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**CYNGOR SIR
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COUNTY COUNCIL**

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 4 RHAGFYR, 2019 am 1.00 o'r gloch yp	WEDNESDAY, 4 DECEMBER 2019 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Mrs Mairwen Hughes (01248) 752516
	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

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

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

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

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1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 8)

To submit, for confirmation, the minutes of the Planning and Orders Committee held on 6 November, 2019.

4 SITE VISITS

There were no site visits held following the 6 November, 2019 meeting of the Planning and Orders Committee.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING_(Pages 9 - 24)

7.1 - OP/2019/5 – Huws Gray, Bridge Street, Llangefni

7.2 - FPL/2019/226 – Fronwen, Newborough

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

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9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_ (Pages 25 - 30)

11.1 – FPL/2019/250 – GD Jones Site, Gaerwen Industrial Estate

12 REMAINDER OF APPLICATIONS_ (Pages 31 - 108)

- 12.1 – DEM/2019/2 – Bryn Glas Close, Holyhead**
- 12.2 – DEM/2019/3 – Bryn Glas Close, Holyhead**
- 12.3 – DEM/2019/4 – Ffordd Corn Hir & Pennant, Llangefni**
- 12.4 – DEM/2019/5 – Ffordd Lligwy, Moelfre**
- 12.5 – DEM/2019/6 – Craig y Don, Amlwch**
- 12.6 – DEM/2019/7 – Hampton Way, Llanfaes**
- 12.7 – DEM/2019/8 – Maes Llwyn, Amlwch**
- 12.8 – DEM/2019/9 – Maes Hyfryd, Llangefni**
- 12.9 – DEM/2019/10 - New Street, Beaumaris**
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- 12.11 – DEM/2019/12 – Tan yr Efail, Holyhead**
- 12.12 – DEM/2019/13 – Thomas Close, Beaumaris**
- 12.13 – DEM/2019/15 – Maes yr Haf, Holyhead**
- 12.14 – DEM/2019/16 – Pencraig Mansion, Llangefni**
- 12.15 – FPL/2019/289 –Llaingoch Primary School, South Stack Road, Holyhead**
- 12.16 – FPL/2019/234 – Cae Eithin, Malltraeth**
- 12.17 – TPO/2019/17 – Menai Bridge Reservoir**
- 12.18 – FPL/2019/204 – Ponc y Rhedyn, Benllech**
- 12.19 – FPL/2019/249 – Y Bedol, Tyn Rhos, Penysarn**

13 OTHER MATTERS_ (Pages 109 - 120)

13.1 – FLP/2019/42 – Llain Delyn Estate, Gwalchmai

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 6 November, 2019

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, Trefor Lloyd Hughes MBE, Kenneth Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts, Robin Williams
- IN ATTENDANCE:** Development Management Manager (NJ)
Planning Officer (GJ)
Planning Officer (HR)
Planning Officer (AR)
Development Control Engineer (JAPR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** None received
- ALSO PRESENT:** Local Members: Councillors R.G.Parry, OBE, FRAGS (for application 7.1), Richard Dew (Portfolio Member for Planning)
-

1. APOLOGIES

There were no apologies for absence.

2. DECLARATION OF INTEREST

Declarations of interest were made as follows –

Councillor Nicola Roberts declared a personal and prejudicial interest in relation to application 7.1 on the agenda.

Councillor Bryan Owen declared a personal interest in relation to application 7.2 on the agenda; he remained at the meeting to speak as a Local Member but did not vote on the application.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 2 October, 2019 were presented and were confirmed as correct.

4. SITE VISIT

The minutes of the planning site visits held on 16 October, 2019 were presented and were confirmed as correct.

5. PUBLIC SPEAKING

The Chair announced that Public Speakers had been registered to speak in relation to application 7.1

6. APPLICATIONS THAT WILL BE DEFERRED

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

7. APPLICATIONS ARISING

7.1 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 associated developments together with full details of the vehicular access on land adjacent Huws Grey, Bridge Street, Llangefni

The application was reported to the Planning and Orders Committee as the application site is located on Council owned land. At the Committee's meeting held on 2 October, 2019, it was resolved that a site visit was required; the site was subsequently visited on 16th October, 2019.

As she had declared a personal and prejudicial interest in the application, Councillor Nicola Roberts (Chair) withdrew from the meeting when it was presented. Councillor Richard Owain Jones (Vice-Chair) chaired the item.

The Development Management Manager reported that due to technical issues that have arisen the Officer's recommendation is now to defer consideration of the application.

Councillor Kenneth Hughes proposed seconded by Councillor Bryan Owen, that consideration of the application be deferred in accordance with the Officer's recommendation.

It was resolved to defer consideration of the application in accordance with the Officer's recommendation for the reason given.

7.2 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

The application was reported to the Planning and Orders Committee as it had been called in to committee by a Local Member. At its meeting on 2nd October, 2019 the Committee resolved to visit the site, and the site visit subsequently took place on 16 October, 2019.

The Development Management Manager reported that a previous application to site three holiday chalets and to form a new access track in this location was refused in June, 2019 on the grounds that the development did not comply with Policy TWR3 (Static Caravan and Chalet sites and Permanent Alternative Camping) and Policy PS4 (Sustainable Transport, Development and Accessibility) because its location was considered unsustainable being in an isolated position in open countryside and also because it was not considered to be well-sited or high quality development. The original proposal was further considered to have insufficient visibility splay for the proposed access contrary to the requirements of policy. The current application comprises a scheme to improve the visibility splay which the Highways Section has confirmed is acceptable. The key planning issues in considering the application above therefore remain the sustainability of the development under the provisions of Policy PS4 and whether it can be considered to be a high quality development under the provisions of Policy TWR3.

The Officer said that Policy PS4 states that development will be located so as to minimise the need to travel especially by motor vehicles. Policy TWR 3 supports tourist developments as long as they are of high quality in terms of design, layout and appearance. The proposal as presented does not include any associated facilities apart from the chalets themselves. The draft SPG on Tourism Facilities and Accommodation is clear that proposals for caravans or single standalone chalets in an agricultural field or

within the curtilage of a private residence without any associated facilities are not considered high quality development and do not therefore align with Policy TWR 3. Such developments do not enrich the quality of the tourism offering in the area of the plan and the cumulative effects of such developments could have a negative impact on the landscape. The Officer highlighted that although the scale of the holiday chalet buildings has been reduced, the layout and siting remain substantially the same as those under the previous application constituting a linear form in an isolated position in the countryside without any associated facilities. This being so they are not considered to represent high quality development in accordance with the policy and supplementary guidance. Notwithstanding the proposed development is close to the main highway network that is the B4421, the nearest settlement is around 1km to the south west at Newborough accessed via the B4421 which is a 60mph road with no pavements or lighting making this an unsustainable location under the provisions of both local and national policies. The Officer's recommendation is therefore to refuse the application

Councillor Bryan Owen speaking as a Local Member said that the acceptability of the development under the provisions of policy depends on how those policies are read and interpreted. The site visit had shown that the application site is not far from a cluster of houses, and that in Newborough which is approximately 1.5 miles away there are a number of businesses and amenities that depend on tourism. Councillor Owen highlighted that Policy TWR 3 does not exclude this type of development, and that the proposed development in his opinion could be considered high quality in line with the requirements of the SPG. Additionally, in the development's favour is its location on the main bus route, that it lies outside any Area of Outstanding Natural Beauty and that it does not adversely affect the surrounding landscape in the same way as the obtrusive telephone mast located to the rear of the proposed development site. In light of these considerations he could not see how the proposal could be rejected and he asked the Committee to support the application.

Councillors Eric Jones and Kenneth Hughes expressed their support for the application citing the importance of tourism to the economy and prosperity of Anglesey and referring also to the proposal's potential to contribute to the local job market. Councillor Hughes highlighted that Policy TWR 3 does permit holiday chalets in this type of location and that the arguments for and against the proposal is a matter of opinion; this being so it was his opinion that the case for the proposal outweighs the case against. The proposal's location in the countryside is what makes such developments attractive to tourists wishing to escape the noise of towns and cities. Given the centrality of tourism to the Island he felt it behoved the Committee to take advantage of every opportunity within policy such as the proposed development, to support the people of Anglesey and not to undermine their commitment to contribute to a prosperous Island. He felt that approving the application was reasonable under the provisions of Policy TWR 3 and on that basis he proposed that the application be approved contrary to the Officer's recommendation. Councillor Eric Jones seconded the proposal.

Councillor Trefor Lloyd Hughes in indicating his support for the application, expressed some reservations about the potential for further development within the field to the front of the application site. He sought clarification of whether it would be possible to impose a condition prohibiting further development.

The Development Management Manager advised that it was not possible to impose such a restriction on the land in question; if the Committee was to accept the principle of the application site being suitable for this type of development under Policy TWR3, then she could not provide any assurance that there would be no intent to extend in future. The Officer clarified also that the reference in the report to the sustainability of the proposal's location is made in relation to transport and the need to minimise travel. She further confirmed that there had been no objections to the application locally.

Councillor John Griffith agreed with the Officer's perspective saying that the site visit had shown that the proposed development would be sited deep in the open countryside separate from any facilities or dwellings. He referred to the Officer's report and to the reasons given for refusing the previous application which related to the proposal's isolated location, its not being considered high quality and because it was believed that because of its location it undermined the Welsh Government's commitment to sustainability. Councillor John Griffith was concerned that approving the application contrary to the Officer's recommendation could set a precedent thereby opening the door to other similar applications on the Island. He therefore proposed, seconded by Councillor Richard Owain Jones, that the application be refused in accordance with the Officer's recommendation.

In the ensuing vote on the matter, the proposal to approve the application contrary to the Officer's recommendation on the basis that it was deemed acceptable under Policy TWR 3, was carried.

It was resolved to approve the application contrary to the Officer's recommendation because it is deemed acceptable under the provisions of Policy TWR3. (Councillor Bryan Owen did not vote on the matter)

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

8. ECONOMIC APPLICATIONS

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

9. AFFORDABLE HOUSING APPLICATIONS

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

10. DEPARTURE APPLICATIONS

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

11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12. REMAINDER OF APPLICATIONS

12.1 OP/2019/14 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to Gelli Aur, Brynsiencyn

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

The Development Management Manager reported that the application site is a vacant piece of land between 2 dwellings located on the established estate known as Trefenai, Brynsiencyn. An outline of the scale of the dwelling in terms of upper and lower limits has been provided as part of the application and if approved, a condition will be placed on the permission (condition 08) to restrict the length and width of the property to the sizes shown on the site plan to ensure the development complies with relevant distances from neighbouring properties. The Officer said that consultees are satisfied with the proposal and have given conditional approval and she confirmed that the Drainage Section has since provided standard comments with regard to the site's drainage system. Although no representations have been received to date, the expiry period for the receipt of the same does not end until the 6th November; therefore subject to no representations being

received which raise new matters before the expiry of the publicity period, the recommendation is to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Eric Jones that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions contained therein and subject also to no representations being received which raise new matters before the expiry of the publicity period.

12.2 DEM/2019/14 – Application to determine whether prior approval is required for the demolition of the existing school at Ysgol Gynradd Llaingoch, South Stack Road, Holyhead

The application was reported to the Planning and Orders Committee as it relates to Council owned land.

The Development Management Manager reported that under the Town and Country Planning (General Permitted Development) Order 1995, the demolition of buildings does not require planning permission subject to the developer first applying to the Local Planning Authority to confirm whether its prior approval is required for the method of demolition and any restoration of the site. In accordance with this process, the Local Planning Authority was afforded a 28 day period to consider the proposed demolition and it confirmed during that period that prior approval would be required in order to obtain a Demolition Environmental Management Plan (DEMP) which details management measures to minimise impacts from the demolition of the building including on residential amenity, and a Demolition Traffic Management Plan (DTEMP) which details management measures to minimise transport impacts in the demolition of the building. These plans have now been received and are being considered. An ecological assessment has 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 bats are present. The details presented in the assessment are acceptable to the Planning Authority. The Officer's recommendation therefore is one of approval subject to the DEMP and the DTEMP being satisfactory.

