

# Public Document Pack



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

Mrs Annwen Morgan  
Prif Weithredwr – Chief Executive  
CYNGOR SIR YNYS MÔN  
ISLE OF ANGLESEY COUNTY COUNCIL  
Swyddfeydd y Cyngor - Council Offices  
LLANGEFNI  
Ynys Môn - Anglesey  
LL77 7TW

Ffôn / tel (01248) 752500  
Ffacs / fax (01248) 750839

<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 6 TACHWEDD, 2019 am 1:00 y. p.</b>	<b>WEDNESDAY, 6 NOVEMBER 2019 at 1.00 pm</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI</b>
<b>Swyddog Pwyllgor</b>	<b>Ann Holmes 01248 752518 Committee Officer</b>

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

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

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

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

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

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

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

### **Index**

#### **1 APOLOGIES**

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

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

#### **3 MINUTES OF THE PREVIOUS MEETING\_(Pages 1 - 8)**

To present the minutes of the previous meeting of the Planning and Orders Committee held on 2 October, 2019.

#### **4 SITE VISITS\_(Pages 9 - 10)**

To present the minutes of the planning site visits held on 16 October, 2019.

#### **5 PUBLIC SPEAKING**

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

None to be considered by this meeting.

#### **7 APPLICATIONS ARISING\_(Pages 11 - 28)**

7.1 OP/2019/5 – Huws Grey, Bridge Street, Llangefni

7.2 FPL/2019/226 – Fronwen, Newborough

#### **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

**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**

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS**

None to be considered by this meeting.

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

None to be considered by this meeting.

## **12 REMAINDER OF APPLICATIONS\_ (Pages 29 - 48)**

12.1 OP/2019/14 – Gelli Aur, Brynsiencyn

12.2 DEM/2019/14 – Llaingoch Primary School, South Stack Road, Holyhead

12.3 FPL/2019/207 – Former Marquis Inn site, Rhosybol

## **13 OTHER MATTERS**

None to be considered by this meeting.

This page is intentionally left blank

## Planning and Orders Committee

### Minutes of the meeting held on 2 October 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 and  
Robin Williams.
- IN ATTENDANCE:** Development Management Manager (NJ),  
Planning Assistants (MO) (DR),  
Development Control Engineer (JAR),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillor Dafydd Roberts.
- ALSO PRESENT:** Local Members: Councillors Aled M Jones (application 7.1); Dylan  
Rees (application 12.1).
- 

#### 1 APOLOGIES

As noted above.

#### 2 DECLARATION OF INTEREST

Councillor Nicola Roberts declared a personal and prejudicial interest with regard to application 12.1 on the agenda.

#### 3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 4 September, 2019 were presented and confirmed.

#### 4 SITE VISITS

The minutes of the planning site visits held on 18 September, 2019 were confirmed.

#### 5 PUBLIC SPEAKING

There was a public speaker in respect of application 10.2.

## 6 APPLICATIONS THAT WILL BE DEFERRED

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

## 7 APPLICATIONS ARISING

### 7.1 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.

At the meeting of the Planning and Orders Committee held on 4 September, 2019 it was resolved to visit the site and subsequently the site was visited on 18 September, 2019.

Councillor Aled M Jones, a Local Member said that there are 10 letters of objections from local residents as regards to this development due to the adverse effect it will have on the area. He noted that the developer has indicated within Section 11 of his application that there is no need 'for diversion, extinguishments and/or creation of rights of way' it is considered that this is a material consideration as regards to the application site. The Development Management Manager responded that the Section 11 of the planning application forms refers to public and not private rights of way. Councillor A M Jones further said that this application requires a number of parking spaces with a requirement to have access to the rear of the building and it was evident on the site visit that the area is narrow and there is no access through the field to the other side of the former chapel to the rear of the building. He noted that whilst it is a civil matter as regards to the demolition of a boundary wall, it is impossible to gain access to the rear of the chapel. He further said that the developer has removed railings in front of the former chapel without planning consent. Councillor Jones said that the development of this former chapel will have a detrimental effect on neighbouring properties and concerns have been expressed to the traffic travelling to and from the development. He asked the Committee to refuse the application.

The Development Management Manager reported that the proposed development is for 7 flats at the former Carmel Chapel, Amlwch which is a Grade II Listed Building. The application is acceptable within planning policy terms and will provide a commuted sum towards affordable housing. The proposed development will restore a Grade II Listed Building which is in a poor state following being vacant for almost 15 years. The boundary of the Conservation Area was extended in order to include the building in the Amlwch area. A Listed Building Consent has already been afforded for the change of use of the Chapel. As the Education Authority has confirmed that no educational contribution is required but a commuted sums is required towards affordable housing as part of the proposal; a S106 agreement would need to be signed as regards to affordable housing contribution. The Development Management Manager further said that local concerns have been expressed as

regards to the parking as part of the proposed development due to extensive traffic that already exist; the application affords 11 parking spaces and the vehicle access and parking arrangements are considered satisfactory by the Local Highways Authority. She noted that Condition 5 as part of any approval of the application requires that the parking provision is completed before any commencement of the development.

It was noted that during the site visit it was evident that works have begun on the site and Enforcement Officers have visited the site but no works have been undertaken that needed planning consent. A Certificate B has been submitted by the applicant and appropriate notice has been given to the neighbouring landowner but there is a dispute as to land ownership between the interested parties. The Development Management Manager said that a further 2 letters of objection have been received but it is considered that no matter has been raised that has not been already addressed within the Officer's report.

Councillor John Griffith expressed that he had concerns as regards to parking facilities as regards to this development. The Development Control Engineer responded that there is adequate parking provision on the application site which complies with maximum standards which the Highways Authority requires. Councillor John Griffith ascertained whether lighting provision could be enforced on the parking area. The Development Management Manager responded that the building is Listed Building and any condition as regards to lighting would need to conform with Listed Building consent.

Councillor Robin Williams proposed that the application be approved and Councillor John Griffith seconded the proposal.

