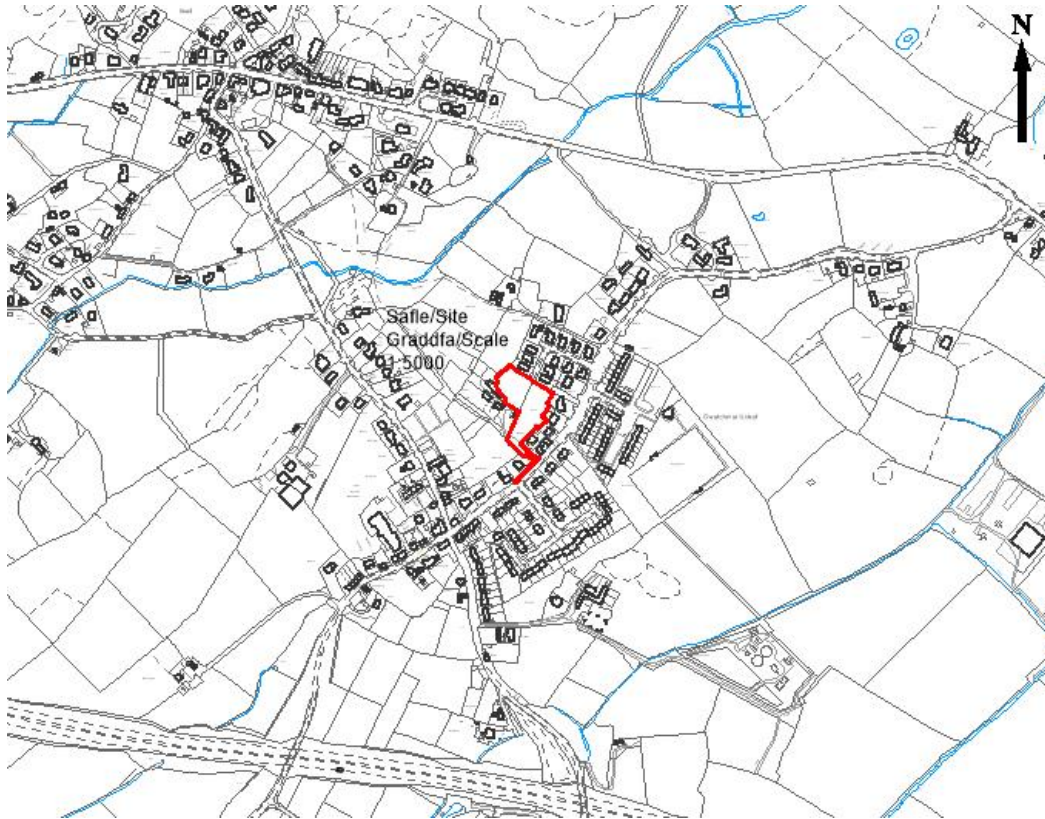
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2018/42

**Applicant:** B.C. Services (Anglesey) Ltd

**Description:** Cais llawn i godi 8 o anheddau marchnad a 2 o anheddau fforddiadwy, creu mynedfa newydd a ffordd i gerbydau ynghyd â gwaith thirlunio meddal a chaled ar dir ger / Full application for erection of 8 market and 2 affordable dwellings, construction of a new vehicular access and road together with soft and hard landscaping on land adjacent to

**Site Address:** Llain Delyn Estate, Gwalchmai



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The planning application has been called to the planning committee by the local member.

**Proposal and Site**

The application site comprises a predominantly greenfield site with part of which can be described as comprising previously developed land. To the north of the development there is an existing estate at Llain Delyn which comprise bungalows with tiled roofs. In the vicinity of the development there is a mixture on

single and two storey houses, predominantly rendered and with a mixture of slated and tiled roof properties present.

The application site is bounded to the south east by the rear of properties facing Crown Street. To the south there is an access track leading from the doctor's surgery on Crown Street which serves a number of properties including Ysgubor Esgob, this track comprises part of a Public Right of Way. Ysgubor Esgob is generally at a lower level than the application site and has a number of boundaries with the application site with trees and hedges present along sections. On one of these boundaries there is an existing building which appeared to be being used for domestic storage directly abutting the boundary.

The proposal is made for 10 residential units two of which would be affordable. The mix of housing types comprises 2 one bedroom bungalows, 2 two bedroom bungalows, 4 two bedroom houses and 2 three bedroom houses. Vehicular access to the development is via the existing Llain Delyn cul de sac estate road which leads to Crown Street. As part of the proposal a private vehicular access onto the proposed estate road from Ysgubor Esgob has been provided. A proposed open space is provided to the as a part of the development to the north west amounting to an area of around 490m<sup>2</sup>. Externally the proposed development would have a slated roof, self-coloured render walls, UPVC windows and timber boarding.

### **Key Issues**

- Principle of Residential Development
- Relationship with Adjacent Properties
- Highway Considerations and Sustainable Transport
- Ecology and Biodiversity Considerations

### **Policies**

#### **Joint Local Development Plan**

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

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 6: Water Conservation

TAI 3: Housing in Service Villages

TAI 8: Appropriate Housing Mix

TAI 15: Affordable Housing Threshold & Distribution

Technical Advice Note (TAN): Planning and Affordable Housing (2006)

AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 10, December 2017)

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)

Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance Affordable Housing (2004)

Supplementary Planning Guidance IOCC Design Guide for the urban and Rural Environment (2008) "SPG Design Guide"

Supplementary Planning Guidance Parking Standards (2008)

Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)

Supplementary Planning Guidance Housing Mix (October 2018)

## **Response to Consultation and Publicity**

**Gwasanaeth Addysg / Education Service:** Would seek contributions of £22,049.58 towards accommodating additional pupils at Ysgol Y Ffridd.