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

It was resolved that the prior approval of the Local Planning Authority is granted in accordance with the Officer's recommendation and report and conditions therein and subject also to the details contained in the Demolition Environmental Management Plan (DEMP) and the Demolition Traffic Management Plan (DTEMP) being acceptable to the Local Planning Authority.

12.3 FPL/2019/207 – Full application for the erection of 15 dwellings including 8 affordable dwellings together with the creation of a new access and associated developments at the former site of the Marquis Inn, Rhosybol

The application was reported to the Planning and Orders Committee as it is submitted on behalf of the Local Authority.

The Development Management Manager reported that under the proposal 8 units (1 affordable) would be located on part of the site that lies within the development boundary of Rhosybol and 7 units (all affordable) would be located on part of the site that lies outside the boundary as an exception site under Policy TAI 16. The Housing Service has confirmed that there is a need for such housing locally and as required by Policy TAI 16, the applicant (as well as the policy section) have provided details to demonstrate that affordable housing cannot be delivered within a reasonable timescale on a market site

inside the development boundary. No affordable housing units have been provided within the settlement since 2011 and none were in the housing land bank as at April, 2018. No site has been allocated for housing within Rhosybol and only one property in the area was on sale at a price that could be considered affordable at the time of the survey so the principle of developing the exception site to meet an identified need within the Rhosybol settlement is established. In terms of the character of the area it is the Officer's view that the proposed dwellings are acceptable as regards their impact on the townscape and that they integrate appropriately into the surrounding area. Neither is it thought that the proposal will unacceptably affect the amenities of any adjacent properties, and in the interests of privacy, a 1.8m high fence is proposed along the development's northern and southern boundaries. No objections have been raised locally to the proposal.

The Officer reported further that in the event of approval, under Policy ISA 1 the Council's Lifelong Learning Service would be seeking a contribution of £36,771 towards educational facilities at Ysgol Rhosybol. Also, Policy ISA 5 requires new housing proposals of 10 or more dwellings to provide suitable provision of open spaces where existing open space cannot meet the needs of the proposed housing development. In this case however because a local group has successfully secured funding to provide a play area in the village as there was none previously a financial contribution of around £1,500 to maintain the facility will be sought in lieu of a direct provision and this will be incorporated within a legal agreement.

The Officer further updated the Committee on changes/ amendments to the report as follows -

- A Construction Traffic Management Plan has now been received which is acceptable to the Highways Section. The plan stipulates the hours of operation meaning that condition (03) can be deleted.
- Condition (08) will need to be re-worded to stipulate that the scheme should be carried out in accordance with the details of the Construction Traffic Management Plan as presented.
- The plans show that a public footpath to the north of the development site is to be diverted through the site. A note will need to be attached to any consent to advise that implementing the diversion is subject to a separate approval process.
- The Highways Section initially objected to the inclusion of pedestrian accesses in front of the site on the basis that this could lead to on-street parking thereby impeding traffic in general. The proposal now includes on-site visitor parking spaces which addresses the objection.
- An additional condition is needed requiring that a programme of archaeological works be completed before any development takes place.

The Officer confirmed that subject to the amendments above, the recommendation is to approve the application.

Councillor Richard Owain Jones proposed, seconded by Councillor Bryan Owen, that the application be approved.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions contained therein and the changes outlined at the meeting, and subject also to a Section 106 agreement in respect of infrastructure contribution, affordable housing and open space requirements.

13. OTHER MATTERS

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

Councillor Nicola Roberts
Chair

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Planning Committee: 04/12/2019

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.

The application was deferred at the November Planning and Orders Planning Committee due to legal matters relating to legal agreement.

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 form 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 polices and whether the proposal will have an impact upon the neighbouring properties, character and amenity of the area and highway safety.

Policies

Joint Local Development Plan

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 2: Infrastructure and Developer Contributions
Strategic Policy PS 1: Welsh Language and Culture
Policy ISA 1: Infrastructure Provision
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Policy CYF 5: Alternative Uses of Existing Employment Sites
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 5: Carbon Management
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 8: Appropriate Housing Mix
Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Planning and the Welsh Language (2017)
 Supplementary Planning Guidance: Parking Standards (2008)
 Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
 Planning Policy Wales (Edition 10, December 2018)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	The proposed development complies with the requirements of PCYFF 4.
Iechyd yr Amgylchedd / Environmental Health	Conditions recommended to safeguard the amenities of neighbouring properties and to ensure the correct method of addressing any potential contamination at the land.
CADW 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
Cynghorydd Nicola Roberts	No Response
Cynghorydd Dylan Rees	No Response
Cynghorydd Bob Parry	No Response
Cyngor Tref Llangefni Town Council	Concerns raised with respect to the position of flats together with highway safety.
Dwr Cymru Welsh Water	Condition recommended to ensure that only foul water discharges into the public sewerage system
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Adain Dechnegol (Draenio) / Technical Section (Drainage)	<p>Due to the size and nature of the development an application for sustainable drainage system is required prior to the commencement of the building work.</p> <p>The drainage strategy provided with the application indicates that the developer has considered the use of sustainable drainage within the site, and includes discussion on surface water destination as well as suitable surface water run-off rate and means of attenuation.</p>

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

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

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

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

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

- The application site is located within the development boundary. The Local Authority's Ecologist is satisfied with the proposed development subject to conditions.
- Only an indicative site layout has been submitted with the application. Details of layout, scale and appearance of the proposed units will be considered under any reserved matters application. The indicative layout suggest that adequate open space can be provided as part of the application.
- The Local Highways Authority have assessed the application and are satisfied with the proposed development subject to conditions and a section 106.
- The drainage systems must be approved by Isle of Anglesey County Council acting in its role as a SuDS Approving Body (SAB), before construction work begins. Welsh Water have not raised any objection to the application subject to a condition.

- The application site is located within the development boundary and considered in a sustainable location. The Education Section of the Authority have been consulted regarding the application and have requested a contribution towards local schools. The Betsi Cadwaladr University Health Board has also been consulted regarding the application however at the time of writing this report no response has been received.
- Any planning permission granted at the land will be subject to conditions regulating the hours of demolition and construction works. Conditions will also ensure that the impact upon nearby residential amenity are kept to a minimal.
- The Health and Safety Executive regulates the removal and disposal of asbestos. This falls outside the remit of the Local Planning Authority.
- A Welsh Language Statement has been submitted as part of the application. It is considered that the risk of the development in itself having a significant impact on the character and the language balance in the community is low.
- Only an indicative site layout has been submitted with the application. Details of layout, scale and appearance of the proposed units will be considered under any reserved matters application.
- Anti-Social Behaviour is a matter for the police.

Relevant Planning History

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

Main Planning Considerations

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

Housing Considerations:

Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of this proposal throughout the site would be approximately 27.5 dwellings per hectare which is slightly below the expected level outlined in Policy PCYFF 2. Nevertheless, due to the uneven topography of the site, orientation of the site, existing trees being retained on part of the application and the provision of open space, in this instance it is considered that a slightly lower density is acceptable.

The indicative provision for Llangefni over the Plan period is 673 units (which, includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc). The Plan anticipates that 188 of these units will be provided on windfall sites. In the period 2011 to 2018 a total of 60 units have been completed in Llangefni (all of these on windfall sites). The windfall land bank, i.e. sites with existing planning consent, at April 2018 stood at 19 (with 13 of these being likely to be developed). This means that at present there is capacity within the indicative provision for the settlement of Llangefni.

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

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

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

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

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

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

Employment:

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

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

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

Education Provision:

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration is given to the capacity within local schools to accommodate the anticipated number of children on the site. It is also important to consider the effect of the proposed development on the capacity of local schools. The cumulative impact of other developments in the schools' catchment areas is also taken into account when assessing whether an education contribution should be made. The Lifelong Learning Department have assessed the application and confirmed a contribution of £12.257 towards new facilities at Ysgol y Graig for nursery pupils and a further £12.257 for pupils aged 4 – 11. This equates to a total contribution of £24.514.

Open Space Provision:

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

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

Character of the area:

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

Visual Amenity:

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

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

Effect upon the amenities of neighbouring properties:

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

As part of the application, an indicative layout has been submitted which provides an indication how the proposed units will be positioned on the land. It is not considered that the proposed development would unacceptably affect the outlook from the adjoining properties. The layout plan suggest that the proposed

dwelling 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 legal agreement relating to off-site highway infrastructure improvements. The Local Highways Authority requires a contribution of £25,000 to undertake these works.

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

It is recommended that the Committee permit the application subject to conditions and a section 106 agreement to include the proposed off-site highway infrastructure improvements, affordable housing and contribution towards education provision. But it is further recommended that the release of the permission is delegated to Officers and only when they are reasonably satisfied that a mechanism is in place to ensure that another party (other than the Council) will have a legal interest in the site sufficient to allow them to sign the s106 agreement.

(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
- Adroddiad Gwerthuso Ecolegol Cychwynnol – 18467/E1

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 trees or shrubs which forms part of the approved landscaping scheme 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 indication 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) No development shall commence until full details of noise mitigation measures as recommended within the submitted Eginol Noise Impact Assessment (Reference 18.011.1.RS) are 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.

(25) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:

the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;
the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

**the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);
the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

Reason: To ensure that the development provides an element of affordable housing in accord with development plan policy.

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

Application Reference: FPL/2019/226

Applicant: Mr & Mrs Williams

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

Site Address: Fronwen, Niwbwrch / Newborough



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

Recommendation: Gwrthod / Refused

Reason for Reporting to Committee

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

At its meeting held on the 6th November, 2019 the Committee resolved to approve the application contrary to officer recommendation because it was considered that the development was high quality development in a sustainable location.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:
"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their

recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters.

Main Planning Considerations

The proposed development comprises high quality development - It is the officer view that the proposed development is not 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 under the provisions of policy TWR 3, SPG Holiday Accommodation and the Draft SPG Tourism Facilities and Accommodation. 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.

The proposed development is located in a sustainable location 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 officer view that any occupants 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.

Conclusion

The proposed development is not considered to be well sited, high quality development or located in a sustainable location and members are requested to refuse the planning application on this basis.

Recommendation

That planning permission is **refused** for the following reasons:

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

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Planning Committee: 04/12/2019

11.1

Application Reference: FPL/2019/250

Applicant: Mr. Mark Jones

Description: Cais llawn ar gyfer cael gwared â'r adeilad swyddfa bresennol ynghyd a chodi swyddfa ac adeilad lles newydd yn / Full application for the removal of the existing office building together with the erection of a new office and welfare building at

Site Address: GD Jones Fuel Oil, Ystad Ddiwyddiannol Gaerwen Industrial Estate, Gaerwen



Report of Head of Regulation and Economic Development Service (John Williams)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

Applicant is related to an officer in the Planning Service

Proposal and Site

The proposal is to erect a new site building to provide administrative and welfare facilities on the site and will replace a temporary arrangement currently provided by a portable building.

The site is occupied and operated by a fuel oil supplier and is located in the north-western sector of the Gaerwen Industrial Estate. It is bounded to the north by the estate road beyond which is a scrap metal processing site, to the south by a waste management company, to the east by a gas supplier and to the west by the access track to Rhosydd Bach which also provides part of the route of a Public Footpath.

Beyond the footpath to the west lie fields which provided lairage capacity for a former abattoir. The site is secured by means of a steel palisade fence.

The site consists of a yard which is partly surfaced by concrete and partly by compacted hardcore which accommodates 4 large storage tanks to the southern part and a fuel dispensing point in the central portion of the yard. The yard is accessed via a wide, gated access which gives direct access to the industrial estate road and the wider highway network.

Key Issues

The application's key issues revolve around the appropriateness of the proposed development's location, design and use, how it integrates with the surrounding area and whether any adverse impacts arise.

