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ISLE OF ANGLESEY
COUNTY COUNCIL**

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 2 HYDREF 2019 am 1.00 o'r gloch yp	WEDNESDAY, 2 OCTOBER 2019 at 1.00 pm
SIAMBR Y CYNGOR SWYDDFEYDD Y CYNGOR LLANGFNI	COUNCIL CHAMBER COUNCIL OFFICES LLANGFNI
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752516 Committee Officer

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.

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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 - 10)

To submit, for confirmation, the minutes of the Planning and Orders Committee held on 4 September, 2019.

4 SITE VISITS_(Pages 11 - 12)

To submit, the minutes of the planning site visit held on 18 September, 2019.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING_(Pages 13 - 22)

7.1 - FPL/2019/1 - Capel Carmel, Chapel Street, Amlwch

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

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9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 23 - 34)

10.1 - FPL/2019/201 - Tegfan, Llanynghenedl

10.2 - VAR/2019/49 - Trearddur House, Trearddur Bay

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_(Pages 35 - 38)

11.1 - HHP/2019/190 - Bryn y Môr, Bryn y Môr Road, Valley

12 REMAINDER OF APPLICATIONS_(Pages 39 - 58)

12.1 - OP/2019/5 - Huws Gray, Bridge Street, Llangefni

12.2 - FPL/2019/200 - Pentraeth Primary School, Lôn Tanrallt, Pentraeth

12.3 - FPL/2019/226 - Fronwen, Newborough

13 OTHER MATTERS_(Pages 59 - 70)

13.1 - FPL/2018/57 - Parc Tyddyn Bach, Holyhead

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Planning and Orders Committee

Minutes of the meeting held on 4 September 2019

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,
K P Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen,
Dafydd Roberts and Robin Williams.
- Councillor R A Dew – Portfolio Holder (Planning & Public
Protection).
- IN ATTENDANCE:** Development Management Manager (NJ),
Senior Planning Officer (GJ),
Planning Officer (DR),
Development Control Engineer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillor Aled M Jones (applications 7.2 & 12.1);
Peter Rogers (application 7.1).
-

1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

Councillor Bryan Owen declared a personal and prejudicial interest with regard to application 7.1 on the agenda.

Councillor Robin Williams declared a personal and prejudicial interest with regard to application 7.3 on the agenda.

3 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 24 July, 2019 were presented and confirmed.

4 SITE VISITS

The minutes of the planning site visits held on 7 August, 2019 were confirmed, subject to the inclusion of the names of Councillors Eric W Jones and Robin Williams to the list of apologies.

5 PUBLIC SPEAKING

There was a public speaker in respect of application 7.2.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 VAR/2019/14 – Application under Section 73A for the deletion of condition (08) (finished floor level) and the variation of condition (11) (plans approved under reserved matters application ref 15C48J/FR/DA) of outline planning permission reference 15C48H (outline application for the erection of a dwelling together with the construction of a vehicular access) so as to allow for amendments to the siting and design of the previously approved dwelling and detached garage together with the erection of a new perimeter flood defence wall at Cae Eithin, Malltraeth

Councillor Bryan Owen had declared a personal and prejudicial interest in the application and left the meeting during discussion and voting thereon.

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

At the meeting of the Planning and Orders Committee held on 3 July, 2019 it was resolved to visit the site and subsequently the site was visited on 17 July, 2019. Due to the unavailability of some Members attending the site visit the Planning and Orders Committee at its meeting held on 24 July, 2019 resolved to re-visit the site and subsequently the site was further visited on 7 August, 2019.

Councillor Peter Rogers, a Local Member referred to the closing of an enforcement complaint regarding access to the site in 2018 on grounds of expediency but raised concerns that 5 out of the 6 planning conditions had been breached and that the dwelling had already been constructed on the site and there was no lawful access for the delivery of building materials and plant equipment to the site. Councillor Rogers referred to the discrepancies between the heights, finished floor level and siting of the dwelling and those prescribed by the conditions of the original planning consent having an effect on the amenity and privacy of neighbouring properties and the local area. He referred that there are anomalies within the Planning Officer's report as regards to the submission of a Certificate A and he considered that the Planning Department mislead various bodies when they circulated the Certificate A application. Councillor Rogers highlighted that many questions in relation to this development and the breaches of planning conditions remain unanswered and

asked the Committee to defer the application until independent investigations as regards to this proposal have been completed.

The Development Management Manager said that the application is to delete conditions to the finished floor level, the siting of the dwelling within the plot, increased length and width of the finished dwelling and amended orientation of the garage together with the erection of a new perimeter flood defence wall at Cae Eithin, Malltraeth. She outlined the planning history of the development and noted that an application was submitted in 2015 for private access to the site and there was disagreement as to the ownership of the land and thereafter the application was 'called-in' for discussion by the Planning and Orders Committee. She referred to numerous enforcement issues attached this application over a number of years and concerns expressed that the Planning Authority has not taken enforcement proceedings; the application before this meeting is the result of enforcement processes undertaken which complies with Welsh Government's planning policies.

The Development Management Manager further said that as part of the objections to the application it is obvious that there are errors in relation to the permission given for the dwelling itself. There have been comments that other conditions attached to the planning application have been breached as to the position of the dwelling within the application site, parking spaces not been completed and unlawful use of the access to the site. The Officer suggested that a misunderstanding had occurred during the sale of the land to the current owners in relation to the extent of the planning permission granted. She referred to the Planning Officer's report as to the measurements of finished floor level, the dwelling is 250mm longer and 250mm wider than that approved and the garage is now sited such that its front gable faces the new driveway approved as part of the permission for a private access; there are objections as regarding to the height and levels as well as the pitch of the roof of the dwelling. The actual finished floor level of the dwelling is now 4.25 AOD, 170mm lower than the level specified in the condition; the height of the dwelling from the finished floor level as built to ridge is 5.85m which is less than the 6m stipulated in the condition. The approved height from the FFL to ridge was 5.40m, the actual height from FFL to ridge is 5.85m, a difference of 450mm. However, taking into account a small increase in the height and a 2 degree alteration to the pitch from 38 to 40 degrees as a result of the increase in width and the fact that the FFL should have been 170mm higher than it has been constructed, the overall increase in the height of the dwelling is 280mm. The Development Management Manager further referred that the Local Member has expressed robust views as regards to enforcement issues, she said that if the Planning Authority enforced against the planning permission afforded it would be enforcing against the historical flood levels. With regard to a reclassification of the area from a C1 to a C2 zone, if the application was dealt from new the actual floor levels required to be achieved would be 4.7m AOD. As part of the proposal a construction of a boundary wall is to be erected as part of flood risk at a height of 4.7m above AOD so as to reach the flooding requirements.

The Development Management Manager said that as regards to the Welsh Government Planning Policies applicants who breach planning conditions should not to be penalised; the application needs to be viewed as regards to the effect on the local amenities of neighbouring properties and on the area as regards to the

planning approval. She noted that the conclusion is that there is no unacceptable intrusion in terms of the nature or the siting of the dwelling. Comments have been received as regards to the ownership of land as regards to the location of the soakaway in front of the dwelling; plans have been received by the applicant's agent that the drainage of the land can be incorporated within the land in the ownership of the applicant. It is considered that there is no detrimental effect on the nearby AONB. The recommendation is of approval of the application, however the Planning Authority does not encourage breaches of planning conditions but as part of the enforcement process such retrospective applications do come before the local authority and they must be assessed as regards breaches of planning conditions in accordance with planning policies .

Councillor K P Hughes said that following the site visits to the application site he proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

7.2 FPL/2019/116 – Full application for the change of use of former church into two holiday units together with alterations and extensions at St. David's, Athol Street, Cemaes Bay

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

At the meeting of the Planning and Orders Committee held on 3 July, 2019 it was resolved to visit the site and subsequently the site was visited on 17 July, 2019. Due to the unavailability of some Members attending the site visit the Planning and Orders Committee at its meeting held on 24 July, 2019 resolved to re-visit the site and subsequently the site was further visited on 7 August, 2019.

Public Speaker

Mr Mike Jones (against the proposal) stated that he is the resident of the property opposite the application site and also said that he was speaking on behalf of a number of objectors in respect of the application. He said that they are not against bringing the site back into gainful use as a residential property, holiday let or even Community use. The objections is regards to the poor quality of the application submitted. He thanked the Committee for visiting the site on both occasions to view the concerns of the objectors. Mr Jones referred that issues raised on the first site visit was access to the site, the entrance doors and gates, overlooking issues, intrusion, appearance, maintenance, drainage and parking issues, which are all valid Town Planning considerations. He noted that the response by Planning Officers was that all these issues can be resolved with planning conditions. But Mr Jones considered that if matters need be controlled by conditions then the submission is grossly inadequate in the first instance and should be rejected. Mr Jones further said that the application is a scheme of poor quality which has been designed to maximise profit for the owner by selling land that was generously given

to the Church for community use. The scheme has not considered the village environment, neighbours to the property nor the occupants who will be renting the holiday lets. He expressed that the impact on the back gardens of the Fairview dwellings and the Vigour Hotel has not been considered by the applicant. Mr Jones disagreed that the movement of traffic from the dwellings would be no more than if the Church was still in use; the two proposed dwellings will incur increase movement of traffic in the area daily. Mr Jones said that part of the application site lies within the designated Conservation Area and this proposal does not enhance the design of the building. He noted that the Officer's report noted that the existing building on the site exhibits little architectural merit. He further said that the local Community Council and the local residents considers that the application should be refused.

The Development Management Manager outlined the application to the Committee and said that concerns have been expressed as to the ownership of land to the front of the existing Church but these are private issues between interested parties. She said that the St David's Church, Cemaes has been removed from the Conservation Area recently following a review. Given the lawful use of the existing building (Class D1) and other potential D1 uses the Church could be used for other community use i.e. children's nursery or clinic which could increase traffic movement considerably.

Councillor Aled M Jones, a Local Member said that whilst he was not against the development of the application site, the site needs to be sensitive to the area. The St David's Church is on the boundary of the village square in Cemaes which has limited parking. He further said that there is a road adjacent to the Church which has access to a residential dwelling which makes it impossible to carry out works on the Church outside as there is no land available. Councillor Jones referred that a piece of land near the church which has been designated for 3 vehicles as part of the proposal is not in the ownership of the Church and without such land the application is unable to be approved due to limited parking provision within the village square of Cemaes. He considered that the proposed application is overdevelopment and one holiday unit would be sufficient.

The Development Control Engineer (Highways) said that the location of the Church is within walking distance of car parking provisions in the village and that given the lawful use of the existing building (Class D1 Church) it is not considered that there would be considerable increase in traffic generated from the proposed development.

Councillor K P Hughes proposed that the application be approved as there is a need to attract tourism to the area and the Island. Councillor Robin Williams seconded the proposal of approval.

Councillor Dafydd Roberts proposed that the application be refused due to the visual appearance of the current building. Councillor Bryan Owen seconded the proposal of refusal.

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

7.3 HHP/2019/129 – Full application for the erection of a detached garage at Ty Arfon, Lôn Refail, Llanfairpwll

Councillor Robin Williams had declared a personal and prejudicial interest in the application and left the meeting during discussion and voting thereon.

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

At the meeting of the Planning and Orders Committee held on 3 July, 2019 it was resolved to visit the site and subsequently the site was visited on 17 July, 2019. Due to the unavailability of some Members attending the site visit the Planning and Orders Committee at its meeting held on 24 July, 2019 resolved to re-visit the site and subsequently the site was further visited on 7 August, 2019.

The Development Management Manager referred to the objections by local residents as noted within the report which has been addressed within the Planning Officer's report. She said that the scale of the garage is considered acceptable and will not have an adverse effect on the neighbouring hedge. She noted that no objection to the proposed development has been received by the statutory consultees.

Councillor Eric W Jones proposed that the application be approved and Councillor Bryan Owen seconded the proposal.