**Cynghorydd Nicola Roberts:** No observations received.

**Cynghorydd Dylan Rees:** No observations received.

**Cynghorydd Bob Parry:** Called the planning application to committee because of local concerns regarding the access.

**Cyngor Cymuned Trewalchmai Community Council:**

- Access to the site through Llain Delyn: The road is not wide enough for 20 vehicles. If a car was parked on the side of the road it would not be possible for another to pass
- Two storey height: This is out of character with the existing estate at Llain Delyn which is all single storey.
- Green open space: Who would be responsible for retaining and maintaining this area?, the area could be used for anti-social behaviour as young people could congregate there, there is no need for additional children's play area as there is already one present at Llain Delyn in addition to a football pitch, the green open space would impair on the privacy of houses which back on to the green open space.
- Education: The estate could have an impact on the language and ethos in the adjacent primary school.
- Health: Consideration should be given as to whether the local surgery can cope with the additional demand as a result of the development
- Construction duration: Lorries should not be allowed to enter the development between 9.00am and 3.00pm so as to ensure the safety of children walking to the primary school. It should also be ensured that the estate has a Welsh name.
- Parking: One bedroom dwellings, one parking space is not sufficient, there should be 2.
- Need: Is there need in the village for houses?

**Priffyrdd a Trafnidiaeth / Highways and Transportation:** Conditional permission.

**Strategol Tai / Housing Strategy:** Have detailed the mix of housing types required based on the Housing Waiting List and the Tai Teg Affordable Housing Register and confirmed that the mix align with need indicated in these. Have also confirmed that a housing survey was undertaken in the area in 2017 and that the mix of the proposed development accords with the results of this survey. It is also confirmed that this is Grwp Cynefin development and the development will comprise a mix of social rented and intermediate rent. The Housing Service confirms that they support the development and that the mix is acceptable. In addition it is confirmed that plots 1 and 2 should be identified for social rented purposes as part of the legal agreement requiring affordable housing.

**Swyddog Llwybrau / Footpaths Officer:** – No comment.

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

- The site is within the development boundary but not allocated for a specific use in the JLDP. Policy PCYFF 1 and Policy TAI 3 support residential development on windfall sites within development boundaries.
- Policy TAI 15 seeks an appropriate provision of affordable housing. The proposal meets the criteria for an affordable housing contribution.
- Policy TAI 8 requires an appropriate housing mix to improve the balance of housing in the community.

- Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal.
- You will need to be satisfied that the proposal complies with these Policies as well as more generic policies that relate, e.g. to design, landscaping, vehicular access.
- As part of the application an area of 490m<sup>2</sup> of public open space is to be provided on site to meet the needs identified in this assessment although the proposed area will not incorporate any play equipment. I note that the Community Council has stated that they do not wish to see further equipped playing areas in Gwalchmai and on this basis the informal play area proposed would comply with policy ISA: 5.

**Adain Dechnegol (Draenio) / Technical Section (Drainage):** The drainage plans presented on 08/04/2019 appear sufficient to manage surface water run-off from the proposed development.

**Ymgynghorydd Treftadaeth / Heritage Advisor:** The nearest heritage assets are the grade II listed Jerusalem Chapel and Ty Capel both situated some 90m to the south west. It is not anticipated that the proposed development would impact on the setting of these heritage assets.

**Ymgynghorydd Tirwedd / Landscape Advisor:** Retention of the hedgerow (as now clarified) helps with satisfaction of relevant criteria from PCYFF 4 ad AMG 3 with regard to integrating a development and retention of landscape features.

**Ymgynghorydd Ecologol ac Amgylcheddol / Ecological and Environmental Advisor:** Advice provided on the conditioning of ecological mitigation measures. Confirmed that the proposed areas of hawthorn planting will benefit biodiversity bearing in mind the Council's duty under the Environment Wales Act 2016 to seek to maintain and enhance biodiversity in the carrying out of its functions).

**Dwr Cymru Welsh Water:** Have indicated that there is the possibility that there is an uncharted public sewer crossing into the application site and that an easement of 3 metres will be required and an informative on this is recommended. Conditional permission recommended specifying the discharge point of foul drainage to the public sewer.

**Ministry of Defence:** No safeguarding objections.

**Cyfoeth Naturiol Cymru / Natural Resources Wales:** No objections subject to adherence to the mitigation measures in the ecological report accompanying the planning application including listing the report in the approved plans and advice is also provided in relation to waste produced in the development.

**Iechyd yr Amgylchedd / Environmental Health:** Considerations in relation to working hours, pneumatic rock machinery and the burning of waste are described.

**Betsi Cadwaladr University Health Board:** A scheme of 10 houses which should accommodate about 40 people should not impact adversely on the local health services.

The planning application has been advertised in the press as a major planning application affecting a Public Right of Way, site notices were posted and adjacent properties were notified in writing. Amended plans were received in the course of processing the planning application which essentially amended landscaping and boundary details along the boundaries of the development. The notification period for the latest amended plans expires on the 23.01.2019. At the time of writing one objection has been received on the following grounds:

- No response received from the agents following representations which were made during the pre-application consultation process.
- Concern expressed regarding the impact of the development on retaining, dry stone walls and buildings along the boundaries of the writer's property.
- Concern expressed regarding the potential obstruction and safety implications of the usage of the private access adjacent leading from the doctor's surgery at Crown Street for construction traffic purposes.
- Contended that two storey houses would be out of character.
- Indicated that two storey houses and associated fencing would be overpowering.

## Relevant Planning History

48C168 Full application for the erection of two dwellings together with the construction of a new vehicular access, disposed of 08.04.2009.

48C168A Outline application for residential development, withdrawn 02.02.2018.