Policies

Joint Local Development Plan

Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Dwr Cymru/Welsh Water	Comment that, on the basis that foul only flows are proposed to connect into the public sewerage system, there is no objection to the proposal in principle. Suggest that a condition requiring that no surface water or land drainage be allowed to connect with the public sewerage scheme be imposed on any permission granted.
Cynghorydd Eric Wyn Jones	No response to date
Cynghorydd Dafydd Roberts	No response to date
Cyngor Cymuned Llanfihangelceifiog Community Council	No response to date
Iechyd yr Amgylchedd / Environmental Health	General observations
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No Observations
Draenio Gwynedd / Gwynedd Drainage	Observtions
Uned Datblygu Economaidd / Economic Development Unit	No specific observations to make.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	The proposed development is located on a site which has been designated as a 'secondary' employment site under of the JLDP for B1, B2 and B8 uses. The proposal will not involve a change of use from the existing use class, and therefore has no implications for policy CYF 1 of the LDP. The

	main policy consideration will be the acceptability of the proposal in accordance with policy PCYFF 3 (Design and Place Shaping).
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The application was publicised by means of displaying a site notice. The latest date for the receipt of observations was 20 November 2019. At the time of writing this report, no letters of representation had been received in relation to the application.

Relevant Planning History

33C192 – Change of use of land to fuel depot together with the construction of a new access - Permitted – 02/09/1998

33C20W/1 – Full plans for the erection of a single storey industrial building - Permitted 12/07/2002

33C192A – Installation of LPG filling station - Permitted – 02/09/2002

Main Planning Considerations

Location and Design

The application site is located within Gaerwen’s development boundary and is, therefore, consistent with the requirement of Policy PCYFF 1 which states that proposals within development boundaries will be approved provided that they are consistent with other national and local plan policies and other material considerations.

In terms of design, the application site is located on an industrial estate which is characterised by modern, steel framed buildings clad in brick, concrete block and box profile steel. Building sizes are of varying dimensions. Some buildings in close proximity to the application site have first floors which are given over to welfare and office accommodation. The building proposed in this application will be built of blue engineering brick and grey steel cladding, of two storey construction with a mono-pitched roof and concealed rainwater goods. The ground floor offers reception, office and welfare accommodation, whilst the first floor provides more office and welfare accommodation in addition to a meeting area and archive capacity. As such, the design is considered to be consistent with JLDP Policy PCYFF 3.

Employment

From a strategic policy perspective, Policy PS13 enables the facilitation of economic growth. The proposed development is ancillary to the fuel oil business operated from the site and will replace a portable building currently providing office and welfare accommodation. Two new, full time posts will be created to supplement the 8 full time posts already employed in the business and this reflects the growth of the business concerned. Policy CYF 1 states that land and units on existing employment sites will be safeguarded for employment/business enterprises and the application site is located on such a site. Given this, the development of an industrial building for use in the operation of a business on a site safeguarded for employment use is consistent with Policy CYF 1.

Visual Amenity

As stated above, the proposal is considered to comply with the requirements of JLDP policies PCYFF 1 and 3 in terms of its location and design. Furthermore, it is considered to comply with the requirements of Policy PCYFF 2 in that it meets the relevant development criteria. The building proposed will replace a portable building currently providing office and welfare accommodation thereby improving the quality of accommodation. As such, the proposed development would enhance as opposed to detracting from the visual amenity of the locality.

Highways

Given that two new posts are to be created by the proposed development, there is a potential for a minimum of four additional daily vehicle movements. However, the highway network in the locality is appropriate to absorb the potential increase and, other than during the building's construction, there would be no additional HGV traffic generated as a result of the proposal. There is sufficient space available within the yard to accommodate additional parking requirements. In essence, it is unlikely that there will be any adverse highway impacts as a result of the proposed development.

Drainage

Dwr Cymru responded that, on the understanding that foul only flows are proposed to connect to the public sewerage system, they have no objection to the proposal in principle. Any permission granted should impose a condition requiring that no surface water or land drainage should connect directly or indirectly with the public sewerage network.

Conclusion

The application is for a replacement office/welfare building which will include the removal of the portable building, currently providing these facilities, from the site.

Recommendation

Permit

(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.

- Dwg. No. 1606-A3-01 –Location/Existing Block Plan
- Dwg. No. 1601-A3-02 – Proposed Block Plan
- Dwg. No. 1606-A3-03 – Proposed Elevations
- Dwg. No. 1606-A3-04 – Proposed Ground Floor Plan
- Dwg. No. 1606-A3-05 – Proposed First Floor Plan
- Dwg. No. 1606-A3-06 – 3D View
- Dwg. No. 1606-A3-07 – 3D View

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

(03) 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.

(04) Within 28 days of the occupation of the building permitted by this consent, the portable building that currently provides office and welfare accommodation shall be removed from the site.

Reason: In the interests 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.

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Planning Committee: 04/12/2019

12.1

Application Reference: DEM/2019/2

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel y modur dai ar dir yn / Application to determine whether prior approval is required for the demolition of garages on land at

Site Address: Bryn Glas Close, Caergybi / Holyhead,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Bryn Glas Close, Holyhead. The application form states that demolition is required because the use of the garages has ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No response
Cynghorydd Robert Llewelyn Jones	Necessary to have pre consultations for all garage demolitions
Cynghorydd Shaun James Redmond	Prior approval is the option preferred
Iechyd yr Amgylchedd / Environmental Health	Comments - conditions.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Cyngor Tref Caergybi / Holyhead Town Council	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments - precautionary methodology should be conditioned.

Relevant Planning History

No site history

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Site Location Plan / 24990/BGC/001**
- **Proposed Works / 24990/BGC/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3

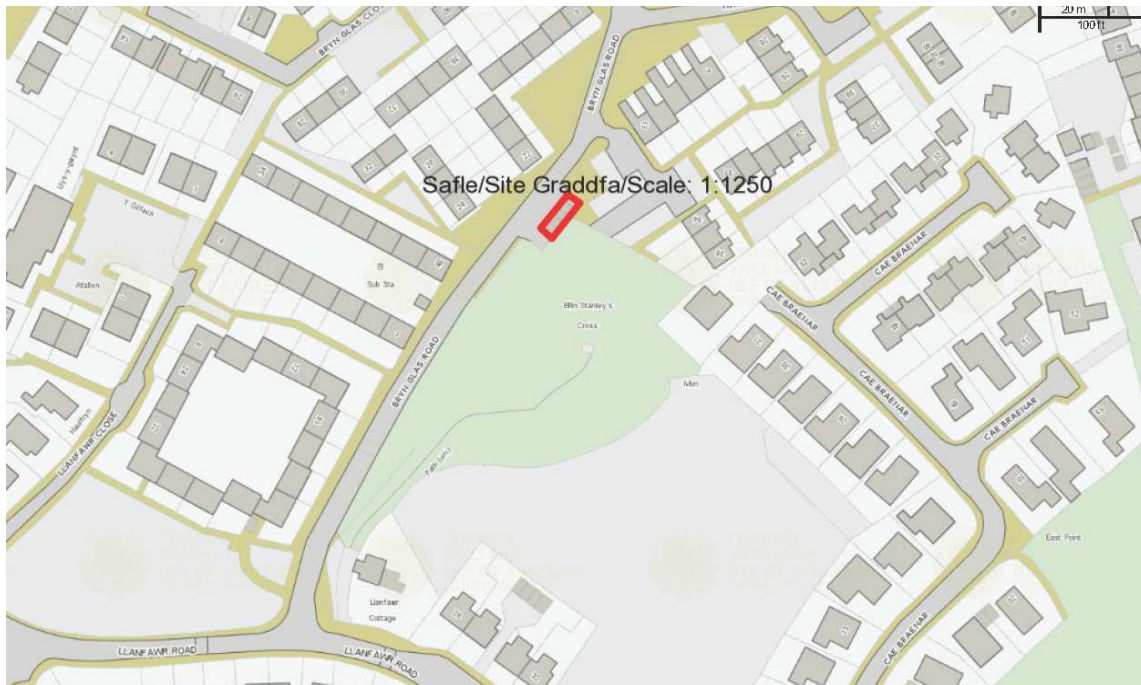
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/3

Applicant: Cyngor Sir Ynys Môn

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

Site Address: Bryn Glas Close, Caergybi / Holyhead,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Bryn Glas Close, Holyhead. The application form states that demolition is required because the use of the garages has ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No response
Cynghorydd Robert Llewelyn Jones	Necessary to have pre consultations for all garage demolitions
Cynghorydd Shaun James Redmond	Prior approval is the option preferred
Cyngor Tref Caergybi / Holyhead Town Council	No response
Iechyd yr Amgylchedd / Environmental Health	Comments - conditions.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments - precautionary methodology should be conditioned.

Relevant Planning History

No planning history

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the

authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Site Location Plan / 24990/BGR/001**
- **Proposed Works / 24990/BGR/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3

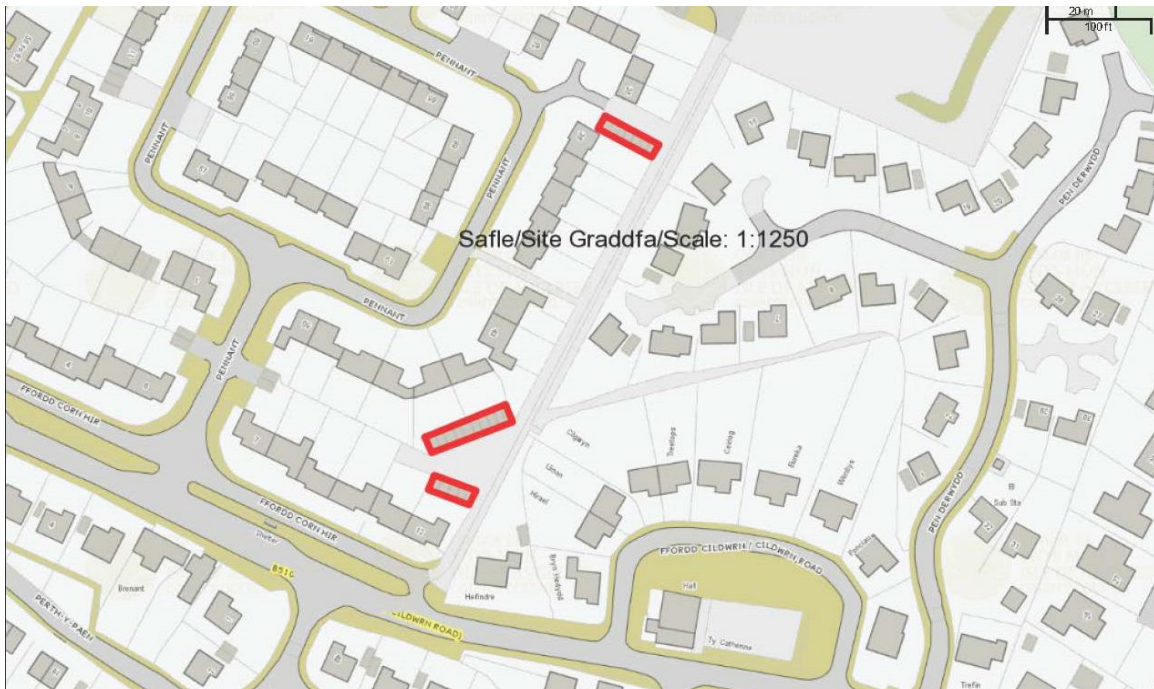
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/4

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel garejys (tri bloc ar wahan) yn / Application to determine whether prior approval is required for the demolition of garages (three separate blocks) at

Site Address: Ffordd Corn Hir & Pennant, Llangefni



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Ffordd Corn Hir & Pennant, Llangefni. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Iechyd yr Amgylchedd / Environmental Health	No response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Building Control	Permission required
Cyngor Tref Llangefnï Town Council	No response

Relevant Planning History

None

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Works Location Plan / 24990/CH/001**
- **Block C - Proposed Layout / 24990/CH/005**
- **Block A&B - Proposed Works / 24990/CH/004**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4.