Councillor T LI Hughes abstained from voting as he was not on the site visit.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and subject to a S106 agreement as regards to affordable housing.**

## **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 FPL/2019/201 – Full application for the erection of a dwelling on land adjacent to Tegfan, Llanynghenedl**

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 reported that an application was originally approved in the 1960's for an open market dwelling. However, if a new application was submitted a Welsh language statement would need to be submitted but there is a fall-back position in respect of this application for an open market dwelling and therefore it is not considered that a Welsh language statement is required. It is considered that the previous application is likely to be implemented and the amendments are an improvement to that previously approved.

Councillor Kenneth P Hughes 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.**

**10.2 VAR/2019/49 – 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 Trearddur House, Trearddur Bay**

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.

*Public Speaker*

Mr Steve Bond (in support of the application) said that the application proposes the use of a self-contained treatment plant in lieu of a main sewer connection. The variation is due to the impracticality of making a connection to the main sewer that is located in the football field some 40 metres to the south and inland owned by a third party. In order to connect to the existing foul sewer a new branch connection from the plot would be required to cross the existing watercourse that skirts the edge of the football field. Discussion with Welsh Water highlighted they had concerns about the risk of any new branch connection being damaged and leading into the watercourse causing contamination. As a result Welsh Water required a significant engineering solution at a cost which is regarded as impractical and unfeasible for a single house development especially when added to the cost of the length of the drain and the cost to secure the easement off the third party landowner. This cost information has been submitted and accepted by both the Planning Authority and Natural Resources Wales. The proposal is to use a Klargest treatment plant which once the effluent is treated the discharged water is free



from all foul contaminants thus allowing it to discharge into a stream, river or soakaway. The Drainage Department has approved the porosity tests undertaken on site and are satisfied with the proposed use of a treatment plant and both the treatment plant and soakaway are to be contained within the applicants land. In addition, there will be no impact on neighbouring properties and the intended positioning of the plant meets all regulations and if approved it will be installed in full compliance with Building Regulations and Natural Resources Wales' requirements.

He further said that the unit comes with a 'fail safe' warning system to alert the householder immediately if any problem is detected with the unit and whilst there is still spare capacity in the tank. Annual servicing would also be undertaken to satisfy Natural Resources Wales. There is less risk of contamination of the land and adjacent watercourse using the proposed treatment plant than if a mains connection were to be installed crossing the existing watercourse. Mr Bond said that contrary to objections raised as regards to the application the proposed change to a treatment plant under such circumstances is in full compliance with current national planning policies.

The Development Management Manager reported that national planning policies states that areas which are served by public sewers residential developments should connect to the main sewers. However, due to the costs to the developer by connecting to the mains and having to connect through a third party landowner it is justified for the need for the installation of a package treatment plant and NRW has confirmed that they do not object to the variation of the condition. There have been objections locally as regards to the foul water soakaway and the effect on drainage of neighbouring properties; the developer has amended the application and the location of the sewage treatment plant complies with regulations. The Drainage Section and Building Regulations Section have confirmed that the amended location of the treatment plant is acceptable. The Officer said that the wording of Condition 8 as regards to the treatment plant needs to be amended as a maintenance plan needs to be submitted and approved before any use is made of the drainage system. It was noted that the application is contrary to Policy TAI 5 of the Joint Local Development Plan, but the fall-back position is that the application site has an extant planning permission; it is considered that there is also no detrimental impact on the Listed Building located within the curtilage of the application site. The recommendation was of approval of the application.

Councillor Robin Williams proposed that the application be approved and Councillor Kenneth 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 and to amend Condition 8 that a maintenance plan be submitted and approved.**

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

### **11.1 HHP/2019/190 – Full application for alterations and extensions to form a self-contained annexe at Bryn y Môr, Bryn y Môr Road, Valley**

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

The Development Management Manager outlined the application to the Committee and said that it is not considered that the proposal will impact on the AONB.

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 REMAINDER OF APPLICATIONS**

### **12.1 OP/2019/5 – 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 Huws Gray, Bridge Street, Llangefni**

*The Chair, Councillor Nicola Roberts declared a personal and prejudicial interest in the application but spoke as Local Member. She left the meeting during discussion and voting thereon. The Vice-Chair took the Chair for this application.*

The application was presented to the Planning and Orders Committee as the application site is located on Council owned land.

The Local Members, Councillors Dylan Rees and Nicola Roberts requested that the application site be visited as the planning application is substantial and there has been some local concerns as to overlooking, proximity, traffic management and mitigation measures.

Councillor Eric W Jones proposed that the site be visited and Councillor Bryan Owen seconded the proposal.

**It was RESOLVED to visit the site for the reasons given.**

### **12.2 FPL/2019/200 – Full application for the erection of fencing at Pentraeth Primary School, Tanrallt Road, Pentraeth**

The application was presented to the Planning and Orders Committee as the application is made by the County Council on Council owned land.

Councillor Robin Williams 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.**

### **12.3 FPL/2019/226 – 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 Fronwen, Newborough**

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

The Development Management Manager outlined the application to the Committee and gave the planning history of a previous application that was refused. She noted that a further letter of support was received in respect of this application. The applicant has submitted amendments to the vehicular access so as to address the third reason for refusal of the previous application. The height of the proposed holiday chalets have also been reduced. However, the location and the siting of the holiday chalets has not been modified and are within a prominent position on the site and without any nearby facilities. The recommendation was of refusal.

Councillor Bryan Owen said that the site lies on the main road between Pentre Berw and Newborough and near the Tacla Taid tourist facility. He said that the area is a tourist attraction with Llanddwyn Beach nearby; the facilities are all within walking distance to local villages. Councillor Owen expressed that such a proposal at Fronwen is what tourist require and further said that there is no objection locally to the application nor by the Rhosyr Community Council.

Councillor K P Hughes proposed that the application be approved contrary to the Officer's recommendation as such a facility for tourist is important to the area and the Island. Councillor Eric W Jones seconded the proposal.

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

Councillor T LI Hughes proposed that the application site be visited to ascertain whether the application conforms with planning policy TWR3. Councillor R O Jones seconded the proposal.