## Main Planning Considerations

**General Considerations** The proposal comprises a major planning application and the applicant has undertaken pre-application consultation and publicity under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

**Principle of Development** The enquiry site is located on an unallocated site within the settlement boundary of Gwalchmai under the provisions of PCYFF 1 and the principle of residential development is therefore acceptable under the provisions of TAI 3 provided that the size, scale type and design of the development corresponds with the settlements character, and this material consideration is assessed in the next section of the report.

Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of the development amounts to 24 dwellings per hectare and whilst this is slightly lower than expected this is considered acceptable given the density of the development in the locality, the need to provide a green open space, surface water attenuation measures, residential amenity and landscape considerations which are considered in more detail in the report below.

Policy TAI 8 of the JLDP in essence requires that the mix of housing in a development are appropriate and align with the need of the area. The mix of the housing was described in the introduction and comprises one, two and three bedroom bungalows and houses on a social rented and intermediate rent basis. Policy TAI 15 further requires that part of the proposed development is provided for affordable housing purposes and in Gwalchmai this equates to 20% of the overall number of units which equates to 2 units. As explained in the consultation section of this report the council's Housing Service have confirmed that the mix of the proposed development is acceptable.

The community council have questioned the need for housing development in Gwalchmai. The council's JPPU have confirmed that over the period of the JLDP that 40 residential units would be expected to be constructed in Gwalchmai with twelve of these units on windfall sites such as this, further that this capacity currently exists such that the development is acceptable in these terms. On this basis a Language Statement would currently not be required in connection with the proposal under the provisions of policy PS 1 as the number of units proposed would not exceed the indicative housing provision for Gwalchmai.

**Relationship with its Surroundings** The proposal should comply with guidance in the council's SPG Design in terms of the proximity of development to prevent overlooking and other unacceptable impacts on existing properties adjacent. Based on this guidance and the circumstances of the site which includes the presence of an outbuilding on the boundary with an adjacent property it is considered that the relationship of the development with surrounding residential properties is considered acceptable. The assessment includes consideration of the impact on Ysgubor Esgob at a lower level and amended plans were submitted providing additional landscaping and setting the proposed fencing back from the boundary of this existing property to mitigate impacts of the development. There are also existing trees and hedges on the boundary between Ysgubor Esgob and the development which will screen view between the existing and proposed development. Any impacts on retaining structures along the boundaries would be a civil provision which could be subject to the Party Wall Act and an informative on this basis has been recommended.

To mitigate the impact of construction work on the amenities of adjacent residential properties a Construction Environmental Management Plan “CEMP” has been recommended as part of the planning conditions, this will regulate matters such as working hours, dust and noise.

The community council state that the proposed development is out of character with the existing estate at Llain Delyn which are all single storey. As explained in the introduction of the report there are also two storey properties in the immediate vicinity and on this basis the proposal which comprises a mixture of houses and bungalows is considered to accord with the character and appearance of this part of Gwalchmai Uchaf and therefore in alignment with material planning policies including PCYFF 2 and PCYFF 3.

**Highway Considerations and Sustainable Transport** Concerns have been received from the community council in relation to the adequacy of the access to the development in the construction and the operation of the development being applied for and the number of parking spaces proposed for the one bedroom dwellings. Concern is also expressed in objections regarding the potential obstruction and safety implications of any usage of the private access leading from the doctor's surgery at Crown Street for construction traffic purposes.

The council's Highways Section having considered these objections and raise no objections to the proposal. In terms of the potential impacts of construction on the Llain Delyn Estate and the track leading from Crown Street a Construction Traffic Management Plan is recommended whereby the matters such as routing and parking will need to be agreed, and the development thereafter will need to be constructed in accord with these details.

In terms of parking numbers being inadequate PPW 10 advocates the use of maximum as opposed to minimum standards and one space is considered adequate for these house types. The application site is also located in a service village under the provisions of policy TAI 3 which provide the service needs of their population and the hinterland which will be accessible by walking. The development is also located on the main bus service from Holyhead to Bangor and the application site is considered to be located in a sustainable location on the context of Anglesey such that services will be accessible by non-car modes.

**Ecology and Biodiversity** The planning application is accompanied by an ecological assessment which consider the effects of the development on protected species and includes mitigation measures in the construction and following the completion of the development. As detailed in the consultation response the council's Ecological and Environmental Adviser is satisfied with the proposed development subject to planning conditions to mitigate the presence of protected species such as slow worms and bats.

The provision of bat boxes on the houses and the landscaping scheme proposed particularly along the western boundary as detailed in the comments of the EEA would include indigenous species would provide an enhancement of the type required under the Environment (Wales) Act 2016 as

**Other Matters** Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accord with the policy. Comments are provided by the JPPU which indicate that the green area provided as part of the development will meet the identified deficiency and a legal agreement has been recommended to ensure that this area is retained and maintained for these purposes. In response to the comments of the community council the applicant has confirmed that the green open space will be maintained by way of a management and maintenance agreement whereby residents of the development would be collectively responsible for the area. No play equipment will be provided in the area. Any anti-social behaviour would need to be controlled by the police and is it is not a consideration which leads to an objection in planning terms. Fencing and landscaping around the area would also regulate any impact on the residential amenities of adjacent residential properties and these matters would be controlled via a planning condition.

In terms of foul drainage Welsh Water are content for foul drainage to be discharged to the public sewer at the point specified in their comments. The routing of this foul drainage connection is via the private



track leading from Crown Street which serves a number of residential properties and is Public Right of Way. Consideration of the construction impacts of the development on these interests will be secured by way of the CEMP recommended in the planning conditions.

Surface water drainage would be disposed of via a blanket soak-way and the council's drainage advisers consider that these arrangements are acceptable.

The impact of additional residents from the development on the local primary school and the nearby doctor's surgery are raised by the community council. As explained in the consultation section of this report the education service are content subject to the requirement for a financial contribution towards accommodating additional pupils estimated to be generated by the development. The Betsi Cadwaladr University Health Board were also consulted and they do not consider that a development of 10 houses will impact adversely on the local health services.