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

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 VAR/2019/9 – Application under Section 73 for the variation of condition (01) (Approved Plans) from planning permission reference 18C71E (Conversion of outbuilding into a dwelling together with the installation of a package treatment plant) as amended by application reference MAO/2018/2 so as to allow for amendments to the design of the outbuilding conversion together with the discharging of condition (03) (Boundary treatment) of planning permission reference 18C71E at Neuadd, Cemaes

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

The Development Management Manager outlined the application to the Committee and said that the applicant has also submitted boundary details as part of the application. She noted that the application is contrary to Policy TAI 7 of the Joint Local Development Plan, however the fall-back position is that the application site has an extant planning permission for the conversion of the outbuilding into a dwelling.

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

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 FPL/2019/1 – Full application for the conversion of building into seven flats together with the creation of a new vehicular access at Carmel Chapel, Chapel Street, Amlwch

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

The Chair said that a Local Member had submitted a request to visit the application site due to local concerns in respect of the demolition of a boundary wall to create a new vehicular access.

Councillor Nicola Roberts proposed that the site be visited and Councillor Richard O Jones seconded the proposal.

It was RESOLVED at the request of a Local Member to visit the site.

12.2 DIS/2019/84 – Application to discharge condition (11) (Construction traffic management plan) of planning permission FPL/2019/9 at Maes y Coed, Menai Bridge

The application was presented to the Planning and Orders Committee as the application is made by the Council on the Local Authority's owned land.

The Development Management Manager reported that the application is for the discharge of condition 11 from planning application FPL/2019/9 which requested details of a construction traffic management plan. The construction traffic management plan has now been received by the Local Authority and is considered acceptable by the Highways Authority.

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

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

12.3 FPL/2019/79 – Full application for change of use of existing community room into a 1 bedroom dwelling at Waun Dirion, Benllech

The application was presented to the Planning and Orders Committee as the application is submitted by the Local Authority.

The Development Management Manager reported that the proposal is considered to be acceptable and it is not considered that the development gives rise to a significant detrimental impact upon the character and amenities of the area or nearby residential dwellings or upon the Welsh language.

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

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

12.4 FPL/2018/55 – Full application for the conversion of outbuilding into a holiday accommodation together with the installation of a package treatment plant at Penrhyn Owen, Holyhead

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

The Development Management Manager reported that the original application has been amended in order to reduce the scale of the proposed development and the application is supported by a Business Plan so as to conform to planning policies. She further said that it is not considered that the development will have a negative impact upon any residential dwelling nor on the surrounding area. Additional conditions will need to be attached to any approval of the application as regards to the requirements for details of works to be undertaken to boundary walls and passing bays on the nearby highway. Whilst the Local Member has expressed concerns that the road to the application site is narrow, the Development Management Manager said that the road is a private highway and the Highways Authority are satisfied with the application subject to passing bays being afforded as part of the conditions attached to the planning application. The Development

Management Manager said that the public consultation period does not come to an end until 5 September, 2019 and requested that the Officer's be afforded power to act following the public consultation period if no representations have been received.

Councillor T LI Hughes, a Local Member said that he has concerns as regards that the road is narrow towards Trearddur Road and Porthdafarch Road with no pavement for people having to walk on a dangerous highway. The Development Control Engineer responded that the highway is used extensively by walkers as there are numerous public footpaths near the application site. He noted that the Highways Authority is requesting that the applicant affords 'passing bay' as part of the application.

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

It was RESOLVED to approve the application, subject to additional conditions as regards to the requirements of passing bays on the nearby highway and details of works in respect of boundary walls be submitted and to grant the Officer's power to act following the statutory public consultation period coming to an end.

13 OTHER MATTERS

Submitted – a report on the public speaking procedure in relation to the functions of the Planning and Orders Committee.

The Development Management Manager that the public speaking protocol has not been reviewed since it was introduced in 2010 and the revised protocol is updated mainly to reflect the General Data Protection Regulations.

It was RESOLVED to adopt the updated Public Speaking Procedure in relation to the functions of the Planning and Orders Committee.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

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PLANNING SITE VISITS

Minutes of the meeting held on 18 September, 2019

- PRESENT:** Councillor Nicola Roberts - Chair
- Councillors John Griffith, Glyn Haynes, K P Hughes, R O Jones, Brian Owen, Dafydd Roberts,
- IN ATTENDANCE:** Team Leader – Development Control (IJ),
Development Control Engineer (Highways) (JAR).
- APOLOGIES:** Councillors T LI Hughes MBE, Vaughan Hughes, Eric W Jones, Robin Williams.
- ALSO PRESENT:** Local Members – Councillors Richard Griffiths and Aled M Jones.
-

1. FPL/2019/1 – Full application for the conversion of building into seven flats together with the creation of a new vehicular access at Capel Carmel, Lôn Capel, Amlwch

Members were shown the site including existing and proposed new access. Concerns were raised during the site visit that works had commenced, land ownership and availability of parking spaces.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

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Planning Committee: 02/10/2019

7.1

Application Reference: FPL/2019/1

Applicant: Mr Neil Jamieson

Description: Cais llawn ar gyfer newid adeilad allanol i saith fflat ynghyd a chreu mynedfa newydd i gerbydau yn / Full application for the conversion of building into seven flats together with the creation of a new vehicular access at

Site Address: Capel Carmel, Lon Capel / Chapel Street, Amlwch



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

Recommendation:

Reason for Reporting to Committee

Local Member Richard Griffiths has referred the application the Planning and Orders Committee for determination. The Local Members has raised concerns with respect to the demolition of a boundary wall.

At the committee meeting held on the 4th September, 2019, it was resolved that a site visit was required. The site visit took place on the 18th September, the Members are now aware of the site and its settings.

Proposal and Site

The application is made for the conversion of a building into seven flats together with the creation of a new vehicular access at Capel Carmel. Amlwch.

The application site is a parcel of land situated within the development boundary of Amlwch as defined within the Joint Local Development Plan (JLDP). The Chapel is a Grade II Listed Building. The site is accessible to the north from Chapel Street. A vehicular track runs along the site from the main highway to the east. Residential dwellinghouses are located to east and west of the site whilst agricultural land lies to the south.

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 6: Water Conservation
 Strategic Policy PS 1: Welsh Language and Culture
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy TAI 15: Affordable Housing Threshold & Distribution
 Policy ISA 1: Infrastructure Provision
 Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
 Policy TAI 9: Subdivision of Existing Properties to Self-contained Flats & Houses in Multiple Occupation (HMOs)
 Policy ISA 2: Community Facilities
 Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	Proposed Development will not have a significant adverse impact upon the Listed Building or Conservation Area.
Ymgynghorydd Tirwedd / Landscape Advisor	No Objection
Swyddog Llwybrau / Footpaths Officer	No Comments
Cynghorydd Richard Griffiths	Referred the above planning application to the Planning and Orders Committee. The Local Member has raised concerns with respect to the demolition of a boundary wall
Cynghorydd Aled Morris Jones	No Response
Cynghorydd Richard Owain Jones	No Response
Cyngor Tref Amlwch Town Council	Concerns regarding parking.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Policy Comments are provided within the report
CNC	No Objection
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Dwr Cymru Welsh Water	Conditional Approval
Iechyd yr Amgylchedd / Environmental Health	Conditional Approval / Informative Advice
Head of Service (Housing)	Although the demand for flats within Amlwch is relatively low, this is not a true reflection of the demand. The housing service considers there is a greater need than what the current waiting list figures suggests.
Gwasanaeth Addysg / Education Service	The Lifelong Learning Section of the Authority have assessed the application and concluded that in this instance and confirmed that no contribution is required.

The proposal was advertised with the posting of notifications to adjacent properties. A site notices has also been displayed near the application site together with an advert in the local press. Following receiving amended plans the publicly process has been undertaken on two separate occasions. The expiration of the publicly period was the 28/08/2019.

At the time of writing this report, 10 letters of representations were received as a result of the publicity afforded to the application. The main points raised are summarised below:

- Concerns whether the applicant has a right of way to access to property and party wall.
- Concerns that the proposed development would worsen off road parking within the area and add to congestion.
- Concerns with respect to the access and visibility.
- Limited area for manoeuvrability of vehicles within the application site.
- Proposed development would have an impact upon the amenity of nearby residential properties.
- Proposed development is not in keeping with the area.
- Concerns regarding the availability of refuse and recycling areas.
- Concerns with respect to the Grade II Listed Building.

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

- The applicant has served certificate B's as part of the application. Issues relating to rights of way and party wall are civil matters.
- The Local Highways Authority have assessed the application and are satisfied with the proposal subject to conditions.
- Although the application is limited in term of site area, an area for the manoeuvrability of vehicles has been included within the proposal.
- The impact upon residential amenity of neighbouring properties has been assessed within the report.
- The proposed development entails the conversation of an existing structure and will not have a detrimental impact upon the character of the area.
- Provision for refuse and recycling areas have been included as part of the proposal.
- The Built Environment Section of the Authority have assessed the application and are satisfied with the proposed development. Listed Building Consent has been approved for the proposed works.

Relevant Planning History

LBC/2019/1 - Listed Building Consent for the conversion of building into seven flats together with the creation of a new vehicular access at Capel Carmel, Amlwch – Approved 29/07/2019

Main Planning Considerations

The building is currently in a state of disrepair following being disused since 2005. The main chapel can be viewed from the main highway whilst the two storey schoolroom extends to the rear of the site.

Two parking areas are proposed at the front of the chapel, whilst a further nine parking areas are located at the rear. These nine parking areas are accessible from an existing lane to the east together with a new access track which will run along the western elevation of site.

The proposed apartments will be located over two storeys which will house 6 number of two bedroom apartments and 1 three bed apartment. Since the initial submission, amendments have been made to the proposal which included mitigation measures in terms of a proposed wooden fence along the boundary, provision for a recycling area and an amended Certificate B.

Policy Considerations:

The main most relevant policies to consider the principle of the development against Policy PCYFF 1 ('Development Boundaries'), Policy TAI 1 ('Housing in the Sub-regional Centre and the Urban Service Centres'), Policy TAI 9 ('Subdivision of Existing Properties to Self-contained Flats and Houses in Multiple Occupation'), and Policy TAI 15 ('Affordable Housing Threshold and Distribution').

Housing considerations:

The application site is located within the Amlwch development boundary as noted in the Anglesey and Gwynedd Joint Local Development Plan. In accordance with Policy PCYFF 1 ('Development Boundaries'), proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations.

Policy TAI 9 permits the sub-division of existing properties to self-contained flats provided they conform to the criteria within the policy.

Criteria A i) requires that the property is suitable for conversion without the need for significant extensions and external adaptations. As part of the application a Structural Report is received which confirms that the building is suitable for conversion.

Criteria A ii) relates to licence houses in multiple occupation and is therefore not relevant to the application.

Criteria A iii) requires that the number and type of units proposed and that it will not have detrimental impact on residential amenity and that each unit will have adequacy of car parking and refuse storage space. In addition criterion iv of the policy should be considered in that the proposal must not exacerbate existing parking problems in the local area.

The impact upon residential amenity is assessed later within the report.

In total, 11 parking spaces have been provided as part of the proposed development which have been deemed acceptable by the Local Highways Authority. The proposal has also included a recycling area for future occupiers.

The application site is located in a sustainable location within the development boundary of Amlwch and in close proximity to nearby public amenity areas. Policies TAI 9 and PCYFF 2 of JLDP requires that

appropriate amenity spaces should be provided. Whilst the site area is measured at 700 square meters, approximately 60 square meters of amenity space is available for future occupants. Due to tight constraints of the site and the inclusion of parking spaces, turning areas and recycling area, the available amenity space for future occupiers is limited. Notwithstanding this fact, the application site is located within the development boundary and located close to existing amenity areas which is a material consideration and assessed as part of the application. In this instance the available amenity space is considered acceptable.

Housing Considerations:

The indicative supply level for Amlwch over the Plan period is 533 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.e. land ownership matters, infrastructure restrictions, etc.). The Plan anticipates that 160 of these units will be provided on windfall sites. During the period of 2011 to 2018, a total of 28 units have been completed in Amlwch - and each of these on windfall sites. The windfall land bank, i.e. sites with extant planning permission, in April 2018, was 80 units (with 76 of these likely to be developed).