Following the vote it was **RESOLVED to visit the site for the reasons given.**

## 13 OTHER MATTERS

### 13.1 FPL/2019/57 – Full application for the erection of 46 dwellings together with the creation of a new vehicular access on land adjacent to Parc Tyddyn Bach, Holyhead

The Development Management Manger reported that planning approval was afforded as regard to this application in May 2019 subject to the completion of a legal agreement. In the course of preparing the legal agreement amended landscaping details have been received and it is necessary to report the application back to the Planning and Orders Committee. She gave background details of the application as regards to landscaping and planting of trees at the original planning application presented. Concerns have been raised that it is not possible to carry out the planting of trees in accordance with the plan presented to the Planning Authority due to the location of a ditch. Therefore, amended landscaping details have been presented that the planting of trees will now be within the gardens of the new dwellings and fences be erected on the boundary together with hedges and reseeded. The Development Management Manager said that the amended landscaping details are considered acceptable but the publicity period in which members of the public can make representations does not expire until the 9<sup>th</sup> October, 2019 and delegated power to grant planning permission upon the expiry of this period is required. One objection has been received that the proposed hedge would not grow to the required height and that the gardens of the dwellings needs to be set back by 1 metre. The objector also expressed that there is inadequate space to carry out maintenance of the nearby ditch and also requested that a fence needs to be erected during construction on site. The Landscaping Officer has confirmed that the amended landscaping details is acceptable and the Drainage Section considers that the planting plan does not impair on the maintenance of the nearby ditch. She noted that the distance from the houses is greater than is expected within the planning guidelines and Condition 13 within the Officer's report addresses erection of fences during construction of the development and a Construction Environmental Management Plan will need to be submitted and approved before commencement of the development.

The Development Management Manager reported that the recommendation is for the Planning and Orders Committee to reaffirm its decision of approval of the application with a S106 legal agreement as noted within the Officer's report and to include the amended landscaping details proposed.

Councillor Robin Williams proposed that the application be approved and Councillor R O Jones seconded the proposal.

**It was RESOLVED :-**

- **to approve the application subject S106 legal agreement as noted within the report and to include the additional landscaping of the site within the legal agreement;**

- to grant the Officer's power to act following the statutory public consultation period coming to an end.

**COUNCILLOR NICOLA ROBERTS  
CHAIR**

This page is intentionally left blank

## PLANNING SITE VISITS

### Minutes of the meeting held on 16 October 2019

- PRESENT:** Councillors John Griffith, T LI Hughes MBE, K P Hughes, Eric Wyn Jones and Robin Williams.
- IN ATTENDANCE:** Development Management Team Leader (IJ),  
Planning Assistant (HR).
- APOLOGIES:** Councillors Glyn Haynes, Dafydd Roberts.
- ALSO PRESENT:** Local Member : Councillor Dylan Rees (application 1).
- 

**1 OP/2019/5 - 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 HUWS GRAY, BRIDGE STREET, LLANGFN**

Members were made familiar with the site and made aware of the proposed development including the highway improvement proposed as part of the application.

**2 FPL/2019/226 - 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 FRONWEN, NEWBOROUGH**

Members were made familiar with the site including the propose position of the chalets, landscaping scheme and the location of the proposed access.

This page is intentionally left blank



**Planning Committee:** 06/11/2019

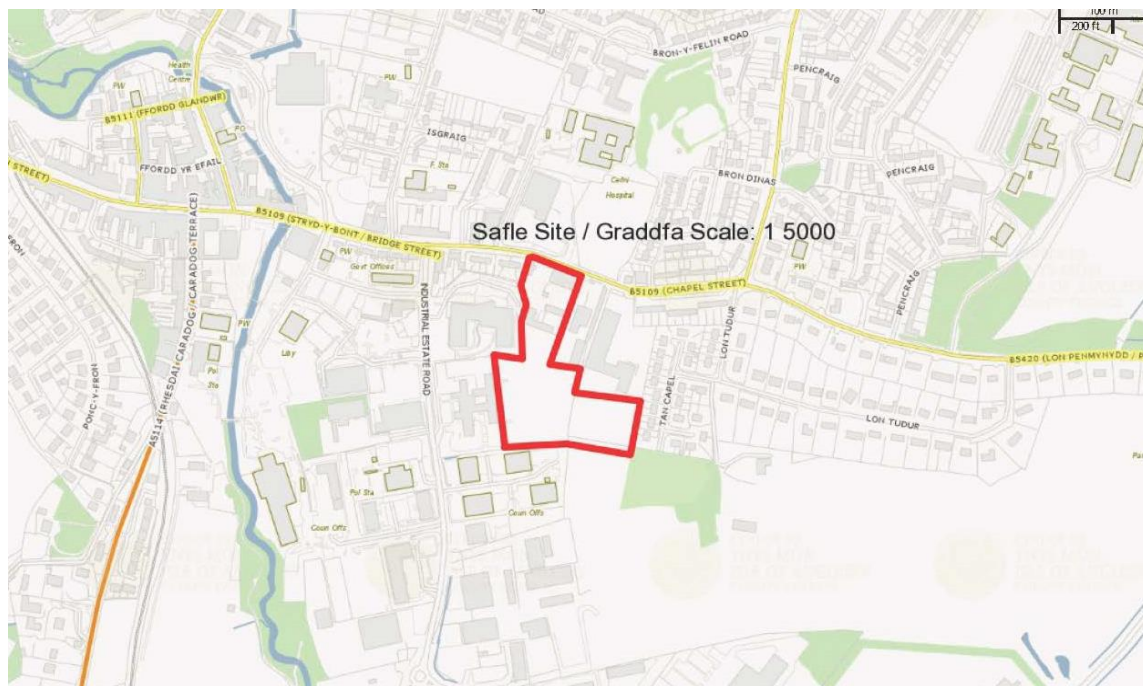
**7.1**

**Application Reference:** OP/2019/5

**Applicant:** Bearmont Homes Ltd. & Pennaf Housing Group

**Description:** Cais amlinellol ar gyfer dymchwel adeiladau presennol ynghyd a chodi 52 annedd fforddiadwy gyda datblygiad cysylltiedig sydd yn cynnwys manylion llawn am y fynedfa 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.

At the committee meeting held on the 2nd October, 2019, it was resolved that a site visit was required. The site visit took place on the 16th October, 2019. The Members are now aware of the site and its settings.