## **Conclusion**

In summary the proposal for 10 residential units on this windfall site aligns with material policies and is acceptable having weighted the material considerations described in the report. In reaching this conclusion the comments of the community council and objections received have been assessed but do not lead to a recommendation of refusal.

## **Recommendation**

That planning permission is approved subject to the completion of a legal agreement containing the following obligations.

Education – A financial contribution of £22, 049.58 towards accommodating the additional pupils estimated to be generated by the development at Ysgol y Ffridd, Gwalchmai.

Affordable Housing – That plots 1 and 2 of the development hereby approved are provided for social rented tenure.

Open Space – The areas identified on the proposed plan as an Open Space shall be provided for use for these purposes in accordance with a timetable to be approved in writing by the local planning authority and thereafter retained for these purposes. The maintenance and long term management of this green open space shall be in accordance with the management & maintenance agreement provided under cover of the agent's email of the 27.03.19.

Thereafter that planning permission is granted subject to the following planning conditions.

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

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

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

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

**Location Plan A-01-01 rev 02**

**Proposed Site Layout A-01-02 rev 09**

**2P1B Bungalow Elevations A-31-02 rev 03**

**2P1B Bungalow Floor Plan A-31-01 rev 01**

**2P1B Kitchen and Bathroom Plan A-31-03**

3P2B Bungalow Elevations A-30-02 rev 02  
3P2B Bungalow Floor Plan A-30-01  
3P2B Bungalow Kitchen and Bathroom Layouts A-30-03  
4P2B House Elevations A-32-02 rev 02  
4P2B Kitchen, Bathroom and WC/SH Layouts A32-03  
4P2B Semi Detached Dwelling Floor Plans A-3201  
5P3B House Elevations A-33-02 rev 02  
5P3B Kitchen, Bathroom and WC/SH layouts A-33-02  
5P3B Semi Detached Dwelling floor plans A-33-01  
Blanket Soakaway Plot 5&6 11/09/18  
Blanket Soakaway Plot 3&4 11/09/18  
Blanket Soakaway Plot 1&2 11/09/18  
Crate soakway calculations Gwalchmai 18/09/18  
Crate soakaway calculations Plots 7-10 for Gwalchmai 18/09/18  
1809-2018 (blanket soakaway details)  
Email 13/04/2019 Alun Owen  
Preliminary Ecological Appraisal (September 2018)  
Yorke Associates Ecological Consultants  
Water Conservation Statement September 2018 A.L.I. Building Design Ltd

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

**(03) Notwithstanding the details shown on drawing number A-01-02 rev 09 no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The proposed development shall be constructed with the approved slab and ground levels.**

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

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

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

**(05) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 1, 2, 3, 4, 5 and 6.**

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

**(06) Notwithstanding the details shown on drawing number A-01-02 rev 09 no development shall take place until a scheme indicating all of the proposed means of enclosure around and within the application site whether by means of walls or fences and a timetable for the construction or erection thereof has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed or erected in accordance with the details approved under the provisions of this condition and shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.**

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

**(07) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees and hedges has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees and hedges to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.**

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

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

Reason In the interests of visual amenities of the locality

**(09) The application site shall be developed strictly and entirely in accord with the Preliminary Ecological Appraisal (September 2018).**

Reason: In the interests of ecology.

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

- **The sustainability of the construction methods to be employed;**
- **Full specification(s) of external lighting (if any)**
- **Working hours during the construction**
- **Dirt and dust control measures and mitigation**
- **Noise, vibration and pollution control impacts and mitigation;**
- **Water quality and drainage impacts and mitigation.**
- **Precautionary reasonable avoidance measures "RAMS" for protected species.**
- **Existing hedge and tree protection measures.**
- **Height, specification and colour of safety all fencing and barriers to be erected in the construction of the development hereby approved.**
- **Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.**

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

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

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on access routes to the site, particularly in regard to nearby schools;**

- (iii) Measures to minimise and mitigate the risk to road users especially along the existing Llain Delyn Estate and the private track within the south western part of the applications site including non-motorised users;**
- (iv) The arrangements to be made for on-site parking for personnel working on the site and for visitors;**
- (v) The arrangements for loading and unloading and the storage of plant and materials;**
- (vi) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

**The construction of the development shall be completed in accordance with the approved CTMP.**

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

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

Reason: In order to ensure that the development does not lead to any road / parking problems.

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

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

**(14) The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption Specification Requirements, Anglesey' (copy attached to this decision notice).**

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

**(15) Development work will not commence until the arrangements for the provision of a management and maintenance scheme regarding the road system, the footpaths and the surface water drainage system for the lifetime of the development have been submitted to and approved in writing by the local planning authority. Such details must include the adoption arrangements by any public authority or statutory undertaker or other arrangements to ensure that the plan will be implemented and maintained throughout its lifetime.**

Reason: In order to ensure satisfactory and safe development.

**(16) The site shall not be occupied until a sustainable drainage system for the site has been completed and fully operational in accordance with the drainage details shown on the drainage design drawing presented on 08/04/2019 (ref: Adjacent Llain Delyn, Gwalchmai 1809-2018).**

Reason To ensure that the surface water drainage system is satisfactory and operational.