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

Application Reference: DEM/2019/5

Applicant: Mr Terry Barton

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

Site Address: Ffordd Lligwy, Moelfre,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Ffordd Lligwy, Moelfre. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Vaughan Hughes	No response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	No response
Cyngor Cymuned Moelfre Community Council	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission required

Relevant Planning History

None

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 Authority 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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Site Location Plan / 24990/FLL/001**
- **Proposed Works / 24990/FLL/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4.

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

Application Reference: DEM/2019/6

Applicant: Mr Terry Barton

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

Site Address: Craig Y Don, Amlwch,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Crag y Don, Amlwch. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
BPA	No response
Cynghorydd Richard Griffiths	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Richard Owain Jones	No response
Cyngor Tref Amlwch Town Council	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission required

Relevant Planning History

None

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Works Location Plan / 24990/CYD/001**
- **Proposed Works / 24990/CYD/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4.

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

Application Reference: DEM/2019/7

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenrol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Hampton Way, Llanfaes,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee Proposal and Site

The application is made to demolish the pre-fab garages at Hampton Way, Llanfaes. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Carwyn Jones	No response
Cynghorydd Lewis Davies	No response
Cynghorydd Alun Roberts	No response
Cyngor Tref Biwmares / Beaumaris Town Council	Concerns
Iechyd yr Amgylchedd / Environmental Health	No response
Building Control	Permission Required

Relevant Planning History

None

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Works Location Plan / 24990/HW/001**
- **Proposed Works / 24990/HW/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4.

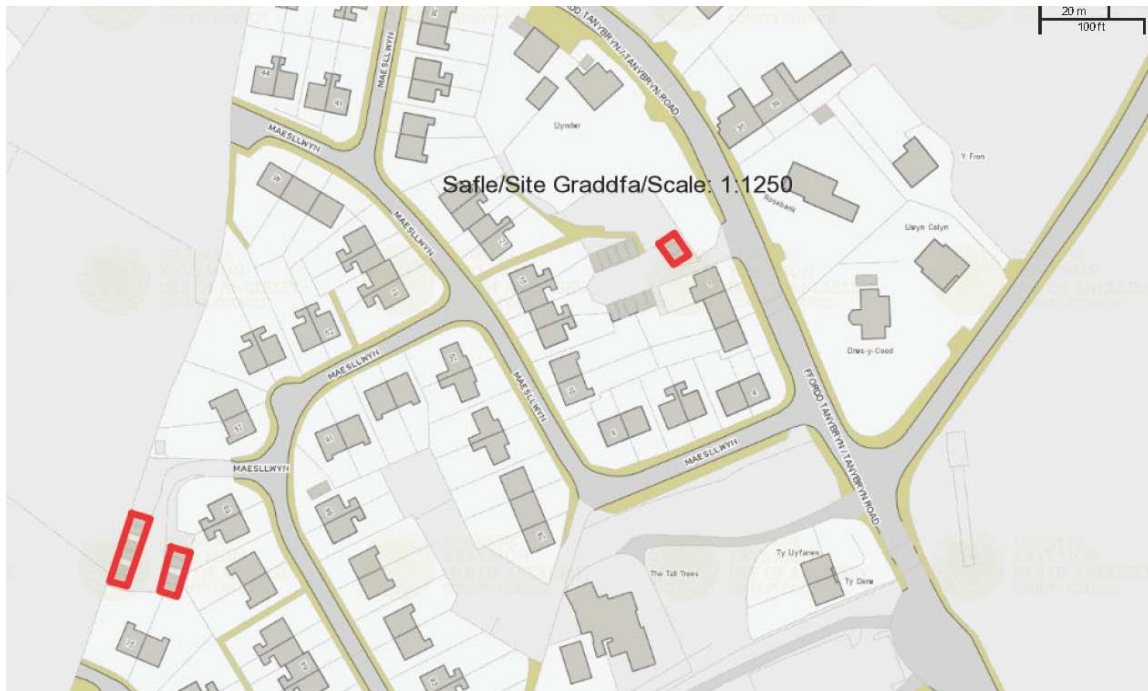
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/8

Applicant: Mr Terry Barton

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

Site Address: Maes Llwyn, Amlwch



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish block C of the pre-fab garages on Maes Llwyn Amlwch. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Richard Owain Jones	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission Required
Cyngor Tref Amlwch Cyngor Tref Amlwch	No response

Relevant Planning History

None

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Works Location Plan / 24990/MLL/001**
- **Block C Proposed Works / 24990/MLL/005**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4.

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

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Cyngor Tref Llangefni Town Council	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission Required

Relevant Planning History

None

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 should detail 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.
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3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Works Location Plan / 24990/MH/001**
- **Proposed Works / 24990/MH/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4.

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

Application Reference: DEM/2019/10

Applicant: Mr Terry Barton

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

Site Address: New Street, Biwmares / Beaumaris,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on New Street, Beaumaris. The application form states that demolition is required because the use of the garages has ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Carwyn Jones	No response
Cynghorydd Lewis Davies	No response
Cynghorydd Alun Roberts	No response
Cyngor Tref Biwmares / Beaumaris Town Council	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Priffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Building Control	Permission Required

Relevant Planning History

None

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Site Location Plan / 24990/NS/001**
- **Proposed Works / 24990/NS/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4.

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

Application Reference: DEM/2019/11

Applicant: Mr Terry Barton

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

Site Address: Pencraig, Llangefni,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages at Pencraig, Llangefni. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission Required
Cyngor Tref Llangefni Town Council	No response

Relevant Planning History

None

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Site Location Plan / 24990/PC/001**
- **Proposed Works / 24990/PC/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4.

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

Application Reference: DEM/2019/12

Applicant: Mr Terry Barton

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

Site Address: Tan yr Efail, Holyhead,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Tan yr Efail, Holyhead. The application form states that demolition is required because the use of the garages has ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd John Arwel Roberts	No objection
Cynghorydd Trefor Lloyd Hughes	No response
Iechyd yr Amgylchedd / Environmental Health	Comments - conditions.
Cyngor Tref Caerdybi / Holyhead Town Council	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments - precautionary methodology should be conditioned.

Relevant Planning History

No site history

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the

Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Site Location Plan / 24990/TYE/001**
- **Proposed Works / 24990/TYE/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3.

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/2019/13

Applicant: Mr Terry Barton

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

Site Address: Thomas Close, Biwmares / Beaumaris,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Thomas Close, Beaumaris. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Carwyn Jones	No response
Cynghorydd Lewis Davies	No response
Cynghorydd Alun Roberts	No response
Cyngor Tref Biwmares / Beaumaris Town Council	Concerns
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission Required

Relevant Planning History

None

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Site Location Plan / 24990/TC/001**
- **Proposed Works / 24990/TC/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFf 3, PCYFF 4.

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

Application Reference: DEM/2019/15

Applicant: Gwasanaeth Tai/Housing Services

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

Site Address: Maes yr Haf, Caergybi / Holyhead



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Maes yr Haf, Holyhead. The application form states that demolition is required because the use of the garages has ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No response
Cynghorydd Robert Llewelyn Jones	Necessary to have pre consultations for all garage demolitions
Cynghorydd Shaun James Redmond	Prior approval is the option preferred
Iechyd yr Amgylchedd / Environmental Health	Comments - conditions.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Cyngor Tref Caergybi / Holyhead Town Council	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments - precautionary methodology should be conditioned.

Relevant Planning History

No site history

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Site Location Plan / 24990/MYH/001**
- **Proposed Works / 24990/MYH/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3.

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/2019/16

Applicant: Mr Terry Barton

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

Site Address: Pencraig Mansion, Llangefni



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages at Pencraig Mansion, Llangefni. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. 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

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission Required
Cyngor Tref Llangefni Town Council	No response

Relevant Planning History

None

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 should detail 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 should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

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

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be 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 development is undertaken within 5 years and in accord with the submitted details.

Recommendation

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

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

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

- **Site Location Plan / 24990/PCM/001**
- **Proposed Works / 24990/PCM/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFf 4.

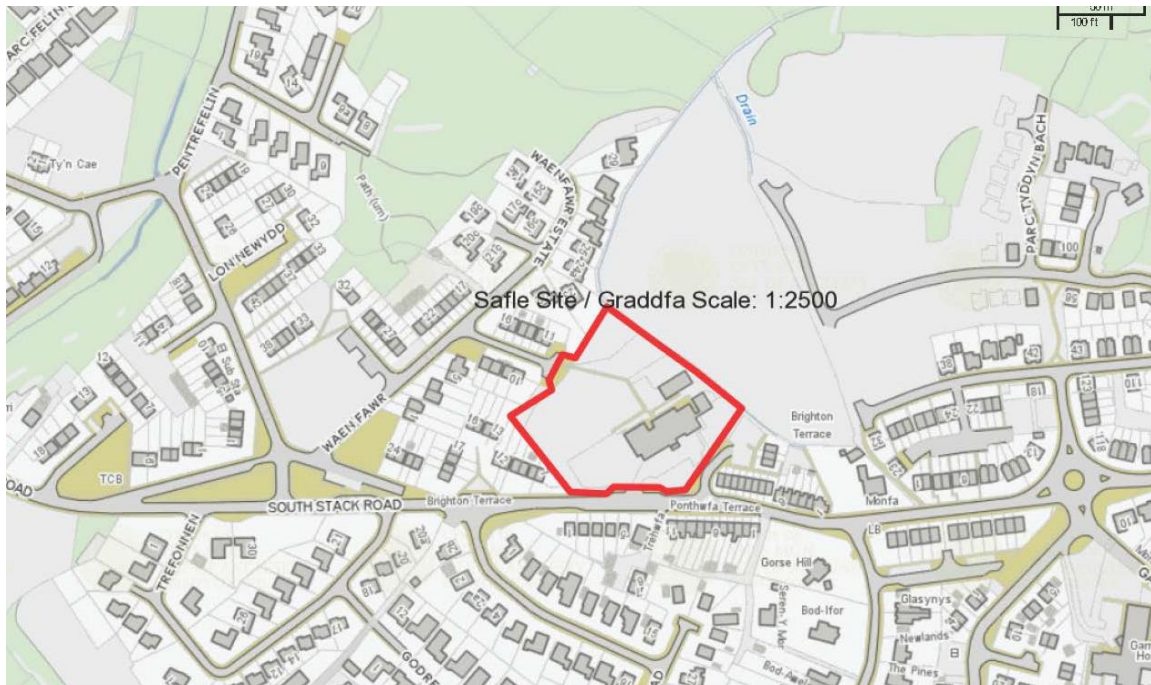
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/289

Applicant: DU Construction

Description: Cais llawn ar gyfer codi ffens 2.4 metr uchder dros dro yn/ Full application for the erection of a temporary 2.4 meter high fence at

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



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

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

Proposal and Site

The site lies along South Stack Road in Holyhead town. The site is at the former school known as Ysgol Gynradd Llaingoch.

The proposed scheme is for the erection of a 2.4 metre high security fence to the front and rear of the site.

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Planning Policy Wales (Edition 10, December 2018)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No response
Cynghorydd Robert Llewelyn Jones	No response
Cynghorydd Shaun James Redmond	Comments - Impact on residential amenity in terms of visual
Cyngor Tref Caergybi / Holyhead Town Council	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments
Iechyd yr Amgylchedd / Environmental Health	Standard comments - informative

The application was publicised by the placing of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 27/11/2019. At the time of writing this report, the department have not received any representations.

Relevant Planning History

DEM/2019/14 - 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 - Ysgol Gynradd Llaingoch, South Stack Road, Caergybi/Holyhead

Main Planning Considerations

The proposal is for the erection of a 2.4 metre high fence at Ysgol Llaingoch.

The location of the proposed fence will be at the front and rear of the school premises where it faces a highway road. The rear of the school can be accessed via Waen Fawr estate. Access to the site is not possible from the side due to private properties and a vacant field where a planning application has been submitted under planning reference FPL/2018/57 for 46 dwellings. The proposed security fence will be constructed as a timber hoarding.