It is considered that approving the development on this site will be supported against the indicative supply level for Amlwch.

Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable houses in the plan's area. The threshold is two or more housing units in Amlwch. Since the proposed development proposes an increase of 7 units, this meets with the threshold noted in Policy TAI 15 for making an affordable housing contribution.

It is noted that the priority should be to provide an affordable unit as part of the development. Policy TAI 15 states that "Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, providing an affordable unit within that development will remain the priority. However, if it is deemed that this is not possible, a pro-rata payment will be expected rather than no affordable provision on the site".

As Amlwch is situated within the 'Amlwch and Hinterland' housing price area in the Plan, it is noted that providing 10% of affordable housing is viable. Bearing in mind that 7 units are proposed here this is equivalent to 0.7 unit i.e. less than 1 unit. Depending on the affordability of the flats then it may be relevant to consider if a relevant pro rata affordable contribution is required in relation to this proposal.

A viability assessment has been submitted with the application which considered the level of commuted sum that could be expected from the cost of developing the site. The Local Authority has assessed the assessment which concludes that the costs gives a surplus of £40,812 which is required towards affordable housing.

Policy TAI 8 of the JLDP ensures that the Council will work with partners to promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The proposed development is for 6 two bedroom flats and 1 three bedroom flat. The Policy section has confirmed the number of flats in Amlwch is 6.9% of the total stock and this compares with 7.5% Island wide. The % of detached accommodation in Amlwch is 29.9% which is significantly lower than the Island wide figure of 47.9% this is countered through a far higher percentage of semi-detached and terraced properties within Amlwch compared with the Island wide figures.

Having reviewed the House monitoring System, the policy section are not aware of any significant development for flats in Amlwch since the 2011 Census. It is therefore considered the provision of larger 2 and 3 bed flats within the housing stock of Amlwch could provide greater choice within the settlement for those seeking this type of accommodation.

Education Contribution:

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration would have to be given over the capacity within local schools to accommodate the number of children anticipated on the site. The Lifelong Learning Section of the Authority have assessed the application and concluded that in this instance no contribution is required.

Community Facility:

From the information provided with the application, it is noted that there is no existing use made of the building as a chapel. Criterion 2 in Policy ISA2 ('Community Facilities') states that the Plan aims to resist the loss or change of use of existing community facilities. It is noted, however, that there are exceptions to this rule if the developer can provide a suitable facility in its place either on or off the site and within easy and convenient access by means other than the car or alternatively it can be demonstrated that the facility is inappropriate or surplus to requirement.

In this instance, the Chapel has been vacant for fourteen years and is now in a state of disrepair. It is therefore considered that the proposal could be supported under criteria 2 ii) of policy ISA2 which allows the change of use of an existing community facility since it has become surplus to requirements

Listed Building and Conservation Area:

The building is a Grade II Listed Building and is also within the Conservation Area. Therefore, the proposal should be considered against Policy AT1 ('Conservation Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens') of the JLDP.

The boundary wall to the front, proposed to be demolished is not attached to the principle building and is not considered to be of significant architectural interest or importance.

Whilst the number of proposed Conservation style rooflights is extensive, they are located to the rear and therefore their visual impact from the front elevation and public realm is minimised.

The proposed replacement timber windows are to replicate existing dimensions but have slim profile double glazed panes. Internally the chapel and schoolroom have suffered from vandalism and isolated fires with the original architectural features now lost. Historically the internal features were not of the highest quality. However, what remains of the internal features are to be retained including the original staircase.

The Built Environment section considers the proposed development would not have a significant detrimental effect on the setting of the Listed Building or Conservation Area. They conclude that the proposed works are justified in terms of attaining a sustainable use that will safeguard the building's future without adversely impacting upon the special character of the listed building. Listed Building Consent has been granted on the 19/07/2019 for the proposed development.

Impact upon amenity of nearby properties:

The density of development within this area of Amlwch is comparatively high. The properties to which the site most closely relates are a mixed of detached and terrace houses.

A two storey dwellinghouse, known as Homlea is located to the west of the site. Its garden and curtilage area extends to the south together with the eastern boundary of the application site.

Windows are located on the western elevation of the main chapel which will overlooking the neighbouring property. A distance of approximately 2.3 meters is between these windows and the boundary of Homlea. The Supplementary Planning Guidance (SPG) Design Guide for the Urban and Rural Environment

recommends a distance of 10.5 meters. However, since a 1.8 meter fence is proposed along the boundary and high level windows are proposed on the first floor, it is considered that the proposed development will not significantly harm the amenity of Homelea to warrant refusal of the application.

Residential properties are also located to east of the application site. The garden area of these residential properties also extends to the rear.

Ground and first floor windows are located on the eastern elevation of the dwelling known as Ylas Ynys. Similarly ground and first floor windows are also located along the western elevation of Homlea and Carmel Cottage. These windows predominantly overlook the front elevation of the Chapel. Ground and first floor windows are proposed on the front of the Chapel.

A distance of approximately 5 meters located between the nearby properties and the front elevation of the Chapel. The SPG Design Guide for the Urban and Rural Environment recommends a distance of 15 meters between these windows. However, since these windows are angled away from each other it is considered that there will not be an unacceptable degree of overlooking due to the oblique nature of these windows.

A dense hedgerow is located along the western edge of the rear curtilage of Ylas Ynys. A distance of approximately 4.3 meters is between these windows and the boundary of Homlea. The SPG Design Guide for the Urban and Rural Environment recommends a distance of 10.5 meters. However, it is considered that this existing hedgerow provides adequate screening to mitigate against overlooking from the proposed development.

The land directly to the south of the application site is agricultural land. A residential caravan park is located to the south west. First floor windows at the rear (southern elevation) of the Chapel have been previously blocked, however are proposed to be re-opened as high level windows.

Although the proposed development may generate an increase in nuisance such as noise and light in comparison to the existing vacant site, due to the fact that the site is located in a dense residential area and that mitigation measures are proposed, it is not considered that this would result in an unacceptable harm to its residential amenity of nearby properties.

Local Highway Authority:

The application site is accessible to the north from Chapel Street. The vehicle access and parking arrangements shown are considered satisfactory by the Local Highways Authority. The vision splay achieved at the access meets the maximum requirement set out in national guidance and the 11 parking spaces available being proposed also meets the maximum requirements as required within the SPG (Parking Standards).

The Local Highways Authority have been consulted regarding the application and raised concerns with respect to whether or not the applicant has a right of way to allow vehicles to travel to the proposed parking areas. In addition concerns have been raised as to whether the boundary wall may be demolished and replaced by a timber fence to allow sufficient space for vehicles to travel to and from the access to the west of the site.

As part of the submission, the applicant has completed 'Certificate B's' relating to ownership. This certifies that the applicant is not the sole owner of the land or building to which the application relates. In addition, the applicant has provided a detailed site plan which suggests it may be possible for vehicles to travel the single track at the western part of the site.

Other Matters:

Gwynedd Archaeological Planning Service has been consulted regarding the application and have requested that a condition be attached to the permission requesting that a photographic survey be undertaken in accordance with a method statement prior any works being commenced.

A Bat Survey has been submitted as part of the application. The Local Planning Authority's Ecologist has assessed the application and is satisfied with the proposed development following the inclusion of bat boxes. Natural Resources for Wales have raised no objection to the application.

Conclusion

The application is acceptable in policy terms and will provide a commuted sum towards affordable housing. The details with respect to highway matters has been assessed and considered acceptable.

Given due consideration to design, existing and proposed screening together with distances between existing properties the proposal is considered acceptable subject to conditions.

Although the application site offers limited amenity space for future occupiers, the application site is located within the development boundary of Amlwch and in close proximity to nearby public amenity areas. The proposed development will restore a Grade II Listed Building which is in a poor condition following being vacant for almost 15 years. A section 106 agreement will be attached to any permission to ensure that a commuted sums is made towards affordable housing.

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 OBS-2018-078GA001 Rev C
- Detailed Block Plan - OBS-2018-078GA018 Rev A
- Proposed Ground Floor Plan - OBS-2018-078GA009
- Proposed First Floor Plan - OBS-2018-078 GA010
- Proposed Elevations - OBS-2018-078GA011
- Proposed Section B-B and C-C Rev B
- Propsoed Rear Elvations of Flat 5 & Section A-A - OBS-2018-078GA012 Rev B
- Proposed Section B-B & C-C - OBS2018-078GA013 Rev B
- Proposed Section D-D - OBS-2018-078GA014 Reb B
- Proposed Section E-E
- Proposed Roof Plan - OBS-2018-078GA016
- Proposed Section F-F - OBS-2018-078GA017
- Proposed Window Drawing - OBS-2018-078WD002
- Proposed Elevations - OBS-2018-078GA011 ReV B

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

(03) Construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(04) 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.

(05) No other part of the development hereby approved shall commence until the car parking accommodation is completed in accordance with the approved details shown on drawing reference OBS-2018-078 GA018 Rev A.

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.

(06) The development hereby approved shall not commence until a photographic survey of the interior and exterior of the building has been undertaken in accordance with a method statement that has first been submitted to and approved in writing by the Local Planning Authority. The method statement shall identify the location and timing of the photographic survey (including prior to and during the development). Thereafter the photographic survey shall be carried out in accordance with the approved method statement and the advice contained within the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings. The photographic survey shall be submitted to and approved in writing by the Local Planning Authority within 3 months of completion of the development.

Reason: To ensure that an adequate record is made of all structures affected by the proposal, to inform future conservation of the building and to ensure that the record is held within the public domain for future reference and research.

(07) 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

(08) The proposed 1.8 meter-high fence at the western boundary as and as delineated on the detailed block plan (dawning reference number OBS-2018-078GA018 Rev A) shall be erected before the units hereby approved are occupied. The fencing shall not be removed at any time. If the fencing needs to be replaced/changed for whatever reason the replacement shall be of the same height and type and in the same position.

Reason: In the interest of amenity

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

Planning Committee: 02/10/2019

10.1

Application Reference: FPL/2019/201

Applicant: Mr B. G. Roberts

Description: Cais llawn ar gyfer codi annedd ar dir ger / Full application for the erection of an dwelling on land adjacent to

Site Address: Tegfan, Llanyghenedl



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

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

Proposal and Site

This is a full application for the erection of a dwelling on land adjacent to Tegfan, Llanyghenedl.

Key Issues

The key issue is whether the proposal is an improvement to that originally approved under application reference V/999 approved 18/6/65. A certificate of lawfulness application was submitted under reference LUP/2019/5 and the development has been proved lawful on the 26/3/19.

Policies

Joint Local Development Plan

PCYFF2 – Development Criteria
 PCYFF3 – Design and Place Shaping
 TAI 6 – Housing in Clusters
 PS1 - Welsh Language and Culture
 PS17 - Settlement Strategy
 TAI 8 - Appropriate Housing Mix

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Dew	No response
Cynghorydd Gwilym O Jones	No response
Cyngor Cymuned Y Fali / Valley Community Council	The dwelling should remain an affordable dwelling and not an open market dwelling.
Cynghorydd Richard Dew	No response
Cynghorydd Gwilym O Jones	No response
Cyngor Cymuned Y Fali / Valley Community Council	The dwelling should remain affordable and not an open market dwelling.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Adain Dechnegol (Draenio) / Technical Section (Drainage)	<p>As of January 7th 2019, all new developments of more than 1 property or where the construction area with drainage implications is 100m² or more, will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.</p> <p>These systems must be approved by Isle of Anglesey County Council acting in its role as a SuDS Approving Body (SAB), before construction work begins. The SAB will have a duty to adopt compliant systems which serve more than one property so long as it is built and functions in accordance with the approved proposals, including any SAB conditions of approval.</p>
Dwr Cymru Welsh Water	Standard Advice
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Standard Policy Comments
Gwasanaeth Tai/Housing Services	Comments have been received on the requirement for affordable housing in the area.

Ymgynghorydd Tirwedd / Landscape Advisor	The site is adjacent to the AONB. We do not consider that it is within the visual setting of the AONB and would not affect natural beauty, AONB features and special qualities.
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Site notices were placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 5/9/19. No letters have been received.