**(17) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at/ or downstream of manhole chamber reference SH39752801 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.**

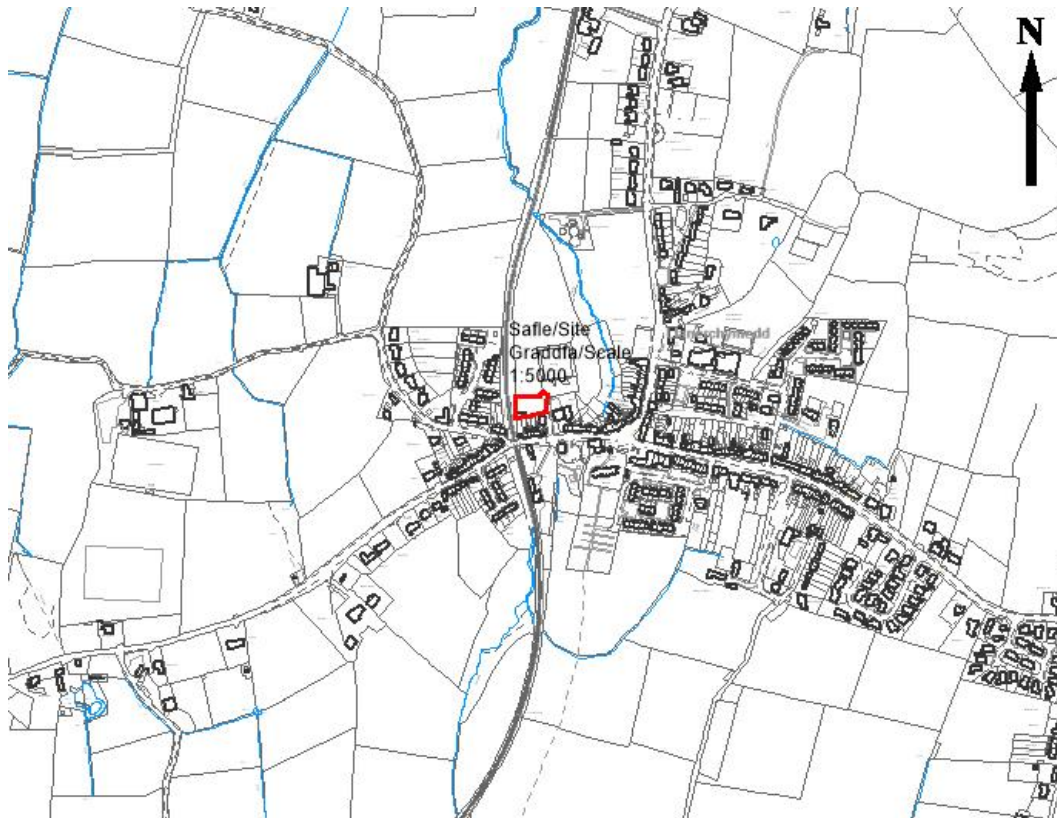
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Application Reference: 25C121H

Applicant: AMP Construction Ltd

Description: Cais llawn ar gyfer codi 4 annedd ynghyd a mynedfa cerbydau yn / Full application for the erection of 4 dwellings together with vehicular access at

Site Address: Safle Maryfore Site, Llanerchymedd



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

Recommendation: Caniatáu / Permitted

**Reason for Reporting to Committee**

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

**Proposal and Site**

This Planning Application is made for construction of 4 dwellings and associated vehicular access. The proposed dwellings are terraced style two storey housing. A site layout, floor plans, proposed elevations, location plan and parking provision are provided. The site layout plan indicates 4 terraced style houses with 8 parking spaces provided in the North-western end of the site. Each dwelling consists of 2 bedrooms located on the first floor of each dwelling and living room and separate dining/kitchen area on

the ground floor. The dwellings will be externally finished in Sherwood Blaze Facing Brick with blue/black clay ridge tiles and natural slate roof covering. The doors and windows will be white UPVC. Of the four dwellings proposed, one of the dwellings will be an affordable dwelling (Dwelling 4).

Access to the site will be from a proposed access road which will enter the site from the north joining the present access road that leads on to Bridge Street to the south. The access road will lead to the parking area and will allow vehicles to leave the site in forward gear. Each dwelling is served by a rear garden amenity space with a gate at the rear of the garden to allow removal of waste. There is no indication contained within the submitted plans of how the curtilage of the dwellings will be enclosed. Drainage will be discharged in to AC0-channels and gullies and disposed of through a soakaway at the south-eastern end of the site. Foul drainage will be connected and discharged to the existing main foul sewerage system administered by Welsh Water.

The site, which extends to c. 0.1Ha, is situated within the western end of the (service) village of Llanerch-y-medd. Presently the site is currently agricultural land and has a single building on the site. No information has been provided regarding the nature of this building, its condition or use. The northern end of the site faces onto open countryside.

Approximately half of the site area lies within the development boundary of the settlement, however it is noted that the new access road lies outside of the development boundary and within Open Countryside.

For sites outside but immediately adjacent to the development boundary policy TAI 16 'Exception Sites' is the relevant Policy. This Policy seeks 100% affordable housing provision on suitable sites i.e. sites that form a reasonable extension and not forming an unacceptable intrusion into the countryside. In addition, there needs to be a proven need for affordable housing on exception sites with evidence showing why this need cannot reasonably be delivered within a reasonable timescale on a market sites inside the development boundary that includes a requirement for affordable housing. Therefore, since this site partially lies outside the development boundary it should be considered under policy TAI 16 of the JLDP, but weight must also be given to other policy considerations and a balance struck between the varying policy aspirations.

The site is located within Llanerch-y-medd; a Service Village within the JLDP. Strategic Policy PS 17: Settlement Strategy states that 25% of the Plan's growth will be within Service Villages. As above, the JPPU have confirmed that there is sufficient capacity within the settlement's growth strategy, as outlined within the JLDP, to support a development of this size/scale.

The wider locale of the site is predominantly rural and residential in character, with little in the way of other development types – this is fairly typical of such settlements across the Island. In respect of local vernacular, there is not considered to be a rigorous and prevailing style or character and it is clear that as is commonly found in such villages, development has occurred on a piecemeal and ad-hoc basis over a prolonged period of time. This notwithstanding, there are instances of groupings of similar styles throughout the village. The surrounding locale is generally typified by a majority of residential properties of varying sizes and sales. On the whole, however, properties are commonly either two-storey or bungalows. There is a wide variety of detached, semi-detached and terraced properties. The majority of properties in Llanerch-y-medd are rendered, pebble dashed or brick. Almost all buildings use slate as the predominant roof covering, but interlocking concrete tiles can be found on a number of the post-war properties.