The former school which has been recently closed has been a subject of vandalism and breaking in. Therefore the purpose of this fence is to ensure that the site is safeguarded from further vandalism. Planning permission has recently been granted to demolish the existing school under planning reference DEM/2019/14. As permission has been granted for the demolition, the developer can erect these security fences under permitted development rights whilst the current school is being demolished. However, once

the school is demolished, the fences will have to be removed. This application therefore is submitted as a temporary use so that the fences can remain after the school is demolished in order to safeguard the site. It is understood that a new planning application will be submitted in the foreseeable future to develop the site. Once and if this application is granted, these fences will once again be permitted whilst works are carried out on site.

As this application is for only temporary use to safeguard the site from further vandalism, it is not considered that the proposed development will impact the surrounding amenities. This planning permission will only last for 12 months.

It is also not considered that the proposed development will impact any neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department.

Conclusion

The proposed development is considered acceptable to the Local Planning Authority and is recommended for approval subject to conditions.

Recommendation

(01) The planning permission hereby approved under planning reference FPL/2019/289 expires on the 04/12/2020.

Reason: For the avoidance of doubt

(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**
- **Site Security Plan - A-01-04**
- **Appendix 05**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3

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/2019/234

Applicant: Mr & Mrs Ashworth

Description: Cais llawn ar gyfer diwygio'r mynedfa bresennol i gerbydau (wedi ei ganiatau gynt dan caniatad cynllunio rhif 15C48K/FR) ynghyd a estyniad i'r cwrtil (ôl weithredol) yn / Full application for amendments to the existing vehicular access (previously approved under planning permission reference 15C48K/FR) together with an extension to the curtilage (retrospective) at

Site Address: Cae Eithin, Malltraeth



Report of Head of Regulation and Economic Development Service (Joanne Roberts)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

At the request of the Local Member (Councillor Peter Rogers) on the grounds that the ownership certificate (Certificate A) submitted with the application is incorrect.

Proposal and Site

The application is made for amendments to the existing vehicular access (previously approved under planning permission reference 15C48K/FR) together with an extension to the curtilage (retrospective) at Cae Eithin, Malltraeth.

The application site is located in part, within the development boundary of Malltraeth which is identified as a Coastal Village in the Joint Local Development Plan.

Key Issues

The key issues are whether the development is in compliance with local and national planning policies, and whether it is acceptable in terms of highway safety and flood risk.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy AMG 2: Special Landscape Areas
Planning Policy Wales (Edition 10, December 2018)
Technical Advice Note 15: Development and Flood Risk (2004)

Response to Consultation and Publicity

Consultee	Response
Awdurdod Glo / Coal Authority	The application site does not fall within the defined Development High Risk Area.
Cynghorydd Bryan Owen	No response at time of writing report.
Cyngor Cymuned Bodorgan Community Council	No response at the time of writing the report.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Recommend conditional approval.
Cynghorydd Peter Rogers	Request that the application be referred to the Planning and Orders Committee for determination on the grounds that the ownership certificate (Certificate A) submitted with the application is incorrect.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Recommend the planting of native trees on the property for biodiversity gain.

The application was afforded two means of publicity. These were by the posting of notices near the site and serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 02/10/2019. At the time of writing this report, 2 letters had been received, the main points raised are summarised below:

- Comments regarding landownership and querying the accuracy of the submitted plans in relation to the position of the boundaries.
- Concern that the incorrect ownership certificate (Certificate A) has been submitted with the application.
- The existing access, adjacent land and highway have experienced regular flooding during winter months since the new driveway was constructed.
- Concern that any widening of the access would lead to further flooding.
- The development is outside the village development envelope and it is understood that a proposal to create a driveway to the east of the hedgerow had been rejected by the Planning Department as it would fall outside the village development envelope and that highways also refused to allow a new opening onto the public road at this point.

Due regard has been given to the issues raised above and are addressed further in the main planning considerations section of this report. It is however confirmed that the LPA have no record of an application for a driveway/access having been refused at the site.

Relevant Planning History

15C48 – Erection of 10 starter homes on O.S 8694 & 9090, Pen Parc, Malltraeth – Refused 08/01/1990

15C48A - Erection of 10 starter homes on O.S 8694 & 9090, Pen Parc, Malltraeth – Refused 20/08/1990

15C48F - Outline application for the erection of 24 dwellings, comprising of 13 detached dwellings and 11 affordable dwellings together with construction and alterations to the vehicular access and the construction of a new pedestrian access on land between David St and Viaduct Road, Malltraeth – Refused 06/07/2005

15C48G – Outline application for residential development on land at Pen Parc, Malltraeth – Refused 18/06/2007

15C48H – Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjacent to Pen Parc, Malltraeth – Granted 07/02/2012

15C48J/FR/DA - Application for reserved matters for the erection of a dwelling together with the construction of a vehicular access on land adjacent to - Pen Parc, Malltraeth – Granted 17/03/2015

15C48K/FR - Full application for the construction of a new vehicular access and drive at - Pen Parc, Malltraeth - Granted 25/06/2015

15C48L/MIN - Minor amendments to scheme previously approved under planning permission 15C48J/FR/DA so as to install solar - Pen Parc, Malltraeth - Granted 23/12/2015

VAR/2019/14 - Application under Section 73A for the deletion of condition (08) (finished floor level) and the variation of condition (11) (plans approved under reserved matters application ref 15C48J/FR/DA) of outline planning permission reference 15C48H (outline application for the erection of a dwelling together with the construction of a vehicular access) so as to allow for amendments to the siting and design of the previously approved dwelling and detached garage together with the erection of a new perimeter flood defence wall at - Cae Eithin, Malltraeth - Granted - 04/09/2019

Main Planning Considerations

Extension to Curtilage (retrospective)

The application is submitted following an enforcement investigation and seeks retrospective planning permission for an extension to the curtilage of the associated dwelling which was originally granted outline planning permission in 2012 with the approval of the reserved matters subsequently granted in March 2015. In September of this year, a further application was granted for the variation of conditions of the outline and reserved matters permissions relating to amendments to the siting and design of the previously approved dwelling and detached garage together with the erection of a new perimeter flood defence wall.

The area of extended curtilage is to the North and North East of the existing curtilage, part of which falls within the defined development boundary Malltraeth.

Policy PCYFF1 of the JLDP states that outside the development boundaries development will be resisted unless it is in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

Policy PCYFF 2 of the JLDP relates to development criteria and requires that proposals demonstrate compliance with relevant plan policies and national planning policy and guidance.

Policy PCYFF3 relates to design and place shaping and requires that proposal will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environment context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

Policy PCYFF 4 relates to design and landscaping and requires that all proposals should integrate into their surroundings.

As noted above, the application, where it pertains to the extension to curtilage is submitted in retrospect following an enforcement investigation and is therefore unauthorised.

Paragraph 14.2.3 of the Welsh Government's Development Management Manual (Revision 2 – May 2017) states that when considering enforcement action, the decisive issue for the LPA should be whether the unauthorised development would unacceptably affect public amenity of the existing use of land and buildings meriting protection in the public interest. Enforcement action should be commensurate with the planning impacts caused by the unauthorised development; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effects of the unauthorised development, not to punish the person(s) carrying out the operation or use. Nor should enforcement action be taken simply to regularise development for which permission had not be sought but which is otherwise acceptable.

In this case, it is not considered that the extension to the residential curtilage gives rise to unacceptable impacts upon the character and appearance of the area or upon the amenities of nearby residential occupiers, therefore, notwithstanding that part of the extended curtilage falls outside the defined development boundary, having regard to the Welsh Government guidance above it is considered that the proposal otherwise conforms with policies PCYFF3 and PCYFF4 of the JLDP and does not unacceptably affect public amenity or the existing use of land such that formal enforcement action or refusal of the application could be deemed to be justified in the public interest.

Amendments to the existing vehicular access

The application also involves amendments to the existing access. Planning permission was granted in June 2015 for the construction of a new vehicular access and drive to serve Cae Eithin under planning permission reference 15C48K/FR. The permission has been implemented and there is therefore a fall-back position.

Whilst the driveway has been constructed, due to an ongoing and unresolved landownership/boundary dispute, the access has not been completed.

This has given rise to a breach of conditions of the original permission which prohibit use of the access until it has been completed in accordance with the approved details and the applicants have not therefore been able to use it or the dwelling since August 2018.

Therefore in an effort to establish a usable access to the property, the application is submitted to alter the approved access so as to relocate it slightly further away from the disputed boundary.

The application has been called-in by the Local Member on the grounds that the ownership certificate submitted with the application is incorrect.

The application is accompanied by a Certificate A which certifies that on the day 21 days before the date of the application nobody except the applicant was the owner of any part of the land or building to which the application relates.

Whilst the Local Planning Authority acknowledge the ongoing and unresolved landownership/boundary dispute, it is a well-established principle that such matters are private interests, outside the planning system. The red line application site subject to application is based upon the official copy of the HM Land Registry title plan which indicates that, without prejudice to the outcome of the dispute, none of the land subject to the application is within 3rd party ownership such that a Certificate B would be required in this instance at this time.

The Local Planning Authority are therefore satisfied on the basis of available evidence, and in the absence of any resolution or judgement in relation to the dispute that the application is properly made.

As this is an application for alterations to the previously approved access which has been implemented, it falls to be considered under same policies referred to above, in addition to highway and any other material planning considerations.

The application involves relocating the access some 6m to the North East of its approved position, together with a short section of curved driveway connecting into the existing driveway, in addition trees and shrubs are to be planted to enhance biodiversity.

The highways department have been consulted on the application and have no objection to the proposal subject to conditions.

The sites lies within a C2 flood zone and concerns regarding localised flooding of the land in the vicinity of the development have been raised in objections received to the application. Natural Resources Wales (NRW) have been consulted on the application and also provided with a redacted copy of the objection received. NRW acknowledge the potential flood risk but have no objection to the proposal and that no flood mitigation measure are required, they also confirmed that they have no record of flooding of the access/highway in this location. A redacted copy of the objection has also been provided to the highways department who have confirmed that this section of highway is prone to flooding from time to time during extreme wet weather conditions and high tide, but that water generally drains away quickly. There is therefore no evidence to suggest that the localised flooding referred to can be attributed to the existing development and it is not considered that the amendments sought as part of this application would be likely to exacerbate the situation to any significant extent.

The siting and design of the proposed amended access is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the proposal will have an unacceptable impact upon the character and appearance of the area, highway safety, the amenities of neighbouring properties or give rise to an increased risk of flooding.

Conclusion

For the reasons set out above, the proposal is therefore considered to be acceptable subject to conditions.

Recommendation

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

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

(02) The access shall be laid out and constructed strictly in accordance with the submitted plan ref 2250a:19:4a 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.

(03) The access shall be constructed with 2.4 metre by 215 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: 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.

(04) 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.

(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: 2250a:19:1a**
- **Proposed Site Plan: 2250a:19:5b**
- **Proposed Highway Access Plan: 2250a:19:4a**

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

Informative

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

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

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

If he/she chooses to carry out the work himself/herself, the applicant should be advised to apply in writing to the Head of Service – Highways, Waste & Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF1, PCYFF2, PCYFF3, AMG2.

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.

Mawr, and the public footpath leading past the cricket ground to the Cemetery. The ash trees are above the rear garden of no. 30 Ty Mawr.

Five trees are proposed for felling (four ash and a one cherry) and a sycamore is proposed to be crown lifted away from the PRow.

T7 and T8 Ash: fell due to the presence of ash dieback
T10 and T12 Ash: fell due to form
T14 Cherry: fell due to condition (bacterial canker) and form
T13 Sycamore: crown lift over public footpath

Key Issues

The main issue is the likely effect on public amenity from the proposed works, and whether they are justified, having regard to the reasons put forward in support of them.

Policies

Joint Local Development Plan

Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Alun Wyn Mummery	No response at the time of writing this report
Cynghorydd Meirion Jones	No response at the time of writing this report
Cyngor Tref Porthaethwy / Menai Bridge Town Council	No observations
Cynghorydd Robin Wyn Williams	No response at time of writing this report

A site notice has been erected on site and will expire on December 9th. At the time of writing no representations have been received.