Relevant Planning History

V999 – Use of land adjacent Tan y Fynwent, Llanyghenedl for the erection of 3 bungalows – Approved 18/6/65

LUP/2019/5 - Application for a Lawful Development Certificate for the proposed use for the erection of a dwelling together with the creation of a new vehicular access on land adjacent to Tegfan, Llanyghenedl – Lawful 26/3/19

FPL/2019/132 - Full application for the erection of a dwelling on land adjacent to Tegfan, Llanyghenedl – Withdrawn 17/6/19

Main Planning Considerations

The principle of a dwelling has already been established by a lawful use certificate to prove that 2 of the 3 dwellings that were approved under planning application V/999 have been completed and thus implementing planning permission V/999. Therefore planning permission for a dwelling has been safeguarded on the application site.

Joint Local Development Plan

Since the adoption of the Joint Local Development Plan, Llanyghenedl is identified as a Cluster 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.

Application V/999 was approved in 1965 for 3 dwellings, 2 of the 3 dwellings have been built. A certificate of lawfulness was considered to be lawful on the 21/11/17. The likelihood of it being implemented is very likely as development to safeguard the permission has begun.

In line with criterion (1b) of Strategic Policy PS1 - Welsh Language and Culture the development would cumulatively provide more than the overall indicative housing provision for the Clusters tier, and a Welsh Language statement should be submitted in support of the application. However as there is a fallback position in this case for an open market dwelling, it is not considered that a Welsh Language statement is required in this instance.

Amendments

The proposal entails the erection of a 3 bedroom dormer bungalow. It is considered that the dwelling will correspond with the scale and type of dwellings in the immediate area. The dwelling will be high quality and would be a betterment to the previously approved dwelling in terms of energy efficiency. It is not considered that the proposal will have a negative impact upon the amenities currently enjoyed by neighbouring properties.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations being 5/9/19. No letters of objection had been received

Conclusion

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.

It is considered that the previous application V/999 is likely to be implemented and the amendments are an improvement to that previously approved.

Recommendation

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

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

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

- **Location Plan – BGR-02-18-P Revision 1**
- **Proposed Elevations and Floorplans – BGR/01/18/P**

under planning application reference FPL/2019/201

Reason: For the avoidance of doubt.

(03) The developer shall write to the Local Planning Authority within 7 days of the commencement of the development (as that term is defined in Section 56 of the Town and Country Planning Act 1990 as amended) to advise it of the fact. At no time thereafter shall the developer commence development or undertake any further work amounting to development on any of the following permission: [V/999 - Erection of 3 dwellings at Tegfan, Llanynghenedl].

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

(04) 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.

(05) 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.

(06) 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.

(07) 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 dwelling is occupied.

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

(08) The car parking accommodation shall be completed in full accordance with the details as submitted 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.

(09) 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.

(10) 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) Within 1 month of the access hereby permitted being first brought into use the existing access serving the site shall be permanently closed and the highway boundary reinstated in accordance with the details to be agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety

(12) 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.

Reason: In the interest of amenity

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

Application Reference: VAR/2019/49

Applicant: Captain & Mrs Warden Owen

Description: Cais o dan Adran 73 i ddiwygio amod (11)(Cynllun Draenio) o ganiatâd cynllunio rhif 46C168A/FR (Codi annedd) a'r cais dilynol ar gyfer materion a gadwyd yn ôl cyfeirnod 46C168D/DA fel bod dŵr budr o'r annedd yn cael ei ollwng i waith trin carthffosiaeth ar y safle yn hytrach nag i'r system garthffosiaeth gyhoeddus ar dir ger / Application under Section 73 for the variation of condition (11)(Drainage Scheme) of planning permission reference 46C168A/FR (Erection of dwelling) and the subsequent reserved matters application reference 46C168D/DA so as to allow the foul water from the dwelling to be discharged to a treatment plant on site instead of the public sewer system on land adjacent to

Site Address: Trearddur House, Bae Trearddur Bay



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

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

Proposal and Site

The application is a Section 73 for the variation of condition (11) (Drainage Scheme) of planning permission reference 46C168A/FR (Erection of dwelling) and the subsequent reserved matters application reference 46C168D/DA so as to allow the foul water from the dwelling to be discharged to a

treatment plant on site instead of the public sewer system on land adjacent to Trearddur House, Trearddur Bay.

The site is accessed along a residential road from Lôn St Ffraid. The site is elevated above the playing field located on the junction of Lôn Isallt and Lôn St Ffraid.

Key Issues

The application's main issues are whether the installation of a private treatment plant in lieu of the mains is acceptable in policy terms and whether it will have a detrimental impact on the Listed Building located within the curtilage of the application site.

Policies

Joint Local Development Plan

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI5 – Local Market Housing

PS 20 – Preserving and where appropriate enhancing heritage assets

Circular 008/2018 – Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants.

Technical Advice Note 15: Development and Flood Risk (2004)

Technical Advice Note 24: The Historic Environment

Response to Consultation and Publicity

Consultee	Response
Draenio Gwynedd / Gwynedd Drainage	Comments
Dwr Cymru Welsh Water	No comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd John Arwel Roberts	I would like to oppose the proposed sewerage treatment plant at the Trearddur House plot which has planning permission for one dwelling. I believe this would be detrimental to the environment, close to the water course, literally next to Wellington Court and possibly affecting our lease with the current owner of Trearddur Bay football fields.
Cynghorydd Trefor Lloyd Hughes	No response
Cyngor Cymuned Trearddur Community Council	No response
Building Control	The proposal complies with relevant distances.

The application was afforded three means of publicity. These were by the posting of a notice near the site and the serving of personal notification letters on the occupiers of the neighbouring properties. The application was also advertised in the local newspaper as the application is contrary to policies of the

Joint Local Development Plan and in the setting of a Listed Structure. The latest date for the receipt of representations was the 25/9/19 and at the time of writing this report, 8 letters of objection had been received. The main issues raised objecting to the scheme can be summarised as follows;

- Foul water soakaway is still on impermeable rock and will become a static sump and any discharge will smell and overflow into the adjacent watercourse
- Land is outside the curtilage and doubt it is in the applicants control
- Connection to the Welsh Water Sewer should be maintained
- Rocky outcrop is unsuitable for a soakaway
- The position of the additional blanket soakaway is immediately adjacent and much higher than my only safe walkway access to my lower land. Therefore will increase drainage to my walkway.
- Position of the Treatment plant and soakaway does not comply with regulations.
- Impact on existing natural habitat.
- Natural Resources Wales will not allow connection to a sewerage treatment plant if a foul sewer is available within 30 metres.
- Unacceptable percolation tests carried out for the soakaway
- Rock will need to be excavated to cater for the development
- Proposals does not comply with planning policy

In response to the objections raised:

- Natural Resources Wales has been consulted on the planning application and they have confirmed that the additional information submitted with the planning application is acceptable and they are satisfied that sufficient information has been provided by the Applicant to justify the use of a private sewage system.
- The applicant has provided justification on why they are not able to connect to the welsh water sewer.
- The application has been amended and the location of the sewage treatment plant complies with regulations. The Building Regulations Section has been consulted on the planning application and have confirmed that the amended location of the treatment plant is acceptable.
- Porosity Tests and Soakaway information has been provided with the planning application. The planning application has an extant planning permission on the application site and porosity tests and soakaway information was approved as part of the previous application.

Relevant Planning History

46C168 - Erection of a dwelling on land at Trearddur House, Trearddur Bay – Approved 31/07/1995

46C168A/FR - Outline application with all matters reserved for the erection of a dwelling on land at Trearddur House, Lon St Ffraid, Trearddur Bay - Approved 03/07/2014.

46C168B - Full application for the creation of a balcony at Trearddur House, Trearddur Bay – Approved 03/10/2016

46C168C/FR - Full application for the erection of 3 dwellings which includes balconies on land adjacent to Trearddur House, Lon St Ffraid, Trearddur Bay. Withdrawn 04/10/2017

46C168D/DA - Full Planning - Cais am faterion a gadwyd yn ôl ar gyfer codi annedd sydd yn cynnwys balconi ar dir yn / Application for reserved matters for the erection of a dwelling which includes a balcony on land at - Trearddur House, Bae Trearddur Bay

46C168E/FR - Full Planning - Cais llawn ar gyfer codi 3 annedd teras sydd yn cynnwys balconi ar dir ger / Full application for the erection of 3 terraced dwellings which include balconies on land adjacent to - Trearddur House, Trearddur Court, Bae Trearddur Bay

Main Planning Considerations

The application's main issues are whether the installation of a private treatment plant in lieu of the mains is acceptable in policy terms and whether it will have a detrimental impact on the Listed Building located within the curtilage of the application site.

Outline planning consent was granted under planning application reference 46C168A/FR and a reserved matters application approved under planning application reference 46C168D/DA on the 8/12/17.

Policy Context – Circular 008/2018 and Planning Policy Wales state that in areas which are served by public sewers residential developments should connect to the mains. Paragraph 2.5 of Welsh Office Circular 008/2018 states that only if it can be clearly demonstrated by the developer that the sewerage and sewage disposal methods referred to in Paragraphs 2.3 and 2.4 are not feasible, taking into account cost and /or practicability, should a system incorporating septic tank(s) be considered and proposed if appropriate.

The applicant has provided information on the costs involved in connecting to the mains sewage – these costs have been calculated as £37,929.92.

The applicant has also advised that the adjoining owner has requested £18,800 to connect via their land.

The cost of installing the package treatment plant is £17,770.00 and this includes the purchase and installation of the system.

Bearing in mind the costs that will be incurred by connecting to the mains this would be unreasonable and unfeasible for the developer.

Due to the above it is considered that the applicant has justified the need for the installation of the package treatment plant and the scheme can be supported.

Natural Resources Wales

Natural Resources Wales (NRW) has confirmed that they do not object to the variation of condition. NRW confirm that the application site is in a sewered area but it is proposed that foul drainage is to be discharged to a private sewerage system. Following submission and consideration of detailed information, NRW are satisfied that sufficient information has been provided by the Applicant as part of the planning application to justify the use of a private sewerage system. The applicant will need to apply for an environmental permit or register an exemption with NRW. They have confirmed that they are satisfied with the information submitted in respect of comparison costs of drainage options and acknowledge that it includes considerable cost for an easement to cross 3rd party land.

Setting of Listed Building

The planning application is within the setting of a Grade II Listed Pillbox which is located some 100m to the North West of the site. The Heritage Officer has confirmed that the proposal will not have a significant impact on the setting of the Listed Pillbox.

Conclusion

It is not considered that the provision of a package treatment plant will have a detrimental impact on the surrounding area. Natural Resources Wales have confirmed that they do not object to the proposal and confirmed that it is unlikely to have a significant adverse effect upon the interests listed. Natural Resources Wales have confirmed that following submission and consideration of detailed information, they are satisfied that sufficient information has been provided by the Applicant to justify the use of a private sewerage system. The Drainage Section has confirmed that they are satisfied with the information submitted to manage surface water run-off from the proposed development. A condition will

be placed on the permission ensuring that no building is occupied until the sustainable drainage system for the site has been completed and operational.

All material considerations have been taken into account but have not altered the recommendation made.

Recommendation

(01) The development to which this permission relates shall be begun no later than 08/12/19.

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

(02) The development shall take place in accordance with the reasonable avoidance measures for bats, birds and Herptiles (reptiles and amphibians) outlined in Section 3 of the P J Ecological Solutions Protected Species Survey report submitted under planning reference 46C168D/DA.

Reason: To ensure that any protected species which may be present are safeguarded.

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

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

(04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house.

Reason: In the interests of residential and visual amenity.

(05) The paths, terraces and vehicular turning and parking areas (or any other hardstanding areas) hereby approved shall be constructed with a permeable surface and the underlying rock profile retained, so as to ensure that existing natural groundwater flow routes are protected. The permeable surfaced areas shall be maintained for the lifetime of the development.

Reason: To ensure that the site is adequately drained and to ensure that no increased surface water run-off is directed towards adjacent properties.