**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
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.
Ymgynghorydd Tirwedd / Landscape Advisor	The proposed development complies with the requirements of PCYFF 4.

lechyd 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 Welsh Historic Monuments	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
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

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 Llangefnï'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 Llangefnï 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 1,024m<sup>2</sup> 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 Llangefní.

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, contribution towards education provision and play area requirement.

**(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.

**(17) 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.

**(18) 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 the use hereby permitted is commenced.**

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

**(19) The car parking accommodation shall be completed in full accordance with details hereby approved before the dwellings are 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.

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

Reason: In the interest of highway safety

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

- 1. Typical road and footway construction details based on ground investigation information to verify its adequacy.**
- 2. The surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.**
- 3. The location and the type of street lighting furniture**

Reason: To comply with the requirement of the Local Highway Authority

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

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

Reason: To comply with the requirements of the Local Highways Authority

**(23) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority. The management and maintenance plan which shall include the arrangements to secure the operation of the scheme throughout its lifetime.**

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

**(24) No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:**

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

Reason: In order to ensure that the development 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.



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.

In support of the planning application the applicant has made the following representations:

- The application site is located adjacent to existing buildings and the “Tacla Taid” tourist attraction.
- The proposal is in compliance with criterion of TWR 3 as there is no overprovision in the locality, well screened.
- It is stated that the proposed development is high quality development having regard to guidance in the adopted and draft Supplementary Planning Guide on tourism and that allows chalet development in the countryside, the development is not obtrusive, it well located on the bus route, has economic benefits.
- In relation to the second reason for refusal it is reiterated that the application site is located on a bus route, within walking distance of “Tacla Taid” and aligns with guidance in Manual for Streets which states that walking can replace short car trips under 2km.

### **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.

**Planning Committee:** 06/11/2019

**12.1**

**Application Reference:** OP/2019/14

**Applicant:** Pennaeth Gwasanaethau Tai/ Head of Housing Services

**Description:** Cais amlinellol ar gyfer codi annedd gyda holl faterion wedi cadw'n ôl ar dir ger / Outline application for the erection of a dwelling with all matters reserved on land adjacent to

**Site Address:** Gelli Aur, Brynsiencyn



## 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 land is owned by the Council.

### Proposal and Site

The application is an outline application for the erection of a dwelling with all matters reserved on land adjacent to Gelli Aur, Brynsiencyn.

The application site is a vacant piece of land between 2 dwellings located on the established estate known as Trefenai, Brynsiencyn.

### Key Issues

The key issue is whether the proposal complies with relevant policies and guidance, whether the proposal fits in with surrounding area, and whether the proposal will have a negative impact upon immediate residential properties.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy TRA 2: Parking Standards  
Policy TAI 4: Housing in Local, Rural & Coastal Villages  
Policy AMG 5: Local Biodiversity Conservation  
Policy PCYFF 3: Design and Place Shaping

### Response to Consultation and Publicity

Consultee	Response
Ymgynghoriadau Cynllunio YGC	No response
Cynghorydd Eric Wyn Jones	No response
Cynghorydd Dafydd Roberts	No response
Cyngor Cymuned Llanidan Community Council	No response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Dwr Cymru/Welsh Water	Conditional Approval
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments

Site notices was placed near the site and neighbouring properties were notified in writing. The planning application was also advertised in the local newspaper as the development is near a public footpath. The expiry date for receiving representations was the 6th November, 2019. At the time of writing the report no letters were received.

### Relevant Planning History

37LPA598C/CC - Outline application for the erection of a dwelling on Plot 3 Trefenai - Approved 1/2/12

37C135 - Full application for the erection of a dwelling at Plot 3 Bryn Tawel, Brynsiencyn - Approved 28/7/04

37LPA598/DC - Outline application for 4 plots for local purchasers at Tre Fenai, Brynsiencyn - Approved 15/1/92

37LPA598B/CC - Outline application for the erection of two dwellings on land at Plot 2 and 3 Tre Fenai, Brynsiencyn - Approved 8/5/03

### Main Planning Considerations

#### Policy Considerations

Brynsiencyn is identified as a local village under the provisions of policy TAI4 of the Joint Local Development Plan. Open market housing will be approved within the development boundary providing the proposal complies with the size, scale, type and general form of development in the area. The application site is within the development boundary and it is considered that the dwelling size, scale and type will fit in with the general form of development in the area.

## **Scale**

The scale of the dwelling has been identified as the following:

Width: 7.5m - 8.5m

Length: 11.1m - 12.1m

Height: 7m - 8m

There is a mix of house types in the immediate area consisting of single storey and two storey dwellings. The application site is an infill plot between 2 large dwellings located on the Tre Fenai estate. Notwithstanding the upper and lower limits provided as part of the planning application, a condition will be placed on the permission restricting the length and width of the property to the sizes as shown on the Site Plan to ensure the development complies with relevant distances from neighbouring properties.

## **Distances**

### **Side - Boundary distances**

The proposed dwelling will be located a distance of approx 2.65m from the side elevation to the boundary (South East) and a distance of approx 2.75m from the side elevation to the boundary (North West). The Supplementary Planning Guidance on Proximity states a distance of 2.5m should be achieved between a side - boundary. The proposal therefore complies with the SPG distances.

### **Side - Side distances**

A distance of 4.2m is achieved between side-side elevations (South East) and a distance of 3.5m is achieved between side-side elevation (North West). The SPG states a distance of 3.5m should be achieved between side-side elevations.

### **Secondary Elevation - Boundary distances**

A distance of 7.8m is achieved between the Secondary Elevation (South) and the boundary. The SPG states a distance of 7.5m should be achieved.

A distance of 13.9m is achieved between the Secondary Elevation (South) and the side elevation of the property to the rear. The SPG states a distance of 9m should be achieved.

It is therefore considered that the proposal complies with all distances within the SPG.

## **Other considerations**

This is an outline application with all matters reserved for future consideration. There will be a condition restricting the length and width of the dwelling to that shown on the site plan provided with the planning application. The principle of the development is acceptable and the proposal complies with all policies listed in the main body of the report.

## **Highways**

The Highways Authority has responded and has confirmed that they are satisfied with the proposal with appropriate conditions.