The site does not form part of any statutory or non-statutory area of nature conservation importance or interest.

### **Key Issues**

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

## Policies

### Joint Local Development Plan

Strategic Policy PS 16: Housing Provision  
 Strategic Policy PS 17: Settlement Strategy  
 Strategic Policy PS 18: Affordable Housing  
 Policy PCYFF 1: Development Boundaries  
 Policy PCYFF 3: Design and Place Shaping  
 Policy MAN 3: Retailing Outside Defined Town Centres but Within Development Boundaries  
 Policy TAI 16: Exception Sites  
 Planning Policy Wales (Edition 10, December 2018)  
 Technical Advice Note 2: Planning and Affordable Housing (2006)  
 Technical Advice Note 5: Nature Conservation and Planning (2009)  
 Technical Advice Note 12: Design (2016)  
 Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

### Response to Consultation and Publicity

Consultee	Response
<p>Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit</p>	<p>The JPPU outlined that Llanercgymedd is identified as a Service Village under Policy TAI 3 which supports housing to meet the Plan’s strategy through suitable unallocated sites within the development boundary. They noted that approximately half of the site area lies within the development boundary and this is not allocated a specific use. They point out that the footprint and curtilage of the proposed dwellings lie within the development boundary however the new access road lies outside the development boundary.</p> <p>They also outlined the indicative provision over the Plan period is 40 units. They have concluded that at present there is capacity within the indicative provision for the settlement of Llanerchymedd.</p> <p>With regards to TA1 15 the JPPU state the Proposed Development meets the threshold noted in Policy TA1 15 for making a contribution to affordable housing provision. The JPPU further note that the priority should be to provide an affordable unit as part of the development. They go on to make reference to Policy TAI 15 that if this provision is not possible then a “pro-rata payment will be expected rather than no affordable provision on the site”.</p> <p>With regards to Policy TAI 8 ‘Appropriate Housing Mix’ they have stated that regard be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 and that the Housing Service should be contacted to assess any information the Applicant has provided to support the housing mix.</p>

	<p>Finally the JPPU highlight Policy ISA 1 regarding infrastructure capacity. For the type of development proposed consideration be given to the capacity of within the local schools to accommodate the anticipated number of children on site.</p> <p>Policies that should also be considered with this application are listed within the JPPU response.</p> <p>The response concludes;</p> <ul style="list-style-type: none"> <li>• The site is within the development boundary but not allocated for a specific use in the JLDP. Policy PCYFF 1 and Policy TAI 3 support residential development on windfall sites within development boundaries.</li> <li>• As the access road lies outside the development boundary, consideration needs to be given to Policy PCYFF 4 and how it can be accommodated into the landscape.</li> <li>• Policy TAI 15 seeks an appropriate provision of affordable housing. It is noted that no information has been submitted with the application relating to the provision of an affordable unit or an affordable housing contribution.</li> <li>• Policy TAI 8 requires an appropriate housing to improve the balance of housing in the community.</li> <li>• Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal.</li> </ul>
<p>Ymgynghorydd Treftadaeth / Heritage Advisor</p>	<p>Response from the Built Environment and Landscape section make reference to relevant documents and polices to consider when assessing the application;</p> <p>Relevant Joint Local Development Plan (31 July, 2017) policies include:</p> <ul style="list-style-type: none"> <li>• PCYFF 3: Design and Place Shaping.</li> </ul> <p>Relevant Supplementary Planning Guidance (SPG) include:</p> <ul style="list-style-type: none"> <li>• Design in the Urban and Rural Built Environment (2008).</li> </ul> <p>They also note that the development will have no impact on any designated heritage asset and that the site does not lie within a conservation or the AONB.</p>



	<p>From a built heritage point of view, they have no further comments regarding the Proposed Development.</p>
<p>Priffyrdd a Trafnidiaeth / Highways and Transportation</p>	<p>The Highways Department commented regarding the Proposed Application and have stated that the Applicant must show on the proposed plans that the footpath adjacent to the public highway shall be continued along the sites boundary to the access in order to provide a safe walking area for pedestrians to enable walking from the site into the village.</p> <p>The Highways Department have deemed the plans acceptable however they offer a number of recommendations regarding the Proposed Development as follows:-</p> <p>The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.</p> <p>The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 meters back from the nearside edge of the adjoining carriageway.</p> <p>The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.</p> <p>The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption Specification Requirement, Anglesey' (copies of this document are available free on request from the Local Planning Authority).</p> <p>The estate road(s) shall be kerbed and the carriageway and footways finally surfaces and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the L.P.A. whichever is the sooner.</p> <p>No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design</p>

	<p>details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.</p> <p>The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan (CTMP). The CTMP shall include;</p> <ul style="list-style-type: none"><li>(i) The routing to and from the site of construction vehicles, plant and deliveries.</li><li>(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;</li><li>(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;</li><li>(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;</li><li>(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;</li><li>(vii) The arrangements for loading and unloading and the storage of plant and materials;</li><li>(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;</li></ul> <p>The construction of the Development shall be completed in accordance with the approved Plan. Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.</p> <p>The Highways Department also recommends the following advisory notes/informatives:</p> <p>The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.</p> <p>Any adjustments, re-siting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.</p> <p>The footway and/or verge crossing required in connection with this development shall be carried</p>
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	<p>out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.</p> <p>If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.</p>
Strategol Tai / Housing Strategy	No comments
Footpaths Officer	No Observations
Iechyd yr Amgylchedd / Environmental Health	<p>The Public Protection Officer made a total of 6 observations regarding the Proposed Development under the heading 'Environmental Protection' and these are outlined below;</p> <ol style="list-style-type: none"> <li>1. "Contaminated Land Comments: The developer should be mindful of the presence of potential land contamination on this site. If during redevelopment, material I 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. For site specific advice on Land Contamination please contact the Public Protection department on 01248 752820.</li> <li>2. 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).</li> <li>3. National Resources (Wales) (The Environment Agency) should be consulted with regard to this application."</li> <li>4. "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</li> </ol>