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

- PA3027/02 - Existing Site Plan (Submitted with planning application 46C168D/DA).
- PA3027/01B - Location Plan (Submitted with planning application 46C168D/DA).
- PA3027/08 - Sections - (Submitted with planning application 46C168D/DA)
- PA3027/05 - Proposed First Floor Plans (Submitted with planning application 46C168D/DA)
- PA3027/04 - Proposed Ground Floor Plans (Submitted with planning application 46C168D/DA)
- PA3027/06A - Proposed Elevations (Submitted with planning application 46C168D/DA)
- PA3027/07B - Proposed Elevations (Submitted with planning application 46C168D/DA)
- Bat and Bird Position - (Submitted with planning application 46C168D/DA)
- P J Ecological Solutions Report - (Submitted with planning application 46C168D/DA)
- PA3027/DA - Design Analysis (Submitted with planning application 46C168D/DA)
- Treatment plant details - BioFicient (Submitted with planning application VAR/2019/49)

- **Proposed Foul Drain Connection - 3044/03 Rev B (Submitted with planning application VAR/2019/49)**
- **Proposed Site Plan - PA3027/03 Rev E (Submitted with planning application VAR/2019/49).**

under planning application reference 46C168/FR, 46C168D/DA and VAR/2019/49 and the details which may be required to be considered under the above conditions.

Reason: For the avoidance of doubt

(07) 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.

(08) No building shall be occupied until the sustainable drainage system for the site has been completed and fully operational in accordance with the proposed site plan (ref: PA3027/03 rev E) dated 12/08/2019. The sustainable drainage system shall be managed and maintained thereafter in accordance with an agreed management and maintenance plan.

Reason: To ensure the site is adequately drained

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: 02/10/2019

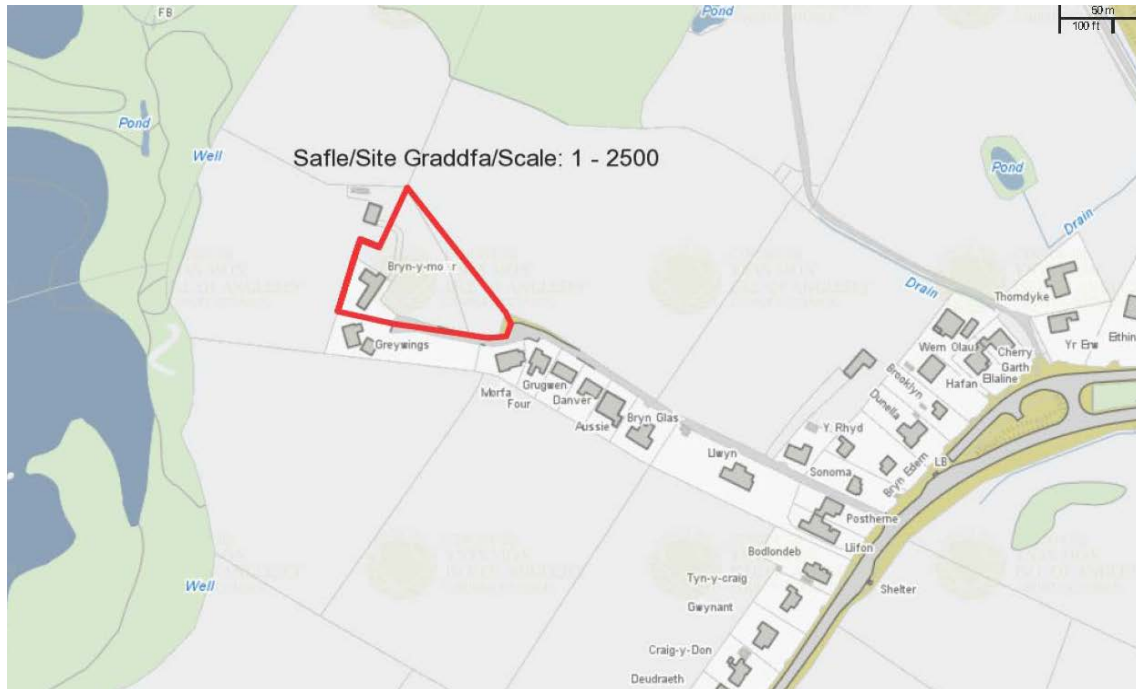
11.1

Application Reference: HHP/2019/190

Applicant: Rachel Pursglove

Description: Cais llawn ar gyfer addasu ac ehangu ar gyfer creu anecs hunangynaliadwy yn / Full application for alterations and extensions to form a self-contained annexe at

Site Address: Bryn y Mor, Lon 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 application is being presented to the committee as the applicant is related to a senior officer of the council.

Proposal and Site

The site lies south of Valley village towards Pontrhydybont / Four Mile Bridge. The dwelling is along a single track lane which serves Holyhead Rugby Club and it is the last dwelling along this lane. The dwelling is a large detached house type property and its lies within the Area of Outstanding Natural Beauty.

The proposed scheme entails the demolition of the existing hobby room together with alterations and extension in lieu.

Key Issues

The main planning consideration is whether the proposed development complies with the relevant planning policies and whether the proposed development may affect the surrounding amenities, the Area of Outstanding Natural Beauty or any neighbouring properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Technical Advice Note 12: Design (2016)
Planning Policy Wales (Edition 10, December 2018)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Cynghorydd Richard Dew	No response
Cynghorydd Gwilym O Jones	No response
Cyngor Cymuned Y Fali / Valley Community Council	No observation
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Ymgynghorydd Tirwedd / Landscape Advisor	Comments - condition

Site notices were placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 29/08/2019, 2018. At the time of writing the report no letters were received.

Relevant Planning History

49C175 – Retention of stables adjacent to Bryn y Mor, Bryn y Mor Road, Valley – Approved 21/9/95

49C175A – Conversion of the existing outbuilding into a dwelling together with the construction of a new vehicular access at Bryn y Mor, Bryn y Mor Road, Valley. – Refused 6/7/07

49C175B – Conversion of the existing outbuildings into a dwelling together with the construction of a new vehicular access at Bryn y Mor, Valley – Refused 10/4/08 – Appeal Dismissed 6/1/09

49C175C - Full application for conversion of the existing double garage into a self-contained annexe at Bryn y Mor, Valley Withdrawn 25/07/2018

Main Planning Considerations

The proposed scheme entails the demolition of the existing hobby room together with alterations and extension in lieu. On the ground floor a new kitchen, wet room and a living room will be created whilst on the 1st floor, two new bedrooms and a bathroom is to be created.

The proposed extension will be self-contained from the main dwelling house. There is however an internal link between the two units. As this application is made under householder planning application, a condition will be imposed on the decision notice with respect to its usage and to ensure that the proposed development is incidental to the main dwelling house.

The height of the proposed extension will be lower than the main dwelling house. The height of the proposed extension will be around 1.7 metres higher than the demolished hobby room. The applicant has sufficient land to accommodate the proposed development.

It is not considered that the proposed extension will impact the Area of Outstanding Natural Beauty to such a degree to warrant a refusal. Landscape Advisor wishes to impose a condition with respect to external materials to be used.

It is not considered that the proposed development will impact any neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department. The distance from the bedroom side window to the next door boundary is 4.5 metres which is lower than the specified distance of 7.5 metres stated in the Supplementary Planning Guidance Note 8; Proximity of Development. As the distance from the proposed bedroom window upstairs does not comply with the Supplementary Planning Guidance Note 8; Proximity of Development, a condition will be imposed on the decision notice so that the windows will be obscured glaze in order to alleviate any impact of overlooking.

Conclusion

The proposed development is considered acceptable to the Local Planning Authority, subject to 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 Planning Act 1990 (as amended).

(02) The additional accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Bryn y Môr, Bryn y Môr Road, Valley and for no commercial or business use.

Reason - For the avoidance of doubt

(03) The window highlighted in blue on the plan attached to this permission (Proposed Elevation Plan – drawing number 1683-A3-07) shall be obscure glazed and shall not be glazed or re-glazed other than with obscure glass.

Reason: In the interest of amenity.

(04) Prior to the construction of the extension hereby approved full details of the materials to be used in the construction of the external surfaces of the extension 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 a satisfactory appearance of the development.

(05) 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 - 1683-A3-02**
- **Proposed Ground Floor Plan - 1683-A3-05**
- **Proposed First Floor Plan - 1683-A3-06**
- **Proposed Elevation Plan - 1683-A3-07**
- **Protected Species Survey**

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 2, PCYFF 3, AMG 1

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: 02/10/2019

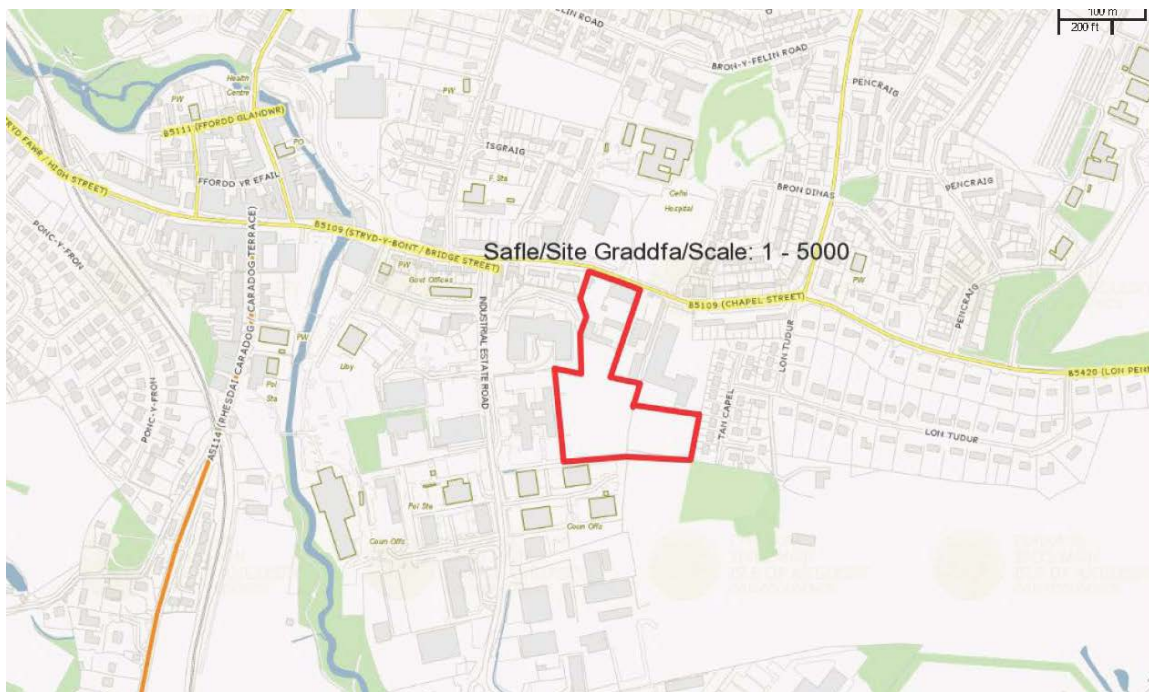
12.1

Application Reference: OP/2019/5

Applicant: Bearmont Homes Ltd. & Pennaf Housing Group

Description: Cais amlinellol ar gyfer codi dymchwel adeiladau presennol ynghyd a chodi 52 annedd fforddiadwy gyda datblygiad cystylliedig sydd yn cynnwys manylion llawn am yr mynedfa i gerbydau ar dir ger / Outline planning application for the demolition of the existing buildings together with the erection of 52 affordable dwellings with associated developments together with full details of the vehicular access on land adjacent to

Site Address: Huws Gray, Stryd y Bont / Bridge Street, 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 outline application is submitted for the construction of 52 affordable dwellings with associated developments together with full details of the vehicular access. An indicative layout plan and elevations has been submitted as part the application which provides an indication of the layout, mixture and appearance of units.

The drawings indicates that 36 of the units will be houses and 16 will be flats. The proposed development would also entail the demolition of existing structures together with the construction of internal access roads and the provision of an equipped play area.

The application site is current vacant having previously been used as playing fields for schools which were previously located near the site. The site also has existing buildings and hard standing areas which were used to accommodate various community groups and other services.