## **Effect on Adjacent Residential Properties**

This is an infill plot between 2 existing properties within the Tre Fenai Estate. The proposal complies with relevant distances provided in the SPG on Urban and Rural Environment. Albeit the detailed design

of the dwelling will be considered at the reserved matters stage, a condition will be placed on the permission restricting the use of any windows in both side elevations unless windows are obscurely glazed. This is to ensure the development does not have a negative impact upon the amenities of adjacent residential properties in accordance with Policy PCYFF2 of the Joint Local Development Plan.

### **Ecology**

The Environmental and Ecological Advisor has confirmed that any site vegetation clearance should avoid harm/disturbance to nesting birds, and be carried out following appropriate checks, or done between September-end - February to avoid the nesting season. A condition will be placed on the permission to ensure the work is carried out as recommended above.

The ecologist has also advised that planting of native shrubs/trees would be welcome, as would provision of bird nest boxes on the NE side of the house. This would however be a consideration for the reserved matters planning application.

### **Conclusion**

The proposal is acceptable in policy terms, the dwelling will fit into the area without harming the amenities of nearby residential properties.

### **Recommendation**

**(01) 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

**(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) Details of the access, 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.

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

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

**(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

\* Block Plan received 15/10/19

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

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

Reason: In the interest of amenity

**(07) Site vegetation clearance shall take place between beginning 1st September - 28th February in any year unless the vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of the survey should be made available to the local planning authority prior to commencement.**

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

**(08) Notwithstanding the upper and lower limits provided as part of the planning application. The scale of the development shall not exceed the length and width as shown on the Block Plan received 15th October, 2019.**

Reason: To define the scope of this permission

**(09) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

Reason: In the interest of enhancing biodiversity.

**(10) The details to be submitted under condition (03) should include bird nest boxes on the North East side of the dwellinghouse.**

Reason: In order to enhance biodiversity.

**(11) Details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.**

Reason: For the avoidance of doubt

**(12) 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.

**(13) 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.

**(14) 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.

**(15) 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.

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

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

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

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

**(18) 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.

**(19) 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.

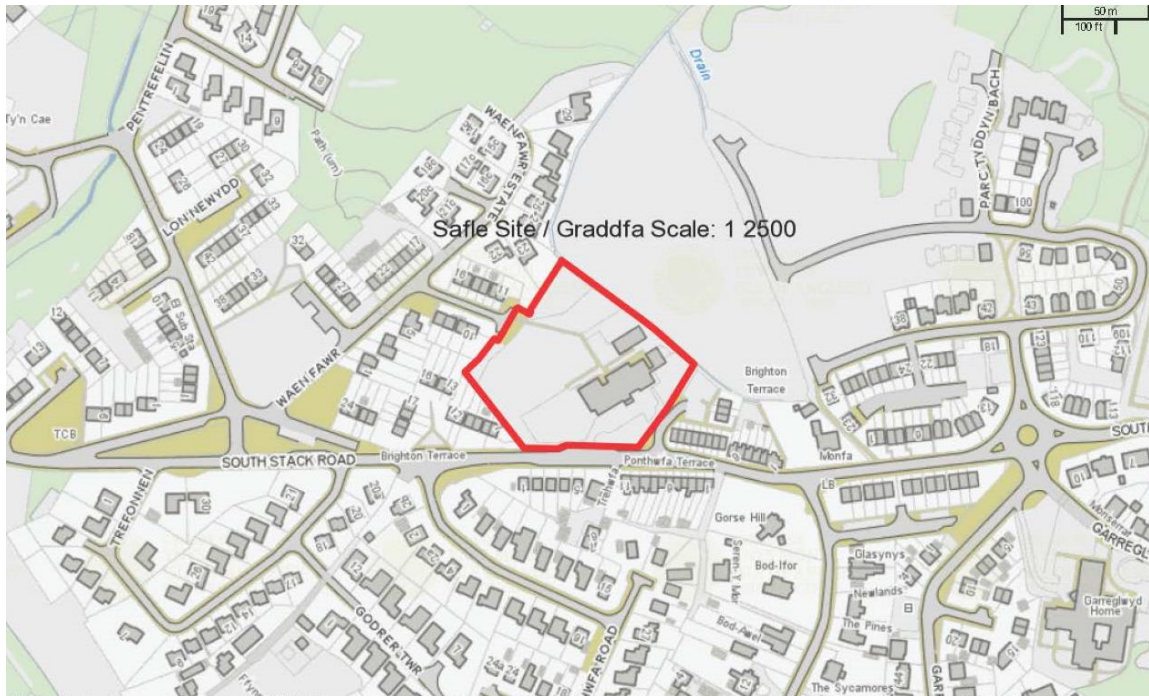
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** DEM/2019/14

**Applicant:** DU Construction Ltd

**Description:** Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel ysgol bresennol yn / Application to determine whether prior approval is required for the demolition of the existing school at

**Site Address:** Ysgol Gynradd Llaingoch, South Stack Road, Caergybi/Holyhead



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application relates to council owned land.

**Proposal and Site**

The application is made to demolish the main school building and porta cabins present on the former Llaingoch School site. The application form states that demolition is required because of persistent vandalism which is a safety hazard. In terms of the method of demolition it is explained that mechanical demolition and the crushing of masonry walls is proposed. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

**Key Issues**

The acceptability of the method of demolition and any proposed restoration of the site.

## Policies

### Joint Local Development Plan

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

PCYFF2 Development Criteria  
PCYFF3 Design and Place Shaping  
AMG 5 Local Biodiversity Conservation

Circular 31/95 Planning Controls over Demolition

Technical Advice Note 5 Nature Conservation and Planning

### Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Conditions are recommended to minimise the effect of noise, working hours, dust and air quality. Health and Safety Provisions in relation to the presence of any asbestos are also described.
Cyngor Tref Caergybi / Holyhead Town Council	No objection.
Cynghorydd Shaun James Redmond	<p>No objections but would suggest conditions due to the close proximity to residential properties. The building sits no more than 20 metres from residential properties and closer to a busy public footpath especially at school times where hundreds of children pass.</p> <p>I suggest a comprehensive site traffic management plan should include site access to vehicles is restricted during 08.00 - 0930 and 14.30 - 16.00.</p> <p>In addition the demolition naturally causes airborne pollution. There must be a system of damping down to minimise airborne pollutants reaching the footpaths and residential properties. It is noted DU Construction are already on site conducting Asbestos surveys and drainage works etc. This has already raised concern locally and I have received many questions around these issues.</p> <p>When it comes to the submission of planning for the new build housing I will be suggesting a comprehensive road traffic plan again but to include prohibition of ALL site workers vehicles parking on residential streets. There is a area close to site that the developer can rent from the council, fence off and use as a contractors vehicle compound thereby not effecting or compromising the local amenity of residents.</p>
Cynghorydd Robert Llewelyn Jones	No observations at the time of writing.