Relevant Planning History

39LPA587/CC - Cais i farbro coed wedi ei diogelu gan orchymun coed ger/ Application to lop trees protected by a tree preservation order near Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Caniatau / Permitted 11/07/1990

39LPA611/CC - Torri 34 o goed sydd gyda Gorchymyn Diogelu Coed arnynt yn / Felling of 34 trees covered by a Tree Preservation Order at Cronfa Dwr, Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Caniatau / Permitted 04/09/1991

39LPA587A/CC - Cais i farbro naw coeden wedi ei ddiogelu dan Orchymun Diogelu Coed yn/Application for the lopping of nine trees protected by a Tree Preservation Order at Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Caniatau / Permitted 07/11/2002

39LPA1012/TPO/CC - Tree Preservation Order - Cais i dorri 1 coeden onnen, gostwng uchder 1 coeden onnen ynghyd a gwaith i 1 coeden sycamorwydden sydd wedi eu diogelu gan Orchymyn Diogelu Coed yn / Application to remove 1 ash tree, reduce 1 ash tree and works to 1 sycamore tree which are protected by a TPO - Old Reservoir, Menai Bridge - Caniatau / Permitted 01/04/2015

39LPA1026/TPO/CC - ais am waith i goed sydd wedi eu diogelu gan Orchymyn Diogelu Coed yn / Application for works to fell trees which are protected by a Tree Preservation Order at Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Caniatáu / Permitted 07/07/2016

39LPA1036/CC Cais llawn i gael gwared ar y ffens bresennol, codi ffens newydd diogelwch 2.1m o uchder ynghyd a torri a cario allan gwaith i goed sydd wedi ei ddiogelu gan Orchymyn Diogelu Coed yn / Full application to remove the existing fence, erection of a new 2.1m high security fence together with felling and works to trees protected by a Tree Preservation Order at Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Caniatáu / Permitted 15/06/2017

39LPA1036A/DIS/CC - Cais i ryddhau amod (03) (mesurau osgoi rhesymol ar gyfer Madfallod Cribog) o ganiatâd cynllunio 39LPA1036/CC yn / Application to discharge condition (03) (scheme for reasonable avoidance measures for Great Crested Newts) of planning permission 39LPA1036/CC at Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge Amod wedi ei Ryddhau / Condition Discharged 27/03/2018

TPO/2019/16 - Cais i wneud gwaith ar goed sydd wedi ei warchod gan Orchymyn Diogelu Coed yn / Application for works to trees protected by a Tree Preservation Order at ronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Tynnwyd yn ôl / Withdrawn 08/10/2019

Main Planning Considerations

A withdrawn application (TPO/2019/16) for this site was accompanied by an arboricultural report from 2018 that noted T10, T12 and T14 for felling due to form and condition. As the report plan misidentified a number of the trees, the application was withdrawn. The plan has subsequently been corrected and although the report no longer forms part of the application, the reason for the proposed felling of a number of the trees remains. In addition, a number of the trees with symptoms of ash dieback have been added to the proposal. (Ash Dieback is a disease of ash and now widespread on Anglesey – it is predicted that it will infect and kill up to 95% of ash trees).

The trees surrounding the reservoir are visible from the Pentraeth Road providing a backdrop to the Ty Mawr estate in views on the approach from Menai Bridge. They enclose the public footpath, enhancing the mostly treed and wooded footpath link between this part of Menai Bridge and the cemetery and A5 below. The trees are managed by the Property section who ensure the safety of pedestrians on the footpath and the properties at Ty Mawr through external periodic safety reports for the site.

The ash trees are visible above the crowns of adjacent trees. Their removal will have a minor effect on public amenity. The cherry is a minor tree and the crown lifting works to the sycamore are of a minor nature. The effects of these works will be negligible.

All works must be carried out the correct British Standard for tree works. No replacements are required due to the woodland designation.

Conclusion

It is considered that the minor adverse amenity effects are justified by the reasons for the works i.e., the condition of the trees and the presence of ash dieback.

Recommendation

(01) The proposed works are done to British Standard 3998:2010 Tree Work – Recommendations.

Reason: In the interest of amenity.

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

Application Reference: FPL/2019/204

Applicant: Mr Dylan Davies

Description: Cais llawn ar gyfer codi 27 o dai forddiadwy ynghyd a creu mynedfa newydd a gwaith cysylltiedig ar dir ger / Full application for the erection of 27 affordable dwellings together with the creation of a new access and associated works at

Site Address: Ponc y Rhedyn, Benllech



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application has been called into the Planning and Orders Committee for determination by Local Member Ieuan Williams.

Proposal and Site

The application is submitted for the construction of 27 affordable dwellings together with the creation of a new access and associated developments. The application site will be accessed from the Lon Pant Y Cydyn through the Pant Y Briallu residential estate.

The application site is approximately 0.8 hectares and is currently grassland. The land lies immediately adjacent to the settlement boundary of Benllech as identified within the Joint Local Development Plan (JLDP).

The application site will be accessed from the north west. The proposed estate road will thereafter veer south. The proposed dwellinghouses will be located across the site varying from 2 and 3 bedroom units. The majority of the dwellinghouses are semi-detached properties whilst 2 are detached units. All dwellings are provided with designated parking and private amenity spaces. As part of the proposed development 825 square meters of amenity land will be allocated to the east of the site.

The application site is surrounded by residential properties to the west, south and east boundaries. Agricultural land is located to the north. The topography of the land generally rises from north to south. The application site is predominately surrounded by hedgerows. A public footpath runs along the southern part of the application 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

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Vaughan Hughes	No Response
Cynghorydd Ieuan Williams	Refer the application to the Planning and Orders Committee for determination. Concerns regarding the numbers of units being proposed.
Cynghorydd Margaret Murley Roberts	No Response
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	Concerns regarding over development, highway safety and sewerage system.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Condition Permission recommended. A commuted sum is also required as part of a legal agreement

	for a sum of £10,000.00 towards the improvements of Active Travel Routs.
Dwr Cymru Welsh Water	No objection that foul is proposed to communicate into the public sewer system.
Draenio Gwynedd / Gwynedd Drainage	No Objection. The developer has submitted a Flood Consequences Assessment (FCA) together with an indicative drainage plan which demonstrates that the site can be safely developed considering post-development flood risk from local sources (surface water and ordinary watercourse).
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval
Head of Service (Housing)	There is a demand for the affordable units being proposed which has been confirmed within a housing needs survey.
Gwasanaeth Addysg / Education Service	The Lifelong Learning Department of Anglesey Council have confirmed that no commuted sum is required in this instance.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	General comments made with respect to polices contained within the Joint Local Development Plan (JLDP).
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Iechyd yr Amgylchedd / Environmental Health	Conditional Approval
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No Objection

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 20/11/2019. At the time of writing this report, 20 representations had been received at the department. The points are summarised below:

- Concerns with respect of flooding and drainage.
- Concerns regarding ecology.
- Concerns with respect to the proposed access and highway safety.
- The construction phase of the proposed development will have an impact upon the nearby properties and road users.
- Proposed development will put an increase pressure upon the existing infrastructure including the local school.
- Concerns that the proposed development would have a detrimental impact upon the amenities of existing nearby dwellinghouses
- No need for the proposed affordable units.
- Concerns with respect to limited children's playing area.

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

- A Flood Consequence Assessment and indicative drainage plan has been submitted as part of the application. The drainage section, Welsh Water and Natural Resources for Wales have assessed the application and raised no objection.

- An Ecology Appraisal has been submitted as part of the application. The Authority's ecologist together with Natural Resources for Wales have assessed the application and are satisfied with the proposed development subject to conditions.
- A Transport Statement has been submitted as part of the application. The Local Highways Authority have assessed the application and are satisfied with the proposed development subject to conditions.
- Conditions will be attached as part of the application to mitigate and minimise nuisance to nearby properties and road users during the construction phase.
- The impact upon the existing infrastructure including the local school has been assessed as part of the application. This is elaborated upon within main core of the report.
- The impact upon the amenities of nearby residential properties have been assessed as part of the application. This is elaborated upon within the main core of the report.
- The housing section have confirmed there is a need for the number of affordable units being proposed.
- An open space is provided as part of the application. A full assessment will be undertaken within the report.

Relevant Planning History

SCR/2019/39 - Screening opinion for the erection of 27 affordable dwellings together with the creation of a new access and associated works at Ponc y Rhedyn, Benllech – EIA Not Required

Main Planning Considerations

The site is located immediately adjacent to the development boundary of Benllech. In terms of the principle of housing development, the development boundary is considered under policy TAI 16 of the Joint Local Development Plan (JLDP). In accordance with this Policy all units would have to be affordable housing that meets a defined local need. 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 reasonably 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 application site is located towards the western part of the Benllech development boundary. There is somewhat of an opening in this part of the development boundary. The application site covers the majority of the opening and as such is considered a reasonable extension to the settlement. It is considered that the site will not unacceptably intrude and encroach further into the countryside than the general existing form of development. The application site is considered proportionate to size of the settlement of Benllech, which is classed as a Local Service Centre with the JLDP, the second highest tier settlement category of Anglesey.

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 reasonably 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 Clwyd Alun Housing Association, it has been confirmed by the Housing Service there is a need for the units being proposed. The assessment includes a Housing Needs Survey and the consideration of other undetermined planning applications, including the proposal for the erection of 29

affordable dwellings at Craig y Don Estate & Cherry Tree Close, Benllech. The Housing Service have confirmed there is a need for the affordable units being proposed at both application sites.

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 Benllech 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 reasonably 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, housing and property section have provided comments with respect to whether or not affordable housing cannot be reasonably be delivered within a reasonable timescale on a market site inside the development boundary.

It also considered that the allocated housing site (T32) within Benllech development boundary will not be delivered in a reasonable timescale. In addition, it considered that the Urban Capacity has not identified significant development opportunities with the settlement boundary of Benllech. The agent has also provided information confirming that there are no dwellinghouses within Benllech that could be considered as being at an affordable price. The Housing Section have confirmed this point.

It is considered there is only limited opportunities to meet any identified need in the settlement within a reasonable timescale. 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.

With respect to the viability and deliverability of the site, it is considered that the site is on the 'Reserve and Potential' list of the Council's Program Delivery Plan (PDP). It is further stated that the site has been chosen as an Innovative Housing Project with a physical start required in the new financial year 2020/21. It is therefore considered there is a high element of certainty that this site will be brought forward within a reasonable timescale and consideration has been given towards its viability.

Policy TAI 8 – Appropriate Housing Mix

It is noted that 18 of the proposed units will be 2 bedroom units and the remaining 9 units will be 3 bedroom dwellinghouses. 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

Given that the application 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 in line with policy PS1 of the JLDP. 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 27 dwelling 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.

An area of 825 meter square amenity space is proposed as part of the application. Although the on-site open space falls short of the required area, in light of guidance within the SPG, it is considered that a commuted sum of £9,830.82 is also required for the provision of Children’s Informal Play Space together with a commuted sum of £4,991.89 towards Children’s equipped play space is £4,991.89. This is a total contribution of £14,822.71

Infrastructure Policy

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 have confirmed that no commuted sum is required in this instance.

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 adjoining the settlement of Bellech. 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 their impact on the townscape which will acceptably integrate into the surrounding area. It is considered that the proposed development will not harm the character of the area and reflect the relatively dense residential pattern of development within the immediate locality.

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 subsection 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. As previously noted, the application will be served from the Lon Pant Y Cydyn

through the Pant Y Briallu residential estate. Existing dwellinghouses are located along the western, and southern boundary. Dwellinghouses are also located to the east, however agricultural land is located between these units and the application site. As part of the proposed development the level of land will be altered along the northern boundary and a section at the southern part of the site. The greatest difference in level is approximately 0.7 meters.

Plots 1, 16, 17 and 27 all adjoin the western boundary and therefore careful consideration is given to the amenities of the dwellinghouses located at both Pont y Briallu and Ponc y Rhedyn.