The application site is accessible to the north from the main highway, namely Bridge Street which leads into Llangefni town centre. The proposed access to the site will also be located on the northern boundary, by means of an improved access including a pedestrian footway.

The remainder of the site is located amongst a range of development. A builders Merchants, car sales site together with residential properties are located along the eastern boundary. The southern edge of the site is abutted by industrial units and open undeveloped land which has been allocated for employment within the Anglesey and Gwynedd Joint Local Development Plan (JLDP). The western boundary abuts the extra care development and extant planning permission for a supermarket. A row of residential properties positioned along the main highway are also located at the north west part of the site.

Key Issues

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

Policies

Joint Local Development Plan

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 2: Infrastructure and Developer Contributions
Strategic Policy PS 1: Welsh Language and Culture
Policy ISA 1: Infrastructure Provision
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Policy CYF 5: Alternative Uses of Existing Employment Sites
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 5: Carbon Management
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 8: Appropriate Housing Mix
Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)
Supplementary Planning Guidance: Parking Standards (2008)
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
Ymgynghorydd Tirwedd / Landscape Advisor	The proposed development complies with the requirements of PCYFF 4.
Iechyd yr Amgylchedd / Environmental Health	Conditions recommended to safeguard the amenities of neighbouring properties and to ensure the correct method of addressing any potential contamination at the land.
CADW	Intervening topography, buildings and vegetation mean it is unlikely that the proposal will be inter-visible with the scheduled monuments. Therefore it is unlikely that there will be any effect on the setting of the scheduled monuments
Swyddog Llwybrau / Footpaths Officer	No public rights of way crosses the site
Ymgynghorydd Treftadaeth / Heritage Advisor	The proposed development is unlikely to impact on the setting of the listed building, or on the character and appearance, or views into or out, of the conservation area
Bwrdd Iechyd Betsi Cadwaladr Health Board	No Response
Cynghorydd Nicola Roberts	No Response
Cynghorydd Dylan Rees	No Response
Cynghorydd Bob Parry	No Response
Cyngor Tref Llangefni Town Council	Concerns raised with respect to the position of flats together with highway safety.
Dwr Cymru Welsh Water	Condition recommended to ensure that only foul water discharges into the public sewerage system
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Adain Dechnegol (Draenio) / Technical Section (Drainage)	<p>Due to the size and nature of the development an application for sustainable drainage system is required prior to the commencement of the building work.</p> <p>The drainage strategy provided with the application indicates that the developer has considered the use of sustainable drainage within the site, and includes discussion on surface water destination as well as suitable surface water run-off rate and means of attenuation.</p>
Heddlu Gogledd Cymru	No Response
Gwasanaeth Tân Gogledd Cymru /North Wales Fire Service	No Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval

Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditions recommended with respect to contamination.
GCAG / GAPS	No Comments
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	General comments in respect of the plan
Adran Tai / Housing Services	There is a need in the locality for affordable housing. The proposed development addresses and identifies the need in the locality.
Gwasanaeth Addysg / Education Service	The Lifelong Learning Department of Anglesey Council would require contributions towards New facilities at Ysgol Y Graig of £12,257 for nursery pupils and £12,257 for pupils aged 4-11. This makes a total contribution requested of £24,514.

The proposal was advertised with the posting of notifications to adjacent properties. A site notices has also been displayed near the application site together with an advert in the local press. Following receiving amended plans the publicly process has been undertaken on two separate occasions. The expiration of the publicly period was the 17/07/2019.

At the time of writing this report, two letters of representations were received as a result of the publicity afforded to the application. The main points raised are summarised below:

- Concerns regarding the loss of greenfield land and ecology.
- Concerns regarding overlooking and impact upon the amenity of neighbouring properties.
- No provision for open space.
- Concerns regarding highway safety.
- Concerns regarding surface and foul water.
- Proposed development will increase the strain on existing resources.
- Concerns that the construction phase will have an impact upon residential amenity.
- Concerns regarding the removal of asbestos.
- Concerns the development will have an impact upon culture and language.
- Concerns with respect to the site layout and position of the proposed units.
- Concerns regarding anti-social behaviour.

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

- The application site is located within the development boundary. The Local Authority's Ecologist is satisfied with the proposed development subject to conditions.
- Only an indicative site layout has been submitted with the application. Details of layout, scale and appearance of the proposed units will be considered under any reserved matters application. The indicative layout suggest that adequate open space can be provided as part of the application.
- The Local Highways Authority have assessed the application and are satisfied with the proposed development subject to conditions and a section 106.
- The drainage systems must be approved by Isle of Anglesey County Council acting in its role as a SuDS Approving Body (SAB), before construction work begins. Welsh Water have not raised any objection to the application subject to a condition.
- The application site is located within the development boundary and considered in a sustainable location. The Education Section of the Authority have been consulted regarding the application and have requested a contribution towards local schools. The Betsi Cadwaladr University Health Board has also been consulted regarding the application however at the time of writing this report no response has been received.

- Any planning permission granted at the land will be subject to conditions regulating the hours of demolition and construction works. Conditions will also ensure that the impact upon nearby residential amenity are kept to a minimal.
- The Health and Safety Executive regulates the removal and disposal of asbestos. This falls outside the remit of the Local Planning Authority.
- A Welsh Language Statement has been submitted as part of the application. It is considered that the risk of the development in itself having a significant impact on the character and the language balance in the community is low.
- Only an indicative site layout has been submitted with the application. Details of layout, scale and appearance of the proposed units will be considered under any reserved matters application.
- Anti-Social Behaviour is a matter for the police.

Relevant Planning History

SCR/2019/6 - Screening opinion for the demolition of the existing buildings together with the erection of 52 affordable dwellings with associated developments – Environmental Impact Assessment Not Required 08/03/2019.

Main Planning Considerations

Llangefni is identified as an Urban Service Centre under Policy TAI 1 of the JLDP. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy. In accordance with Policy PCYFF 1 ('Development Boundaries'), proposals within development boundaries are approved if they comply with other policies and proposals in the Plan, National policies and other relevant planning considerations. This application site lies within the Llangefni development boundary and forms a small part of T18 which is land allocated as a housing site in the Plan. The proposal can therefore be considered against Policy TAI 1. It is also noted that part of the proposed site is located within C11 which is a Primary Safeguarded Employment Site on Anglesey. Policy CYF 5 ('Alternative Uses of Existing Employment Sites') therefore should also be considered in relation to this proposal).

Housing Considerations:

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 this proposal throughout the site would be approximately 27.5 dwellings per hectare which is slightly below the expected level outlined in Policy PCYFF 2. Nevertheless, due to the uneven topography of the site, orientation of the site, existing trees being retained on part of the application and the provision of open space, in this instance it is considered that a slightly lower density is acceptable.

The indicative provision for Llangefni over the Plan period is 673 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 188 of these units will be provided on windfall sites. In the period 2011 to 2018 a total of 60 units have been completed in Llangefni (all of these on windfall sites). The windfall land bank, i.e. sites with existing planning consent, at April 2018 stood at 19 (with 13 of these being likely to be developed). This means that at present there is capacity within the indicative provision for the settlement of Llangefni.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Urban Service Centres such as Llangefni. The Policy states that 10% of units should be affordable in Llangefni. This percentage is based on social rent tenancy. It is noted that all the proposed units would be affordable dwellings which satisfy the requirements of this Policy.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. As previously noted, the indicative plans notes that 36 dwellings and 16 flats are proposed.

The Housing section has been consulted regarding the application and has confirmed there is a need in the locality for the amount of affordable housing being proposed and that the mix of units are acceptable. It is therefore considered that the proposed development addresses the identified need in the locality.

Since the application is submitted for outline permission, no precise tenure of affordable housing within the development has been fixed which will essentially be considered under the reserved matters application.

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

It is noted that Llangefni's growth level (and consequently the housing allocation under consideration) has been subject of a Welsh Language Assessment as part of the work of preparing the LDP. It concluded that the projected growth in Llangefni was unlikely to have a negative impact on the Welsh language. In addition, since the proposal means that all the houses would be affordable and subject to the size of those houses (i.e. the number of bedrooms and sleeping areas) and their tenure (i.e. social rent, private rent, partial ownership) being acceptable, it should fulfil the current/future local need for housing. Ensuring the right type of housing in the correct location is important from a community cohesion and fabric point of view and this, in turn, will benefit the Welsh language. It is considered that the risk of the development in itself having a significant impact on the character and the language balance in the community is low.

Employment:

A small part of the proposed development site is located within the C11 Safeguarded Employment Site. Policy CYF 5 states that proposals to release land on existing employment sites for alternative uses will be granted only in special circumstances.

The small part of the application site which is safeguarded for employment purposes is located towards the west of the site. Planning permission (reference 34C705/ECON & 34C705A/VAR/ECON) was approved at the former Ysgol Y Graig which entailed the demolition of the existing school and erection of a supermarket. Since the building has been demolished it is considered that the consent has been implemented and as such compromises the possibility of developing the remaining employment area subject to this site for employment purposes.

It is therefore considered that the proposed development complies with criteria 1 of policy CYF5 which allows an alternative use of the site since it is unlikely to be used in the short and medium term for the original use or safeguarded use.

Education Provision:

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration is given to the capacity within local schools to accommodate the anticipated number of children on the site. It is also important to consider the effect of the proposed development on the capacity of local schools. The cumulative impact of other developments in the schools' catchment areas is also taken into account when assessing whether an education contribution should be made. The

Lifelong Learning Department have assessed the application and confirmed a contribution of £12.257 towards new facilities at Ysgol y Graig for nursery pupils and a further £12.257 for pupils aged 4 – 11. This equates to a total contribution of £24.514.

Open Space Provision:

Policy ISA 5 for proposals of 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the fields in Trust benchmark standards of 2.4 hectares per 1000 population. Due to the proposal being estimated to deliver 52 units in total, consideration is given towards the need and provision of open space as part of the development if there is no adequate suitable open space provision and outdoor playing spaces in accordance to the Fields in trust (FIT) bench mark standards within close proximity to the development site.

Based upon the indicative plan together with the planning statement submitted as part of the application, a total of 1,024m² of play space is provided with the proposal. This provision would provide sufficient playing space for this proposed development and complies with the provision of policy ISA5.

Character of the area:

As previously noted, a mixture of uses is located around the site which includes a residential housing estate. The height of the proposed units will be minimum of 6.6 meters with a maximum height of 9 meters. Although the drawings submitted are only indicative, it is considered that the proposed development can integrate into the townscape and surrounding area without harming the surrounding area.

Visual Amenity:

The application site is a brownfield site within the development boundary of Llangefni. It is considered the proposed upper and lower limits are acceptable and sympathetic with surrounding buildings, existing and approved. There is also adequate space to accommodate appropriate levels of landscaping in an effort to mitigate and integrate the development.

Given the site location with a backdrop of a commercial and residential properties, it is not considered that there will be harm to the visual appearance of the location and respects the main thrust of policy PCYFF4 of the JLDP which ensures that propose developments integrates into their surroundings.

Effect upon the amenities of neighbouring properties:

The impact of the proposal, in particular upon the amenity of nearby land users should be considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration should be given to criteria 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users.

As part of the application, an indicative layout has been submitted which provides an indication how the proposed units will be positioned on the land. It is not considered that the proposed development would unacceptably affect the outlook from the adjoining properties. The layout plan suggest that the proposed dwellings can be sited a sufficient distance away from boundaries to prevent any unacceptable overlooking. A distance of approximately 9 meters is between the side of the nearest proposed dwelling and the side of the nearest dwellings at Tan Dinas, approximately 17 meters between the rear of the nearest proposed dwelling and extra care home and approximately 17 meters between the rear of the nearest proposed dwelling and dwellings at Tan Y Capel. These distances are considered acceptable in terms of the distances set within the Supplementary Planning Guidance (Design for the Urban and Rural Environment) which requires a distance of 3.5 between side to side and 15 meters between secondary

windows. For this reason it is not considered that the proposal will unacceptably affect the amenities of any adjacent properties.