Cynghorydd Glyn Haynes	No observations at the time of writing.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No observations at the time of writing.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The Method Statement in Relation to Bats (9th Oct 2019) should be conditioned such that the mitigation bat boxes are to be installed in the sites shown ahead of the destructive search.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The commencement of the demolition shall not take place until there has been submitted to and approved in writing by the LPA, a Demolition Traffic Management Plan (DTMP).

Under part 31 (Demolition of Buildings) of Schedule 2 of The Town & Country Planning (General Permitted Development) Order 1995 (as amended) there is a requirement for the applicant to display a site notice for 21 days beginning with the date that the application was submitted to the Local Planning Authority. No representations have been received by the Local Planning Authority at the time of writing.

### Relevant Planning History

The planning history for the application relates to the former use of the site as a school.

### Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which details management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which details management measures to minimise impacts of transport impacts in the demolition of the development.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and the DTEMP described above are awaited at the time writing and their acceptability will be assessed by the Local Planning Authority when received. An ecological assessment has been already been provided as part of the application which provides a method statement and mitigation for the demolition of the building on a precautionary basis in case that bats are present. These details are acceptable to the Local Planning Authority as detailed in the comments of the councils Ecological and Environmental Adviser.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

## **Conclusion**

Subject to the receipt of an acceptable DEMP and DTEMP the proposed method of demolition and the subsequent restoration of the site is considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the demolition is undertaken within 5 years and in accord with the submitted details.

## **Recommendation**

That the prior approval of the Local Planning Authority is granted subject to standard conditions in part 31 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 requiring that the demolition is undertaken within 5 years and in accord with the submitted details.

This decision notice relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under any separate legislative provisions.

You are advised to contact this council's Building Control Department as their approval will be required for the proposed demolition.

The prior approval relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under any separate European or UK legislation in relation to protected species.

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/2019/207

**Applicant:** DU Construction Ltd.

**Description:** Cais llawn ar gyfer codi 15 o anneddau yn cynnwys 8 forddiadwy ynghyd a creu mynedfa newydd a datblygiadau cysylltiedig yn cyn safle / Full application for the erection of 15 dwellings including 8 affordable dwellings together with the creation of a new access and associated developments at former site of

**Site Address:** Marquis Inn, Rhosybol



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

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The application is submitted on behalf of the Local Authority.

**Proposal and Site**

The application is submitted for the erection of 15 dwellings including 8 affordable dwellings together with the creation of a new access and associated developments. The proposed development comprises of detached, semi-detached and terrace housing. All dwelling are provided with designated parking spaces and private amenity spaces.

The application site is located within the the village of Rhosybol. Part of the site is located within the development boundary whilst the rear of the application site falls outside the boundary. The former

Marquis Inn was previously located on the site which has since been demolished. Residential properties are located to the north and south of the site whilst the site is served top the east from the public highway.

### 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

Policy TAI 16: Exception Sites  
 Policy TAI 4: Housing in Local, Rural & Coastal Villages  
 Policy TAI 15: Affordable Housing Threshold & Distribution  
 Policy TAI 8: Appropriate Housing Mix  
 Strategic Policy PS 1: Welsh Language and Culture  
 Policy ISA 5: Provision of Open Spaces in New Housing Developments  
 Strategic Policy PS 2: Infrastructure and Developer Contributions  
 Policy ISA 1: Infrastructure Provision  
 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 1: Development Boundaries  
 Policy PCYFF 6: Water Conservation  
 Policy PCYFF 4: Design and Landscaping  
 Policy PCYFF 2: Development Criteria  
 Policy PCYFF 3: Design and Place Shaping  
 Policy PCYFF 5: Carbon Management

#### Response to Consultation and Publicity

Consultee	Response
Head of Service (Housing)	From the information listed above from the Social Housing Register, Tai Teg Affordable Housing Register and the Rural Housing Enabler's survey, Housing Services is satisfied that there is a demand for at least 8 affordable dwellings.  Housing Services are satisfied that there is a good mix of dwellings in the proposed development, and that the mix corresponds with the demand.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Swyddog Llwybrau / Footpaths Officer	No Objection
Cynghorydd Richard Griffiths	No Response
Cynghorydd Aled Morris Jones	No Response
Cynghorydd Richard Owain Jones	No Response
Dwr Cymru Welsh Water	No Objection

Cyfoeth Naturiol Cymru / Natural Resources Wales	No Response
Gwasanaeth Addysg / Education Service	The Lifelong Learning Department of Anglesey Council would seek contributions of £36,771 towards the educational facilities in Ysgol Rhosybol.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	General Comments Provided
Iechyd yr Amgylchedd / Environmental Health	Conditional Approval
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Draenio Gwynedd / Gwynedd Drainage	As of January 7th 2019, all new developments of more than 1 property or where the construction area with drainage implications is 100m <sup>2</sup> 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.  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.
Ymgynghorydd Treftadaeth / Heritage Advisor	No Comments
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Conditional Approval

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 06/09/2019. At the time of writing this report, no letter of representation had been received at the department.

### Relevant Planning History

SCR/2019/43 -Barn sgrinio ar gyfer codi 15 o anneddau yn cynnwys 8 forddiadwy ynghyd a creu mynedfa newydd a datblygiadau cysylltiedig yn cyn safle / Screening opinion for the erection of 15 dwellings including 8 affordable dwellings together with the creation of a new access and associated developments at former site of Marquis Inn, Rhosybol – EIA Not Required

### Main Planning Considerations

The site in question lies both within and outside the development boundary of Rhosybol with housing units proposed either side of the boundary. In terms of the principle of housing development, for Rhosybol this means the area subject to this application which falls within the development boundary is considered



under policy TAI 4 whilst the area which is located outside but immediately adjacent to the development boundary is considered under policy TAI 16.