The Supplementary Planning Guidance (Design for the Urban and Rural Environment) requires a distance of 2.5 meters between dwellinghouses and boundaries. Only plot 27 exceeds this distances, whilst plots 1, 16 and 17 all fall short of the required guidance distance of 2.5 meters.

The Supplementary Planning Guidance (Design for the Urban and Rural Environment) SPG also requires a distance of 3.5 metres between sides of dwellinghouses and 9 meters from a side elevation to secondary windows. No windows are located on the eastern elevations of plots 1, 16, 17, and 27 whilst some dwellinghouses on the Pont y Briallu and Ponc Y Rhedyn estate have secondary windows overlooking the application site.

Plot 1 is located approximately 8.6 meters away from the nearest dwellinghouse, plot 16 is located approximately 11.6 away from the nearest dwellinghouse, plot 17 located approximately 12.1 meters away from the nearest dwellinghouse whilst plot 27 located approximately 7 meters away from the nearest dwellinghouse. The distance between plots 1 and 27 from the nearest existing dwellinghouse fall short of the required distance between side and secondary windows.

From assessing the proposed levels and cross sections, no significant change in levels are proposed. A 1.8 meter high fence is also proposed along the western boundary of the application site, which could be secured by a condition.

Although secondary windows are located at first floor level of plots 1, 16, 17 and 27; the dwellinghouses are orientated away from the dwellinghouses located at the western part of the application site. It is considered these windows will not provide a clear and direct view into the amenity areas of adjoining properties to warrant refusal of the application. The dwellinghouses set to the western part of the site are located within a relatively dense residential area in which a degree of overlooking already exists.

As part of amendments made to the application, plots 27 and 17 were moved approximately 1 meters to the east away from the existing dwellinghouses to the west. Although these amendments did not enable the proposed development to fully comply with the terms of the distances set within the SPG, given the proposed 1.8 meter fence along the western boundary which will mitigate against the impact of overlooking and the oblique position of the proposed units, it is not considered that the proposed development would have an unacceptable impact upon the amenities of the dwellinghouse located to the west nor the future occupants of plots 1, 16, 17 and 25.

Existing dwellinghouses are also located along the southern boundary of the application. Careful consideration is given to the amenities of these dwellinghouses due to relatively close distance between these dwellinghouses. A public footpath also runs along this boundary between the application site and exiting residential units. As previously noted the level of land will be reduced along the southern boundary at a level of approximately 0.7 meters which will aid against the impact upon the amenity of neighbouring properties.

Plots 12, 13, 14, 15 and 16 are all located along the southern boundary. Whilst plot 12 is orientated away from the southern boundary and has no windows on the side elevation, plots 13, 14, 15 and 16 have all their rear elevations with secondary windows positioned towards the south.

Out of all the proposed dwellinghouses located along the southern boundary, only plot 13 is closer to the boundary than the required 2.5 meters as outlined within the SPG. There is a distance of approximately 7

meters between plot 13 and the nearest existing dwellinghouse. As part of the amendments made to the application, plot 13 was moved approximately 1.3 metres north from the existing dwelling to the south.

From assessing the proposed levels together with cross sections and a 1.8 meter high fence which is also proposed along the western boundary of the application site, which could be secured by a condition. In addition, a public footpath and mature existing vegetation is located between the application and the existing dwellinghouse.

It is not considered that the proposed development will have a detrimental impact upon the nearby dwellinghouses or future occupants of the proposed affordable units. Conditions will be attached to any permission to including measures to mitigate against the impact during the construction phase.

Local Highways Authority:

The application site will be accessed from the Lon Pant Y Cydyn through the Pant Y Briallu residential estate. This estate is in private ownership and therefore a Certificate B has been submitted as part of the application. An estate road will be constructed at the application site to serve the proposed dwellinghouses. A Transport Assessment has also been submitted as part of the application.

The Local Highways Authority have assessed together with the Active Travel routes in the area and concluded that a commuted sum of £10,000.00 is required as part of any planning permission towards the improvements to these routes. This would be sourced as part of legal agreement. Conditions are also proposed as part of their recommendation.

Drainage:

The site lies within zone A (Development advice maps accompanying Technical Advice Note: Development and Flood Risk (TAN15)) which is usually considered to be at little or no risk of flooding. However, the site is shown to be at risk of flood risk in the latest flood map for surface water. As such, it is considered that flooding is a material consideration in accordance with section 11.1 of TAN15. In light of the above, the developer has submitted a Flood Consequences Assessment (FCA) together with an indicative drainage plan which demonstrates that the site can be safely developed considering post-development flood risk from local sources (surface water and ordinary watercourse).

Ecology:

A preliminary Ecological Appraisal has been submitted with the application. The Appraisal has led to a greater understanding of the existing interest at the site. Although there were no pressing protected species issues as such identified, the Appraisal recommends coverage of the interests of various groups, including amphibians, reptiles, nesting birds and terrestrial mammals through reasonable avoidance measures during works. The mitigation measures include the retention of trees, appropriate design of lighting and a detailed Landscaping Plan to be prepared to mitigate for loss of existing interest. The Authority's Ecologist and Natural Resources for Wales are satisfied with proposed development subject to conditions.

Area Of Outstanding Natural Beauty (AONB):

Whilst the site lies outside the AONB, it is located within 2 km to this designation. The application is not considered within the setting of the AONB due to other built development at the edge of the AONB at Tyn y Gongl. It is therefore considered that the application site will not have a detrimental impact upon the designated nearby AONB.

Although a hedgerow will be removed as part of the application, a 1.8 meter high living fence will mitigate the loss of the existing un managed hedgerow. This will also provide adequate screening to the proposed development and deliver a new defined boundary between the built form of development and the open countryside.

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 Benllech. The details with respect to highway, ecology and drainage 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 affordable housing and open space requirements.

Recommendation

Permit the application subject to conditions and a section 106 agreement to include the affordable housing and contribution towards open space.

(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 001 Rev B
- Site Plan 003 Rev F
- Proposed Levels Layout - 3785-CAU-XX-XX-SK-X-0106 Rev P3.0
- Building Proximity - 903 Rev B
- Boundary Cross Sections - 904
- Site Levels -- SK03
- Boundary Treatment - 004 Rev C
- 4P2B House - Rear Kitchen - 045
- 4P2B House - Rear Lounge - 46
- 4P2B House - Rear Kitchen With Bay - 047
- 4P2B House - Rear Lounge with Bay - 048
- 5P3B House - Lounge to Rear with Bay - 055
- 5P3B House - Kitchen to Rear with Bay - 055
- 5P3B House - Front Gable Brick - 056
- 5P3B Site Entry - Rear Kitchen - Detached (Plot 1)
- 5P3B Side Entry - Rear Kitchen - Detached - 061
- 5P3B Side Entry - Rear Kitchen - Detached Plot 8 - 062
- 5P3B Side Entry - Rear Lounge - Detached - 062
- 5P3B Side Entry - Rear Kitchen - Semi Detached - Plot 21 & 22 - 063
- 5P3B Side Entry - Rear Lounge - Semi Detached - 063
- 5P3B Side Entry - Rear Kitchen - Semi Detached - 064
- Etive Ecology Ltd - Preliminary Ecological Appraisal - Rev 1.0

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) No development shall commence until full details for reasonable avoidance measures (RAMS) for various protected species as outlined with the Preliminary Ecological Appraisal V2 is submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be completed in accordance with the approved detail.

Reason: In the interest of protected species.

(07) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details. A detailed report on the archaeological work, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons:

To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment and to ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(08) The proposed 1.8 meter-high fence as and as delineated in orange on the submitted plan (dawning reference – Site Plan – Boundary Treatment 004 Rev C) 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

(09) The access shall be laid out and constructed strictly in accordance with the submitted plan before any of the dwellings are occupied 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.

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

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

(11) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.

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

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

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

(13) 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 for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime.

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

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

(i) The routing to and from the site of construction vehicles, plant and deliveries.

(ii) The 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.

(15) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, include an assessment of the potential to dispose of surface and land water by sustainable means and a maintenance and management plan for the sustainable drainage scheme. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

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

Reason: In the interests of amenity

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

Application Reference: FPL/2019/249

Applicant: Mr H Titichiner

Description: Cais llawn ar gyfer dymchwel yr hen dŷ tafarn, codi 14 o anheddau gyda 2 ohonynt yn rhai fforddiadwy, altro'r mynedfeydd presennol, creu ffordd fynediad fewnol, llefydd parcio cysylltiedig, gosod tanc LPG ynghyd â gwaith tirlunio meddal a chaled yn / Full application for demolition of former public house, erection of 14 dwellings of which 2 are affordable dwellings, alterations to existing accesses, creation of internal access road, associated car parking, installation of LPG tank together with soft and hard landscaping at

Site Address: Y Bedol, Tyn Rhos, Penysarn



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application has been referred to the Planning and Orders Committee by Local Member Aled Morris Jones.

Surface water will be diverted to a drain on a nearby estate which is within the ownership of the Local Planning Authority. Surface water will be diverted to a drain on a nearby estate which is within the ownership of the Local Planning Authority. A Certificate B has been received as part of the application.

Proposal and Site

The proposed development comprises of 14 terraced residential dwellings consisting of two block of four dwellings and two block of three dwellings. All dwellings are provided with designated parking spaces and private amenity spaces.

The application site is currently served by two separate accesses. The existing access from the Tyn Rhos estate will be used to serve the proposed development whilst the access from Chapel Street will be blocked.

The public house known as the Bedol is located at the site although has been closed since 2010 / 2011. The application is site located within the development boundary of Penysarn. Residential properties are positioned to the north, west and east of the site whilst agricultural land is located to the south.

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 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 ISA 2: Community Facilities
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
Draenio Gwynedd / Gwynedd Drainage	No objection raised. Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval
Ymgynghorydd Treftadaeth / Heritage Advisor	No Objection

Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No Comments
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Cynghorydd Richard Griffiths	No Response
Cynghorydd Aled Morris Jones	Request that the application is referred to the Planning and Orders Committee. Concerns regarding road traffic management and over development.
Cynghorydd Richard Owain Jones	No Response
Cyngor Cymuned Llanelian Community Council	Objection to the proposed development. Concerns with respect to incorrect drawings, sewerage system, access and road safety, no need for the proposed units and over development of the site.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Dwr Cymru/Welsh Water	No Objection
Strategol Tai / Housing Strategy	Housing Mix is acceptable. The Housing Service have also confirmed there is a need for the proposed affordable dwellings.
Gwasanaeth Addysg / Education Service	No commuted sum required.
Iechyd yr Amgylchedd / Environmental Health	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 13/11/2019. At the time of writing this report, six representations had been received at the department. The points are summarised below:

- Whether or not there is a need for the proposed housing units.
- Whether or not the proposed units will be sold or rented
- Concerns regarding sewerage system.
- Concerns regarding the proposed access
- Concerns regarding surface water
- No provision for a children's play area
- Impact upon the local school and the Welsh Language
- There is still a need for the Public House proposed to be demolished
- Comments with respect to restrictive covenants.
- Comments regarding ecology

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

- The Housing Section have confirmed there is a need for the proposed units.
- The Local Planning Authority are unable to control whether or not the dwellinghouses will be sold or rented.
- The proposed development seeks to discharge foul water into the exiting public sewer. Welsh Water have raised no objection to this method.
- The Local Highways Authority have assessed the application and are satisfied with the proposed development subject of conditions.

- The drainage section have raised no objection to the proposed development. In addition, due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.
- An open space has been provided as part of the application. However, a further contribution is also required.
- The impact upon the local school and the Welsh Language has been assessed as part of the application and is elaborated upon within the main core of the report.
- Restrictive covenants are not a planning consideration.
- A Viability Assessment has been submitted a part of the application and is elaborated further upon within the report.

Relevant Planning History

24C147C/SCR - Screening opinion for demolition of the public house together with the erection of 14 dwellings on land at Y Bedol, Penysarn – EIA Not Required 14/09/2017.