	<p>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.</p> <p>5. Welsh Water PLC should be consulted regarding the foul drainage arrangements.</p> <p>6. No waste materials to be burnt on site e.g. Bonfires.”</p>
<p>Gwasanaeth Addysg / Education Service</p>	<p>The Lifelong Learning Department of Anglesey Council would seek contributions of £11,024.79 towards accommodating the additional pupil at Ysgol Y Ffridd.</p>
<p>Dwr Cymru/Welsh Water</p>	<p>Having assessed the proposed surface water and foul drainage plans, Welsh Water note surface water runoff is proposed to be discharged into a soakaway system and foul flows are proposed to be communicated into the public sewerage system via an unchartered foul sewer.</p> <p>Welsh Water have no comments to make in relation to the proposed surface water drainage arrangements, however due to the uncertainty surrounding the proposed foul point of connection, Welsh Water request that planning consent is granted subject to the following condition provided below; to ensure no detriment to existing residents or the environment and to Welsh Water's assets.</p> <p>“No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.</p> <p>Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and</p>

	safety of existing residents and ensure no pollution of or detriment to the environment.”
Cyngor Cymuned Llanerchymedd Community Council	<p>The Community Council responded but were unable to reach a decision regarding the proposed development. The reason for its no decision was that that the Community Council was not able to determine whether the red line boundary on the site plan is reflected correctly. The Community Council consider that the red line boundary is misleading and have stated that it does not show the access at the rear of Stryd y Bont (Bridge Street) and Hen Gae Sel. The Community Council has sought clarification regarding the size of the site. In addition, it also raised the possibility regarding a possible increase in water flow which would add to existing flood issues near to the village shop.</p> <p>Case Officer Note – On review of the submitted plans, and based on site information and aerial imagery; it is considered that the red line boundary and surrounding mapping information provides an accurate representation of the site and its surroundings. With respect of this site size, this is listed as 0.1Ha; which again is accurate to the site and location plans. Re. flooding, no flood assessment has been provided, however no comments have been provided to suggest the development of the site would give rise to any flood risk or exacerbate any known pre-existing flooding issues within the wider locale – NRW, in their response, provided no comments.</p>
Cynghorydd Llinos Medi Huws	No Response Received
Cynghorydd Kenneth P. Hughes	No Response Received
Cynghorydd John Griffith	No Response Received
Cyfoeth Naturiol Cymru / Natural Resources Wales	No concerns raised
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response received

### Relevant Planning History

25C121 - Demolition of the existing building together with the erection of a new garage on the site adjacent to Capel Ifan, Stryd Y Bont, Llanerchymedd. Approved 04/12/1997

25C121A - Erection of a garage on land to the rear of 17 Bridge Street, Llanerchymedd. Approved 07/07/2000

25C121B - Erection of a dwelling on land to the rear of Bridge Street, Llanerchymedd. Approved 04/05/2001

25C121C/DA - Detailed plans for the erection of a bungalow at Maryfore, Llanerchymedd. Approved 31/10/2003

25C121D - Outline application for the erection of 5 terraced houses together with the construction of a new access for pedestrians and vehicles at Maryfore Site, Llanerchymedd. Refused 05/04/2005.

25C121E - Outline application for the erection of 2 houses together with extension of curtilage at Maryfore Site, Llanerchymedd. Approved 09/11/2005

25C121F - Full application for the erection of two dwellings, construction of a new vehicular and pedestrian access together with alterations to the existing access at Maryfore Site, Llanerchymedd. Approved 20/09/2006.

25C121G - Outline application for the erection of four dwellings together with the construction of a new vehicular and pedestrian access at Maryfore Site, Llanerchymedd. Approved 10/06/2009.

### **Main Planning Considerations**

#### **The acceptability of the proposed development in principle and compliance with the Joint Local Development Plan (JLDP):**

Having regard to the provisions of the principle Act, and as amended section 38(6) the 2004 Act and the 2015 Wales Act, if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the adopted Joint Local Development Plan (Anglesey and Gwynedd), July 2017

Furthermore, strategic policy PS 17: Settlement Strategy indicates that 25% of the Plan's growth should occur within Local Service Villages where a high level of housing will occur compared to other types of villages and provision will be delivered through commitments and new allocations (open market housing with a proportion of affordable provision). In addition, windfall sites within the development boundary can be permitted.

As mentioned, part of the site lies outside the development boundary. Consideration on the acceptability of the proposed development in principle is therefore contingent on compliance with policy TAI 16: Exception Sites, however it is also acknowledged that not all of the site falls outside the development boundary of the settlement and therefore a policy balance as to the acceptability of the proposals, weighted against other policy objectives (layout, design, appearance, integration, etc.) must be taken into consideration.

Based on the above, policy TAI 16 aims to ensure that where there is a proven local need for affordable housing, that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to a settlement will be granted. Such proposals should be small in scale and proportionate to the site of the settlement.

The indicative provision for Llanerch-y-medd over the Plan period is 40 units (which includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc.). The Plan anticipates that 23 of these will be provided on windfall sites. In the period 2011 to 2017 a total of 8 units have been completed in Llanerch-y-medd. The land bank, i.e. sites with existing planning consent, at April 2017 stood at 18 units. This means that at present there is capacity within the indicative provision for the settlement of Llanerch-y-medd.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Service Villages, Within TAI 15, Llannerch-y-medd is identified as being a mid-rural settlement with 20% of Affordable Housing Sought within new developments. The allocation of one dwelling within this application as affordable housing therefore meets this allocation. In order to secure the permanent retention of one affordable housing unit on site, a legal agreement under Section 106 of the Town and Country Planning Act (1990) is required. Any grant of planning permission will therefore be subject to conditions identified later in this report as well as aforementioned Section 106 agreement.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. No information regarding the housing mix has been submitted with this planning application.