The information submitted with the application states that 8 units are located within the development boundary (1 affordable), which is considered under Policy TAI 4 with 7 affordable units located outside the boundary – to be considered under Policy TAI 16.

#### Policy TAI 4 – Housing in Local, Rural & Coastal Villages

Rhosybol is identified as a Local Village under Policy TAI 4 '*Housing in Local, Rural & Coastal Villages*' in the adopted JLDP. This policy supports housing to meet the Plan's strategy through suitable unallocated sites within the development boundary and provided that the size, scale, type and design of the development corresponds with the settlement character. The site subject to the application is partly within the JLDP development boundary for Rhosybol and is not allocated for any specific use.

The indicative windfall position for Rhosybol over the Plan period stands at 24 units. This windfall provision 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 land ownership issues, infrastructure constraints, etc. In the period of 2011 to 2018 a total of 5 units have been completed in Rhosybol. The windfall landbank i.e. sites with existing planning consent, at April 2018 stood at 5 units. All the landbank of units are expected to be delivered. This means that at present there is capacity within the indicative provision for the settlement of Rhosybol.

#### Policy TAI 15 – Affordable Housing Threshold & Distribution

In Policy TAI 15 '*Affordable Housing Threshold & Distribution*' the affordable housing requirement for new housing developments in Local Villages is triggered for applications of 2 or more dwellings. As the application is for 15 dwellings this requirement has been triggered and it is confirmed that 8 of the units are affordable dwellings.

All units located outside the development boundary are affordable in accordance with Policy TAI 16.

For the units located within the development boundary Policy TAI 15 seeks an appropriate provision of affordable housing. Rhosybol is identified as falling within the Amlwch & Hinterland housing price area which seeks 10% (based on social rent tenure) affordable housing provision. The policy also clarifies that where the affordable housing requirement of a 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 prorated payment will be expected rather than no affordable provision on the site.

The provision of 1 unit out of 8 units for affordable on the part of the site inside the development boundary therefore satisfies this requirement. In accordance with the Affordable Housing SPG, for this affordable unit the occupant should demonstrate have a 5 year local connection (i.e. lived in the area either prior to the application or in the past) with the settlement of Rhosybol (or it's Rural Hinterland) where the application is located.

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

#### Policy TAI 16 – Exception Sites

As part of the site, consisting of seven units, is situated out but adjacent to the JLDP development boundary of Rhosybol, Policy TAI 16 '*Exception Sites*' must be considered in relation to these units. The policy states:

*“Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot be reasonable be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted.”*

The part of the application which is located outside the development boundary extends towards the rear of the site. The development boundary of Rhosybol is generally narrow which follows the main public highway from north to south. The part of the application site which falls outside the boundary is considered a reasonable extension to the settlement since the site will not unacceptably intrude and encroach further into the countryside than the general existing form of development. The application site is therefore considered to be suitable for residential development and that the scale is appropriate in relation to the built form of Rhosybol.

Policy TAI 16 also states that, if local need has been proven, as an exception to the usual housing policies, schemes for a 100% affordable housing could be suitable on such a site as long as the units cannot be reasonable be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing. It has to be ensured that all the units are affordable and that there is a local need for them.

In terms of meeting a ‘local need’, the same definition applies as what is stipulated for the proposed affordable unit located within the boundary. The definition of who can live in these units are therefore very specific. Whilst it is noted in the information submitted with the planning application that all the units will be managed by the Isle of Anglesey County Council, it has been confirmed by the Housing Service there is a need for the units being proposed.

The proposal is therefore appropriate in terms of the fact that all the units proposed on the part of the site outside the boundary are affordable. It is also necessary to establish there is a genuine need for these units and that this cannot be met within the boundary of Rhosybol as noted in Policy TAI 16. If the need for these units have not been suitably justified, the proposal, in terms of the units located outside the development boundary, would be contrary to JLDP as it would provide new houses in the countryside without the relevant justification.

As such, Policy TAI 16 states the requirement to demonstrate that affordable housing to meet a proven local need cannot be reasonable be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing.

The applicant together with the policy section have provided comments with respect to whether or not affordable housing cannot be reasonable be delivered within a reasonable timescale on a market site inside the development boundary.

It is acknowledged that no affordable housing units have been provided within the settlement since 2011 and that none are in the housing land bank at April 2018. No site has been allocated for housing within Rhosybol, therefore no additional affordable units will be provided from such a site.

Information is provided from the Tai Teg website in relation to affordable properties in the general locality. The nearest unit is located in Llanddeusant which is 20 minutes away and therefore it is acknowledged that units are in a different community. There are 4 properties for sale in Rhosybol with the cheapest being £114K. Cadnant Planning have used the methodology within the Affordable Housing SPG (April 2019) to indicate that a house price of £111K would be affordable. This methodology has used the 10% deposit figure from the 3.5 median income in the locality rather than 10% of the open market value of a property, also paragraph 3.3.12 of the Affordable Housing SPG does state that the figure from the methodology in the SPG will form the starting point for discussion with the Local Planning Authority.

It is therefore concluded that from the evidence submitted there could be one dwelling currently for sale in Rhosybol that could be considered as being at an affordable price. There are no other affordable units that could be delivered within a reasonable timescale on a market site within the development boundary.

In light of this evidence and the lack of previous affordable units being delivered within the settlement the Policy section are of the opinion that the exception site will help to meet an identified need within the settlement of Rhosybol.

#### Policy TAI 8 – Appropriate Housing Mix

It is noted that proposal comprises of a mixture of 2, 3 and 4 bedroom properties. 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 is given to the Local Housing Market Assessment (LHMA), Council Housing Register and Tai Teg Register 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. The Housing Service have confirmed that the housing mix being proposed is acceptable.