As part of the submission a Noise Impact Assessment (NIA) has also been submitted. The NIA has been undertaken to identify the key noise sources surrounding the site and to determine the level of noise impact that each noise source has on the site. The various noise sources including road traffic using Bridge Street and noise measurements of commercial activity at the adjoining builder's merchants.

The NIA concluded that mitigation measures are required to ensure that external and internal noise levels do not have a detrimental impact upon future occupiers. The recommendation include upgraded glazing for any living rooms and bedrooms on any dwellinghouse within close proximity to Bridge Street and the erection of acoustic fences in order to control road traffic and commercial noise in garden areas. Conditions will be attached to the permission in order to ensure that details are agreed and thereafter implemented accordingly in order to safeguard the amenities of future occupiers.

Effect upon nearby Schedule Monuments and Historic Park and Gardens:

Located within 3km of the application site are numerous scheduled monuments and a registered historic park and gardens. Due to intervening topography buildings and vegetation it is unlikely that the designed historic assets are inter – visible with the proposed works.

CADW have been consulted regarding the proposal and have concluded it is unlikely that there will be any effect on the setting of the scheduled monuments. Gwynedd Archaeological Planning Service has also assessed the application who have raised no objection.

Local Highways Authority:

The proposed dwellinghouse will be served by an improved access to the north from Bridge Street. The access will also provide a pedestrian footway which will link the site to the footway which runs parallel to the site frontages which will allow access from the site onto the wider network within Llangefnï.

A Transport Report has been submitted with the application which assesses the highways and accessibility aspect of the proposed development. Although the existing access is being improved as part of the proposed development, the Local Highways Authority have assessed the application and are of the opinion that the proposed access has an inadequate visibility splay.

However, the applicant has agreed to undertake works to the highway network which entails the removal of an existing zebra crossing and providing a new Puffin Crossing which will improve the pedestrian link from the application site to the town centre. On this basis, the Local Highways are satisfied that proposed development is acceptable subject to conditions and section 106 agreement relating to off-site highway infrastructure improvements.

Ecology and Trees:

A Preliminary Ecology Appraisal was submitted as part of the application. The appraisal concluded that the site is to be of low wildlife value and will have limited impacts on existing wildlife and will bring some ecological benefits in the long run.

An Arboricultural Implications Assessment and method Statement has been submitted with the application which report identifies and categorises the trees and how the design has incorporated the trees of value. The Authority's tree officer has assessed that application and is satisfied that the application complies with the requirements of policy PCYFF4. Further details will be required as part of any reserved matters application including a detailed landscaping plan.

Conclusion

The application is acceptable in policy terms and will provide affordable housing in Llangefni. The details with respect to highway matters has been assessed and considered acceptable. Given due consideration to distances between existing properties and the character of the area, the proposal is considered acceptable subject to conditions and will not detrimental harm the amenities currently enjoyed by the occupants of the surrounding properties or future occupiers to such a degree as to warrant refusal of the application.

Recommendation

Permit the application subject to conditions and a section 106 agreement to include the proposed off-site highway infrastructure improvements, affordable housing and contribution towards education provision.

(01) Details of the appearance, landscaping, layout, and scale, (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) 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 - A-01-01 Rev 01

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

(05) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made either at/ or downstream of manhole chamber reference SH46751404 or SH46753302 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.

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

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

(07) The development shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the proposed development is started, including demolition and site clearance.

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

(08) Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(09) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To prevent pollution to the water environment.

(10) The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition (01) above shall include details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land. The buildings shall be constructed with slab levels in accordance with the approved details.

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

(11) The details to be submitted for the approved in writing of the Local Planning Authority in accordance with condition (01) above shall include a scheme of landscaping and tree planning for the site which provides for the retention of the existing trees. The landscaping scheme shall show the proposed planting including species, size and density and distinguish the trees 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 not 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 interest of visual amenities of the locality.

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

Reason: In the interest of visual amenity.

(13) No development shall take place until full details for a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.

Reason: In the interest of visual amenity and to safeguard amenities of existing and future occupiers.

(14) The development hereby approved shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative colour, texture and weathering characteristics are approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory appearance of the development.

(15) No development shall take place until; the samples or trade description of the materials and colours proposed to be used on external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance of the development.

(16) Full details of noise mitigation measures as recommended within the submitted Eginol Noise Impact Assessment (Reference 18.011.1.RS) shall be submitted and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details and completed prior to the occupation of the dwellings the hereby approved.

Reason; To safeguard the amenities of future occupants.

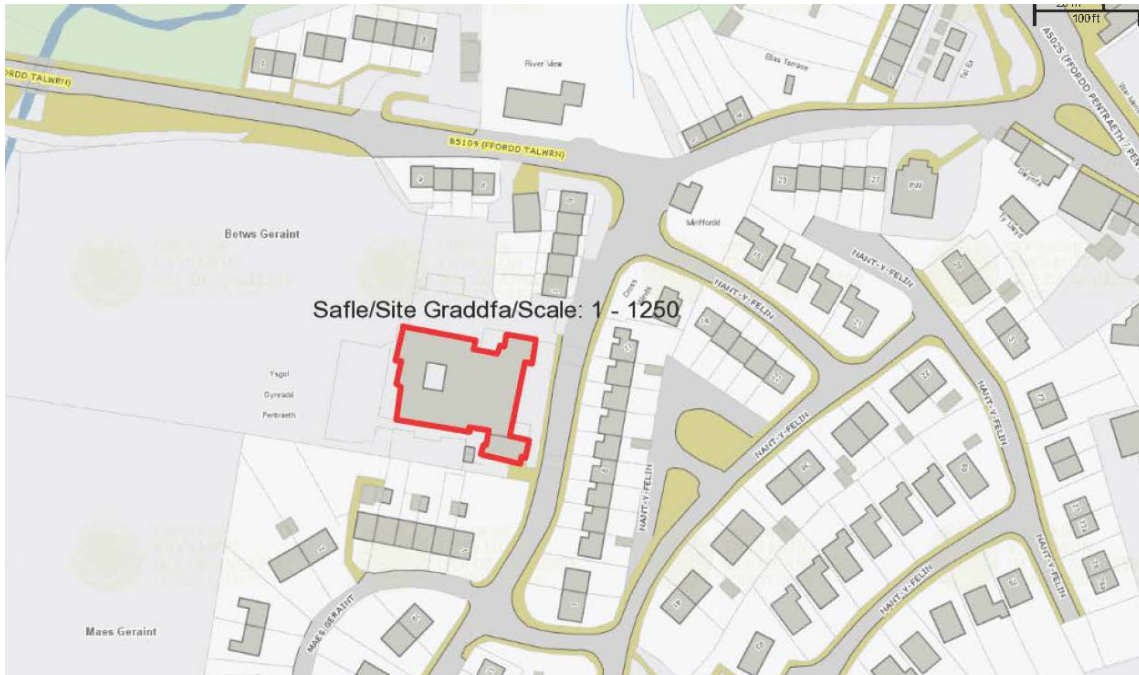
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/200

Applicant: Pennaeth Dysgu/ Head of Learning

Description: Cais llawn ar gyfer codi ffensys yn / Full application for the erection of fencing at

Site Address: Ysgol Gynradd Pentraeth Primary School, Lon Tanrallt, Pentraeth



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is made by the County Council on Council owned land.

Proposal and Site

The application site is a primary school of traditional design located in the heart of the village of Pentraeth. The frontage of the site is defined by a stone wall which includes some vegetation. The remaining boundaries are also of similar design, being stone walls to around 1.2 metres in height.

The proposal is made for the erection of mesh fencing on top of the existing stone wall which will take the overall height to 3.3 metres at its lowest and 3.6 metres at its highest together with the erection of a 1.8 metre fence to the rear.

Key Issues

The key issues of the application are in relation to the design of the proposal and its potential affect upon the adjoining neighbouring property.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response
Cyngor Cymuned Pentraeth Community Council	No Comments
Cynghorydd Vaughan Hughes	No response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	No response

Publicity was afforded to the application through the posting of personal letters to occupiers of the adjoining properties together with the placing of a notice on the site. The latest date for representation was the 18/09/2019. At the time of writing this report, no objections had been received.

Main Planning Considerations

Effect Upon Adjoining Neighbour - The mesh fence will not restrict light and therefore will not affect the light currently enjoyed by the occupiers in their curtilages. The mesh fence will not affect the outlook from the adjoining property's as it is possible to see through the fence, however it also must be considered that the fence will not be any higher than the existing school building therefore will not exacerbate the existing situation for the property's directly adjoining side elevation of the school . The fence on the field boundary will be a simple replacement which is considered an improvement from the current post and chain link fence.

Design - Part of the proposal runs perpendicular to the front elevation of the site and due to its design, it is not considered that it would be harmful to appearance of the site or of the area. The fence will be finished in a dark green coating which will ensure visual impact is kept to a minimum. The fencing to the rear is contained mostly within the site and does not impact the appearance of the open space due to the modest height and subtle colour used. which is considered an improvement to the present boundary treatment.

Conclusion

The proposal is an improvement to the current boundary treatments and will not impact the amenities of the neighbouring properties. The proposal is deemed necessary for the safety of the pupils of the school due to the dilapidated state of the existing boundary treatments.

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.

- **Site Plan / CSYM2019-BOA3**
- **Wall and Fence Elevations / CSYM2019-BOA4**
- **Fencing Details / 1**
- **Proposed New Fencing / CSYM2019-BOA1**

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

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

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

Application Reference: FPL/2019/226

Applicant: Mr & Mrs Williams

Description: Cais llawn ar gyfer codi tri sialet gwyliau, creu trac mynedfa, diwygio mynedfa presennol ynghyd a gosod paced trin carthffosiaeth ar dir yn / Full application for the siting of three holiday chalets, formation of a new access track, amendments to an existing access together with the installation of a new treatment plant on land at

Site Address: Fronwen, Niwbwrch / Newborough



Report of Head of Regulation and Economic Development Service

Recommendation: Gwrthod / Refused

Reason for Reporting to Committee

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

Proposal and Site

The application site is located on agricultural land approximately 1km from the nearest settlement at Newborough.

The proposed development is a small scale stand-alone development, consisting of 3 wooden holiday chalets. Manufacturer specification of two types of unit have been provided with the planning application. As part of the proposal a new vehicular access would be constructed with the public highway (B4421) whilst a track made up of a porous paver system would be formed which would have a grassed appearance leading to the holiday chalets; car parking spaces would be provided adjacent to the holiday

chalets. Foul drainage would be disposed of with a private treatment plant discharging to a soak-way. Landscaping details are also detailed on the plans.

Key Issues

- Acceptability of the development under the provisions of policy TWR 3.
- Highway and sustainability considerations.

Policies

Joint Local Development Plan

Joint Local Development Plan

PCYFF2 (Development Criteria)

PCYFF3 (Design and Place Shaping)

PCYFF4 (Design and Landscaping)

TWR3 (Static Caravan and Chalet sites and Permanent Alternative Camping Accommodation)

PS5 (Sustainable Development)

PS14 (The visitor Economy)

TRA2 (Parking Standards)

TRA4 (Managing Transport Impacts)

AMG3 (Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character)

AMG5 (Local Biodiversity Conservation)

Planning Policy Wales Edition 10

SPG Design Guide for the Urban and Rural Environment

Supplementary Planning Guidance – Holiday Accommodation (Sept 2007) “SPG Holiday Accommodation”

Draft Supplementary Planning Guidance – Tourism Facilities and Accommodation (October 2018).

Response to Consultation and Publicity

Ymgynghorydd tirwedd / landscape advisor: A description of the application site and relevant planning policies is provided. In relation to the integration of the proposal into the site and surroundings it is explained that the development is located away from existing properties on a ridge and potentially visible from the south east and north west but that views would be very limited in the summer months. Winter views would be greater in oblique views, night time visibility would be greatest on the glazed elevations. Any roadside changes necessary to provide access and visibility would be most visible in public views.

In summary it is stated that the immediate landscape is generally well enclosed by hedges, but that boundary screening is less effective in the winter months when trimmed and leafless, and the units would be open to the east/southeast where the open aspect is unaltered by proposed planting. Criterion 2 of TWR 3 requires a site to be in an unobtrusive location which includes matters such as hardstanding and access roads. The proposal requires a new access road crossing one enclosure and distant from existing built development.