The site is within the development boundary but not allocated for a specific use in the JLDP. Policy PCYFF 1 and policy TAI 3 support residential development on windfall sites within development boundaries. Furthermore, clarification is required on whether the proposal involves a Registered Social Landlord committed to the development of the site, or whether it is more speculative in nature.

Policy ISA 1 does state that where proposals generate a directly related need for new or improved infrastructure and this is not provided this must be funded by the proposal. An example could be a lack of space within the local primary school.

With regards to the access road and that it falls outwith the development boundary consideration must be given to PCYFF 4. The main aspect of PCYFF 4 is that "All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused." There is no indication within the proposals on how the access road will adequately integrate into the landscape. However as the dwellings are within the development boundary and comply with PCYFF 4 and deemed acceptable in this regard although the access road is out with the boundary the development, this is not in itself reason for refusal as conditions could be attached that would ensure the access road is landscaped and screened to ensure it fits in with the surrounding landscape and lessen its visibility.

#### **Design and Appearance:**

It is acknowledged that this site is, in essence, a fairly low-lying site and is in keeping with the residential nature of surrounding properties. Furthermore, it is noted that the village vernacular is far from uniform and given this lack of robust character, it is considered that the introduction varying housing types can be supported within this locale. Policy PCYFF 4 is clear on the need for new development to integrate within its existing context and in the case of this development it is deemed that policy PCYFF 4 has been met and that the dwelling is of a suitable scale, mass and utilises appropriate materials.

#### **Any other material considerations:**

The development would be accessed from the public highway with the parking areas located internally within the site to the front of the proposed dwelling. Policy TRA 4 states "*proposals that would cause unacceptable harm to the safe and efficient operation of the highway...will be refused.*" however in this instance, it is deemed that the layout of the parking within the site is generally sufficient and that vehicles will be able to enter and leave the site in a forward gear without any negative impact of the public carriageway.

Policy TRA 2 outlines the parking standards expected for such a development (in line with SPG Parking Standards, 2008). It is noted therefore that the required provision for parking is presently 1.5 spaces per unit for 2 bedroom properties; given this the proposed development is considered to meet the requirements of TRA 2 as 8 parking spaces are provided in total which equates to 2 parking spaces per dwelling.

With regard to the consultation responses, these have been considered and where appropriate have been included within the recommendation below:

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

## **Conclusion**

Policy TAI 15 includes a threshold figure of 2 or more units within Service Villages identified within the settlement hierarchy shown in Strategic Policy PS 17 and therefore developments that meet this threshold should demonstrate affordable housing provision. Within TAI 15, Llannerch-y-medd has a 20% allocation of affordable housing sought within developments. This allocation has a 25% allocation of affordable housing and therefore exceeds this allocation. This I therefore meets the terms of TAI 15 and is the most significant justification for the granting of this application, it is also noted that the proposal is compliant in other policy areas (as above, and below). A section 106 agreement will be required to ensure that the dwellings will be affordable dwellings.

## **Recommendation**

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The design, scale and mass of the development and materials are generally acceptable and with the required provision of Affordable Housing and Appropriate Housing Mix being met within this development it is the recommendation of this report to grant permission for this development.

**(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.**

- **Drawing No. 2599:18:P1 (Location Plan)**
- **Drawing No. 2599:18:3 (Proposed Site Plan and Indicative Drainage Layout)**
- **Drawing No. 2599:18:P3a (Proposed Site Plan)**
- **Drawing No. 2599:18:P3b (Proposed Site Plan and Affordable Housing Provision)**
- **Drawing No. 2599:18:P4 (Proposed Floor Plans)**
- **Drawing No. 2599:18:P5 (Proposed Elevations)**

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

**(02) 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 .

**(03) No development shall commence on site until a detailed schedule and specifications of all external materials and finishes/windows and external doors/roof coverings to be used on the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure that the development complies with policies PCYFF3 Design and Place Shaping and policy PCYFF 4 Design and Landscaping of the Anglesey and Gwynedd Local Development Plan (2017)

**(04) 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 prior to the occupation of the dwellings, whichever is the sooner.**

Reason: In the interests of amenity

**(05) The prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the local planning authority.**

Reason: In the interests of amenity

**(06) Full details of all hard and soft landscaping shall be submitted as part of a Landscape Plan to be approved by the Local Planning Authority before any development work commences. This planting and landscaping work shall be carried out in full to the satisfaction of the Local Planning Authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the Local Planning Authority gives written consent to any variation.**

Reason: In the interests of amenity.

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

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

**(08) The estate road(s) shall be completed to a base course finish with the surface water drainage system complete and fully operational before any work is commenced on the dwelling(s) which it serves.**

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

**(09) The internal site access road, as shown on drawing number 2599-18-P3 (Revision B) shall be maintained in perpetuity as the primary means of vehicular access to/from the private estate road shown east of the application site boundary. Full details of the internal site access road carriageway surfacing (including any details of footways, lighting, etc) shall be provided and approved in writing by the Local Planning Authority prior to the commencement of development and shall be implemented on site before the first dwelling on the estate is occupied, or within 2 years of the commencement of the work on the site, or any such other period as may be agreed in writing with the Local Planning Authority whichever is the sooner.**

Reason: In the interests of highway safety.

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

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

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

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

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

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

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

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

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

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

Reason: To ensure a satisfactory appearance to the development.

**(12) No development shall commence until a finalised (i.e. not indicative) drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the**

**development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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.

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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