#### Policy PS 1 – Welsh Language and Culture

Whilst the proposed development would not cumulatively provide more than the indicative housing provision for Rhosybol, a Welsh Language Statement would not be required in accordance with criterion 1b of Policy PS1. However given that this is a large scale housing development (defined as 5 or more units in the Maintaining and Creating Distinctive and Sustainable Communities' SPG) on an unexpected windfall site then a Welsh Language Impact Assessment is required. It is noted that such an assessment has been submitted with the application which concludes that the impact upon the Welsh Language will be comparatively low.

#### Policy ISA 5 – Provision of Open Spaces in New Housing Developments

As this is a development of 15 houses it triggers Policy ISA 5, which states that: *"New housing proposals for 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."*

Policy ISA5 does acknowledge that in some circumstances on site provision may not be feasible. In such cases, the Council will seek to negotiate a planning obligation under Section 106 of the Town and Country Planning Act 1990. This obligation enables developers to make a contribution towards the provision of suitable off site play space in lieu of direct provision within the development site where there are identifiable and appropriate opportunities for providing new play space.

The calculation of costs is based on (i) FiT standards (which identify a level of provision per 1,000 population), and (ii) likely basic costs for the provision of open space provision. If the cost of providing the various categories of open spaces changes over time, the most recent cost framework will be used. The policy section have calculated the required fee for a children's play area at £1510.50. This is will be included as part of a section 106 agreement.

#### Infrastructure Policies (ISA 1)

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 of Anglesey Council would seek contributions of £36,771 towards the educational facilities in Ysgol Rhosybol

**Character of the area:**

At its core, one of the most fundamental consideration is whether this residential development is acceptable in respect of its design and layout is whether it can comply with the provisions of the JLDP and whether there are any other material considerations which must be taken into account. Policy PCYFF2, PCYFF3 and PCYFF4 are the primary consideration in assisting the proposal from this aspect.

The development is located within the rural village of Rhosybol. Within this context, achieving the correct design and appearance is important and it is noted that a mixture of development are located within the vicinity. These include a mixture of single and two storey dwelling of various designs.

The proposed dwellings are considered acceptable in terms of its impact on the townscape which acceptably integrate into the surrounding area. It is considered that the proposed development will not harm the character of the area to warrant refusal of the application.

**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.

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties. A single storey bungalow is located to the north of the site whilst a two storey dwelling is located to the south. Single storey dwellings are located to the east opposite to the public highway.

A distance of approximately 8.7 meters is between the side of the nearest proposed dwelling and the side of the single storey dwelling (Tyn Refail) to the north. A distance of approximately 2.5 meters is between the proposed dwelling and the northern boundary. No windows are proposed on the northern elevation of plot 1.

A distance of approximately 3.6 meters is between the southern side of the plot 4 and the two story dwelling (Fernhill) to the south. A distance of approximately 2 meters is located from the boundary of plot 4 and the southern boundary. No windows are proposed on the southern elevation of plot 1.

These distances are not strictly in line with the 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 2.5 meters between side to boundary. Nevertheless it is acknowledged that a 1.8 meter high fence is proposed along the northern and southern boundary which will provide adequate privacy to existing and future occupiers. For this reason it is not considered that the proposal will unacceptably affect the amenities of any adjacent properties.

**Local Highways Authority:**

The Local Highways Authority initially raised an objection to the proposed development and are satisfied subject to conditions.

**Other matters:**

Consultees including Gwynedd Archaeological, Drainage / Welsh Water, Ecology, Environmental Health have all provided comments with respect to the proposed development. Conditions will be attached to the permission accordingly.

## **Conclusion**

The application is acceptable in policy terms and will provide affordable housing within Rhosybol. 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. The application is subject to a section 106 agreement with respect to infrastructure contribution affordable housing and open space requirements.

## **Recommendation**

**Approve** the application subject to conditions and a legal agreement

**(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 – A.01.01
- Proposed Type ‘C’ Dwellings 421 Terrace Plots 7-9 – A.02.04
- Proposed Type ‘C’ Dwellings 421 Terrace Plots 10-11 –A.02.05
- Proposed Site Layout – A.01.03 Rev H
- Proposed Retaining Wall Layout – EEL.7315.D20.001 Rev A
- Typical Section Through Proposed Retaining Wall – EW P7315/s(20)D001 – P1
- Proposed Lighting Layout – EEL.7315.D09.001
- Main Road Street Scene – A.01.04
- Proposed Type ‘C’ Dwellings Plot 1 – A.02.01
- Proposed Type ‘B’ Dwellings 531 Terrace Plots 2-4 – A.02.02
- Proposed Type ‘B’ Dwellings 531 Terrace Plots 5-6 – A.02.03
- Proposed Type ‘D’ Flats 211 Flats Plots 12-13 – A.02.06
- Proposed Drainage Layout – EEL/7315.D01.002 Rev A

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

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

Reason: In the interest of residential amenity

**(04) 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.

**(05) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

Reason: In the interest of amenity

**(06) The estate road shall be paved to a completed binder course finish and the pedestrian footways shall be finally surfaced and the street lighting and drainage systems complete and operational before any of the dwellings hereby approved are occupied and the estate road shall be finally surfaced no later than one month after the occupation of the last dwelling.**

Reason: In the interests of safety and amenity to ensure there is safe and convenient access to occupied properties

**(07) The car parking accommodation shall be completed to the satisfaction of the Local Planning Authority before the residential use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: To comply with the requirements of the Highway Authority in the interests of safety.

**(08) No development shall be carried out until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include as a minimum, but not limited to:**

- i. Site compound and site office & messing facilities**
- ii. The parking of vehicles for site operatives and visitors**
- iii. Deliveries of plant and materials (having regard to the proximity of the site to the nearby primary school and school operating hours)**
- iv. Storage of plant and materials**
- v. Measures to prevent mud and debris being carried onto the highway**

**The works shall be carried out strictly in accordance with the approved details.**

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

**(09) No occupation of the dwellings shall take place until measures are in place to secure the future maintenance of the estate road in accordance with details to be submitted to and approved in writing by the local planning authority.**

Reason: To comply with the requirements of the Highway Authority, in the interests of safety and amenity to ensure there is safe and convenient access to occupied properties.

**(10) The proposed 1.8 meter-high fence as and as delineated in blue on the submitted plan (dawning reference – Proposed Site Layout A.01.03 Rev H) 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.

This page is intentionally left blank