Cynghorydd Councillor Bryan Owen: Called the application to the planning committee on design and sustainability grounds.

Cyngor Cymuned Rhosyr Community Council: No observations received at the time of writing.

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections to the use of the proposed package treatment plant. Other consents required for the foul drainage and waste disposal arrangements are described.

Priffyrdd A Trafnidiaeth / Highways And Transportation: Conditional permission requiring a vision splay of 2.4 by 200 metres.

Dwr Cymru/Welsh Water: No observations as private foul drainage arrangements are proposed.

Cynghorydd Councillor Peter Rogers: No observations received at the time of writing.

Traenio /Drainage: An informative is recommended advising of the requirements for consent in relation to surface water drainage from the SuDS Approving Body (SAB), before construction work begins.

Uned Polisi Cynllunio ar y Cyd/Joint Planning Policy Unit: the application site is located in the open countryside outside the area of outstanding natural beauty and special landscape area. Relevant planning policy considerations are described notably in relation to policy TWR 3 and the detailed criteria therein. In conclusion it is explained that the principle of the development is acceptable subject to compliance with the criteria of policy TWR 3 and specifically the impact of the proposed development on the local landscape.

The planning application was advertised by way of site notice and notification letters to adjacent properties. The notification period expired on the 18.09.19, no representations have been received at the time of writing.

Relevant Planning History

FPL/2019/119 Full application for the siting of three holiday chalets, formation of a new access track. Refused 20.06.2019.

Main Planning Considerations

Introduction Planning permission FPL/2019/119 was refused on the following grounds:

1. The proposed development is located in an isolated open countryside location and it is not considered to be well-sited or high quality development contrary to the requirements of policy TWR 3 of the Joint Local Development Plan and advice contained within Planning Policy Wales
2. The local planning authority considers that the development undermines the Welsh Governments commitment to sustainability in terms of its location. The proposal would thus result in isolated and unsustainable development of holiday accommodation in the countryside which would conflict with the guidance contained within Planning Policy Wales, Technical Advice Note 18 and Strategic policy PS4 of the Joint Local Development Plan.
3. The proposal has insufficient visibility splay from the proposed access, contrary to the requirements of Policy TRA4, and criteria 7 of Policy PCYFF3 of the Joint Local Development Plan, Technical Advice Note 18 and advice contained within Planning Policy Wales.

The planning application subject to this report comprises a resubmission of the above planning application and it is understood that the applicant has been discussion with the council's Highways Section as regard the third reason for refusal.

The planning application is made for three holiday chalets which comprise single storey semi-permanent units which could be dismantled and built elsewhere. The design of the holiday chalets subject to the current planning application has been amended and the scale reduced in comparison with those subject to planning application FPL/2019/119. Policy TWR 3 as detailed below is applicable in assessing applications for holiday chalets of this type.

Acceptability of the development under the provisions of policy TWR 3 – Planning Policy Wales paragraph 3.56 states that development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. However new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.

The application site is located in the countryside and is located outside any designated landscapes. Policy TWR 3 permits holiday chalets in such locations subject to compliance with the listed criteria i to iii.

Criterion i requires that it can be demonstrated that the development does not lead to a significant intensification in the provision of chalet sites in the locality. The supporting text of the policy at paragraph 6.3.68 explains states that the proliferation of static caravan and chalet parks, especially along the coastline has had a detrimental impact on the appearance of the landscape. Further since these areas are well served there may be no justification for new developments under TWR 3 within coastal areas.

Criterion ii requires that the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape. The supporting text on the policy (6.3.69) explains essentially that there may be limited capacity for small scale, well sited high quality developments outside the AONB, SLA's, undeveloped coastal edge and its immediate setting.

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

Supplementary Planning Guidance which were adopted to support policies in the former development plan remain in force as a material consideration in determining planning applications until they are superseded or withdrawn. The SPG Holiday Accommodation defines high quality development in terms of land use considerations by way of listed criteria but explains that matters of layout, design and materials are also applicable.

The emerging Draft SPG Tourism Facilities and Accommodation has been through public consultation and weight can be attributed to parts of this SPG commensurate with the stages reached, further there are parts of this SPG which did not receive any objection and these sections are unlikely to change prior to adoption. The Draft SPG Tourism Facilities and Accommodation explains that proposed tourism developments should be high quality in terms of design, layout and appearance having regard to policies in the JLDP. Criteria are also listed which help define high quality development in terms of land use considerations.

It is considered that the proposal aligns with policy in terms of being small scale. Also, the application site is not located in a coastal area where static caravan sites and chalet parks are prevalent nor is it located in a designated landscape and this weighs in favour of the development. Whilst also acknowledging that the scale of the holiday chalet buildings has been reduced the layout and siting remains substantially the same as that subject to planning application FPL/2019/119. It is considered that the Local Planning Authority's previous objection to the proposals remain valid as the proposed development is not considered to be well sited or a high quality development in planning terms. This is because the proposal is sited in a linear form but more fundamentally that it is in an isolated position in a countryside location which does not align with the definition of high quality development in the planning policy provisions described. In addition it is also not considered that standalone chalets sited in an agricultural field, without any associated facilities can be considered to constitute high quality development under the aforementioned planning policies. Being in an isolated position in the open countryside also means that the development is not considered to be in a sustainable location in locational terms and this is considered in more detail in the next section of the report.

Highway and sustainability considerations – In terms of criterion iii of policy TWR 3 it is considered that the development is close to the main highway network being the B4421 as required by the policy. The third reason for refusal on planning application FPL/2019/119 was due to there being insufficient visibility from the proposed access with the public highway. Amended proposals have now been submitted indicating a vision splay of 2.4 by 200 metres at the proposed vehicular access with the public highway which crosses third party land slightly. The council's Highways Section are content with the amended proposal and an amended ownership certificate B has been submitted giving notice to the owner of the third party land crossed by the visibility splay.

Policies in the JLDP, PPW and TAN 18 seek to ensure that developments are generally located in sustainable locations so as to minimise the need to travel. Paragraph 6.1.32 of the JLDP states that the government supports a transport hierarchy in relation to new proposals that establishes priorities in such a way that, where possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles.

It is the applicant's position that there are bus stops within walking distance of the development providing access to the number 42 and 54 bus services. Further that national cycle route 8 is located within 1 mile of the proposed development.

It is the Local Planning Authority's view that any occupant of the proposed development would be reliant on private motor vehicles and that this would not align with the planning policy provisions described above. The nearest settlement is around 1k to the south west at Newborough. There are retail facilities available at the centre of the village and bus services from the village to Llangefni (42) and Bangor. The B4421 leading to Newborough is a 60 mph road with no pavements or lighting and it is the Local Planning Authority's opinion that walking to the settlement in these circumstances would not be a practical option.

Other Considerations – There nearest residential property is located adjacent to Fronwen to the south east. Given the distance from this residential property and the small scale of the development under consideration it is not considered that the development would unacceptably impact the amenities of the occupants of this dwelling.

Conclusion

The planning application comprises a re-submission of planning application FPL/2019/119 and whilst the applicant has addressed one of the reasons for refusal in relation to the vision available to the development at the entrance with the public highway it is still considered that the proposed development is not well sited, high quality development or located in a sustainable location.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the development would not contribute towards the wellbeing goal of creating more cohesive communities.

Recommendation

That planning permission is REFUSED for the following reasons:

1. The proposed development is located in an isolated open countryside location and it is not considered to be well-sited or high quality development contrary to the requirements of policy TWR 3 of the Joint Local Development Plan and advice contained within Planning Policy Wales.
2. The local planning authority considers that the development undermines the Welsh Governments commitment to sustainability in terms of its location. The proposal would thus result in isolated and unsustainable development of holiday accommodation in the countryside which would conflict with the guidance contained within Planning Policy Wales, Technical Advice Note 18 and Strategic policy PS4 of the Joint Local Development Plan.

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Planning Committee: 02/10/2019

13.1

Application Reference: FPL/2018/57

Applicant: Anwyl Homes

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

Site Address: Parc Tyddyn Bach, Caergybi / Holyhead



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

Members resolved to approve the planning application at the Planning Committee in May 2019 subject to the completion of a legal agreement. In the course of preparing the legal agreement amended landscape details have been received and it is necessary to report the application back to the planning committee.

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.

The amended landscaping details are described in detail in the comments of the council's Landscape Adviser below but essentially entail amending the previous landscaping scheme along the western boundary to a hedge and the planting of standard trees that take into account the stream present along this boundary.

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 IOCC Design Guide for the urban and Rural Environment (2008) "SPG Design Guide"
Planning and Welsh Language (2007)
Supplementary Planning Guidance Parking Standards (2008)
Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)
Supplementary Planning Guidance Housing Mix (October 2008)
Supplementary Planning Guidance Affordable Housing (April 2019)
Supplementary Planning Guidance Open Spaces in New Residential Development (March 2019)

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): Conditional permission.

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.

Landscape Adviser: Revision D of the landscape drawing LDS386-02D replaces the previously approved scheme LDS386-02B. The scheme has been amended because the landscape buffer to the southwest of the properties at Waen Fawr and the proposed site is subdivided by a watercourse with minor embankments, meaning that the 1 metre even spacing planting displayed on drawing LDS386-02B is not feasible without planting the watercourse embankments. The landscape drawing has therefore been changed to concentrate planting within a hedge to the rear of the proposed fence at Tyddyn Bach, but remaining within this buffer strip. The number of plants has been increased from 286 to 400 and the standard trees moved from this buffer to the rear and side gardens of the proposed dwellings, numbers 18 to 26. The proposed planting will be further away from the properties at Waen Fawr than initially proposed, but this amendment would not affect the overall effectiveness of the proposed screen in providing a residential landscape screen in addition to the proposed boundary fence.

The amended landscape plan is currently being advertised and the publicity period expires on the 09.10.19, no representations have been received in relation to this amended plan at the time of writing.

Two objections were previously reported to the May Planning Committee as follows:

- 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 of the Development with its Surroundings It is material to consider the relationship of the development with its surroundings having regard to the relevant policies in the JLDP. Policy PCYFF 2: Development Criteria and PCYFF 3: Design and Place Shaping, and PCYFF 4: Design and Landscaping are the primary considerations in assessing the proposal from this aspect. The proposed development will be of a similar appearance to the phase 1 of the Tyddyn Bach estate and this this regard the proposal is considered compliant in this location with the aforementioned planning policies.

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 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. 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 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. As the drainage condition will require 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. The amended landscaping buffer along the western boundary has also made provision for maintenance of the brook present here 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.

Since the resolution to approve the planning application at the May Planning Committee work on the preparation of the legal agreement has progressed. As described in the main body of the report above the amended landscaping details are considered acceptable but the publicity period in which members of the public can make representations on these details does not expire until the 09.10.19 and on this basis officers are requesting delegated powers to grant planning permission upon the expiry of this period.

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 following the expiry of the publicity period on the 09.10.19 and 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 LDS386-02D
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(D) - 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 (03) 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 foul drainage scheme for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the foul drainage scheme shall be implemented in accordance with the details approved under the provisions of this planning condition. The dwelling(s) hereby approved shall not be occupied until the foul drainage scheme serving the property(ies) has been completed and is operational.

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) Notwithstanding the plans hereby approved no development shall take place until full details of a scheme indicating all of the proposed means of enclosure (to include full specification of type, height and position) 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 shown on the plans hereby approved. 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.

(18) No building shall be occupied until the sustainable drainage system for the site has been completed and fully operational in accordance with the Engineering Plan (ref: 7143-P01 rev C) dated 04/04/2019. The sustainable drainage system shall be managed and maintained thereafter in accordance with and management and maintenance plan which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason To ensure that surface water drainage is disposed of in a sustainable and effective manner.

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: PS 1, ISA 1, ISA 5, PS 4, TRA 2, TRA 4, PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 6, TAI 1, TAI 8, TAI 15, AMG 1, AMG 3, AMG 5 and PS 19.

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.