Main Planning Considerations

The site in question lies within the development boundary of Penysarn. In the Joint Local Development Plan (JLDP) Penysarn is identified as a Local Village under Policy TAI 4. 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. This site lies within the Penysarn development boundary. The proposal can therefore be considered against Policy TAI 4.

Criterion (3) within Policy PCYFF 2 requires that 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 development is approximately 41 units per hectare which conforms with the requirements of the Policy.

Indicative Supply of Housing:

The indicative housing supply for Penysarn over the Plan period is 28 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). In the period 2011 to 2018 a total of 3 units have been completed in Penysarn. The windfall land bank, i.e. sites with existing planning consent, at April 2018 stood at 29 units with 15 of these likely to be completed).

This means that with this proposal Penysarn would achieve its windfall provision. The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and Open Countryside. The indicative growth level (including 10% slippage) for Villages, Clusters & Open Countryside is 1,953, 975 units were completed between 2011 and 2018 and 919 units were in the land bank and likely to be developed. This data reflects the fact that the Plan inherited a number of planning consents that had been given by the Local Planning Authorities having regard to the previous development plans and material planning considerations. Some of these consents would align with the adopted Joint LDP. The statutory Annual Monitoring Report (from Autumn 2019 onwards) will set out the relevant information and will make recommendations, which will depend on whether or not the policy targets have been achieved or exceeded. Therefore at present the approval of this site could be supported against the overall provision (based upon the completion rate to date) anticipated within the Villages, Clusters & Open Countryside category.

However, in accordance with criterion 1(b) of Policy PS1 'The Welsh Language and Culture', as this development, collectively, provides more than the total indicative housing provision for Penysarn, a Welsh Language statement has been submitted alongside the application. Following assessing the information, on balance 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.

Affordable Housing and Housing Mix:

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Villages such as Penysarn. As the proposed development represents an increase of 14 units, this meets the threshold noted in Policy TAI 15 to make an affordable housing contribution.

As Penysarn is located within the 'Amlwch and Hinterland' House Price Area in the Plan, it is noted that the provision of 10% affordable housing would be viable. As 14 units are proposed this means that 1.4 of the total new units should be affordable. By providing 2 affordable units, the proposal satisfies the requirements of Policy TAI15. This will be tied into a legal agreement as part of any planning approval.

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.

The application was initially submitted for 12 number of 3 bedroom units and 2 number of 2 bedroom dwellinghouses. The application was thereafter amended reducing the number of 3 bedroom units to 10 and increasing the 2 bedroom units to 4. The Housing Service has assessed the application and confirmed that the proposed housing mix is acceptable.

Loss of Community Facility:

The potential loss of a community facility is considered as part of the application. Policy ISA 2: Community facilities of the JLDP states that the Councils will resist the loss of an existing community facility, which includes public houses. Y Bedol was a public house, operating until its closure in 2010/2011.

The application is accompanied by a Pub Viability Report which states that the facility failed to operate commercially as a financially viable business and would not lead to the loss of a community facility.

Section 2 of policy ISA2 of the JLDP states that the development plan will resist the loss or change of use of an existing community unless ii) it can be demonstrated that the facility is inappropriate or surplus to requirements. Since the Viability Report has confirmed that the facility has failed to operate commercially as a financially viable business and would not lead to the loss of a community facility it is considered that the proposal complies with Policy ISA2.

Education Provision:

The effect of the proposed development on the capacity of local schools is considered as part of the application. The cumulative impact of other developments in the school's catchment area should also be taken into account when assessing whether an education contribution should be made. The Education Department has confirmed, in this instance no contribution is required.

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 14 units in total, consideration needs to be

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.

The Council have adopted an SPG in relation to this matter which contains a methodology for ascertaining whether or not there is a need for additional open space provision with a proposal. The application does provide an area of on-site provision for open space. Although the on site open space falls short of the required area, in light of guidance within the SPG, it is considered that a commuted sum for the provision of Children's Informal Play Space is £1,061.11 whilst a commuted sum towards Children's equipped play space is £2,902.44 is also required. This is a total contribution of £3,963.55 and will be tied into a legal agreement as part of any planning approval.

Character of the area:

At its core, one of the most fundamental considerations is whether this residential development is acceptable in respect of its design and layout and 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 considerations in assessing the proposal from this aspect.

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

A housing estate has been recently developed on the western part of the application site. This comprises of two storey dwellings. The Tyn Rhos Estate which is located north east of the site comprises of single storey dwelling houses.

The row of terrace housing proposed closest to the main highway have their principle elevation set away from the highway and into the housing estate. Whilst this is generally discouraged, it is noted that the several other dwellinghouses within the nearby vicinity have their principle elevation set away from the main highway.

The applicant has submitted amended plans which includes canopies over the rear doors of the dwellinghouses which are orientated with their principle elevations away from the main highway. Following receiving these amended plans the proposed development is considered acceptable in terms of its impact on the townscape. 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 subsection 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. Single storey bungalows are located to the north and east of the site whilst a two storey dwelling is located to the west.

There is a distance of over 21 meters between the rear of the nearest proposed dwelling and the side of the front elevation dwelling at the western part of the site. The main highway is also located between both properties. This exceeds the required distance set within the Supplementary Planning Guidance (Design for the Urban and Rural Environment).

There is a distance of approximately 13.6 meters between plot 9 and the boundary of the nearest dwelling to the east. There is a distance of approximately 15 meters between plot 10 and the boundary of the nearest dwelling to the east. A track is also located between the application site and the existing bungalows. Bedroom windows are located at the first floor rear elevations of plot 9, 10 and 11. Notwithstanding the fact that the Supplementary Planning Guidance (Design for the Urban and Rural Environment) requires distance of 7.5 meters between secondary windows and boundaries, a hedgerow is currently located along the majority of the boundaries of the existing bungalows which will also protect the amenities of existing dwelling houses and future occupants of the proposed units.

There is a distance of approximately 15.5 meters between the plot 1 and the nearest bungalow to the north. No landing window is located at the northern elevation of plot 1. It is therefore considered that the distance exceeds the required distance set within the Supplementary Planning Guidance (Design for the Urban and Rural Environment).

Given the above comments, it is not considered that the proposal will unacceptably affect the amenities of any adjacent properties nor the further occupants of the proposed units.

Local Highways Authority:

The Local Highways Authority initially raised an objection to the proposed development since the width (1.7 meter) of the proposed pedestrian footway was insufficient. The application was amended to the satisfaction of the Local Highways Authority to include a 1.8 meter wide pedestrian footway. Conditions will be attached to any permission.

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 Penysarn. A Viability Report has been submitted which confirms that the public house failed to operate commercially as a financially viable business and would not lead to the loss of a community facility. The details with respect to highway matters have 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 affordable housing and a commuted sum towards open space.

Recommendation

Approve the proposed development subject to 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 - OBS/2018/029 GA001**

- Block Plan - OBS-2018-029 GA003 Rev C
- Landscaping Drawing - OBS-2018-029 LS001 Rev A
- Elevations and Section A-A- Plots 1-8 - obs-2018-029 GA006 Rev A
- Floor Plans /Elevations and Section Plots 9-14 - OBS-2018-029 GA007 Rev A
- Separations Distances and Proposed Site Sections - OBS-2018-029 GA004
- Ground and First Floor Plans Plots 1-8 OBS-2018-029 GA005
- Typical Road Construction Details
- Proposed Drainage Layout - 0001 S0 P01.1

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

(03) 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.

(04) 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

(05) 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.

(06)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.

(07) 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.

(08) 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.

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

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

(10) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.

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

(11) No development shall commence until a scheme for the permanent closure of the existing access as shown on drawing number OBS-2018-029 GA003 has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the detail and completed prior to the use hereby approved being commenced.

Reason: In the interest of highway safety

(12) A 1.8 metre wide footway shall be provided along the site boundary as delineated on the submitted site plan (drawing number OBS-2018-029 GA003 Rev C). No dwelling on the development shall be occupied until the said footway has been constructed in accordance with those approved plans.

Reason: In order to minimise danger and inconvenience to highway users.

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

- length of time required to complete the demolition
- dirt and dust control measures and mitigation.
- noise, vibration control impacts and mitigation.
- site lighting during demolition and construction works
- Height, specification and colour of safety fencing and barriers to be erected in the construction of the development hereby approved.

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

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

(14) The development hereby approved shall be carried out in accordance with the detail included within the Enfys Ecology (EE.6633.RH.1) Protected Species Report.

Reason: To safeguard protected species.

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

Reason: In the interests of amenity.

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

Planning Committee: 04/12/2019

13.1

Application Reference: FPL/2018/42

Applicant: B.C. Services (Anglesey) Ltd

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

Site Address: Llain Delyn Estate, Gwalchmai



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The planning application was called to the planning committee by the local member and was it was resolved to approve in June 2019.

In preparing the legal agreement it transpired that the layout plan included land not within the applicant's ownership and amended plans were submitted which excluded this area in question which resulted in a reduction in the area of the proposed open space. At the time of writing these amended plans are being consulted upon and publicised. Given that the plans amend planning committee's previous resolution it is necessary to report the planning application back to the planning committee.

Proposal and Site

The application site comprises a predominantly greenfield site with part of which can be described as comprising previously developed land. To the north of the development there is an existing estate at Llain

Delyn which comprise bungalows with tiled roofs. In the vicinity of the development there is a mixture on single and two storey houses, predominantly rendered and with a mixture of slated and tiled roof properties present.

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

The proposal is made for 10 residential units two of which would be affordable. The mix of housing types comprises 2 one bedroom bungalows, 2 two bedroom bungalows, 4 two bedroom houses and 2 three bedroom houses. Vehicular access to the development is via the existing Llain Delyn cul de sac estate road which leads to Crown Street. As part of the proposal a private vehicular access onto the proposed estate road from Ysgubor Esgob has been provided. A proposed open space is provided to the as a part of the development which has now been reduced from 490m² to 400m² in area on the amended plans. Externally the proposed development would have a slated roof, self-coloured render walls, UPVC windows and timber boarding.

Key Issues

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

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan (2017)

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

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

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 6: Water Conservation

TAI 3: Housing in Service Villages

TAI 8: Appropriate Housing Mix

TAI 15: Affordable Housing Threshold & Distribution

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

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

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 10, December 2017)

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

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

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

Technical Advice Note (TAN) 18: Transport (2007)
Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

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

Response to Consultation and Publicity

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

Cynghorydd Nicola Roberts: No observations received.

Cynghorydd Dylan Rees: No observations received.

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

Cyngor Cymuned Trewalchmai Community Council:

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

Priffyrdd a Trafnidiaeth / Highways and Transportation: Conditional permission.

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

Swyddog Llwybrau / Footpaths Officer: – No comment, it has been confirmed that this also applies to the amended plans subject to this report.

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

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

- Policy TAI 8 requires an appropriate housing mix to improve the balance of housing in the community.
- Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal.
- You will need to be satisfied that the proposal complies with these Policies as well as more generic policies that relate, e.g. to design, landscaping, vehicular access.
- As part of the application an area of 490m² of public open space is to be provided on site to meet the needs identified in this assessment although the proposed area will not incorporate any play equipment. I note that the Community Council has stated that they do not wish to see further equipped playing areas in Gwalchmai and on this basis the informal play area proposed would comply with policy ISA: 5.

In relation to amended plans subject to this report the JPPU have confirmed that the total amount of open space required from the proposed development is 429m². The main aim of policy ISA 5 is to provide open space provision in new housing developments. The new site layout shows an area of 400m² which leaves a small shortfall of only 29m². Given the small amount and that the applicant has attempted to satisfy the requirements of policy ISA 5 by providing open space on site the Joint Planning Policy Service does not have any further comments to make.

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

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

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

Ymgynghorydd Ecologol ac Amgylcheddol / Ecological and Environmental Advisor: Advice provided on the conditioning of ecological mitigation measures. Confirmed that the proposed areas of hawthorn planting will benefit biodiversity bearing in mind the Council's duty under the Environment Wales Act 2016 to seek to maintain and enhance biodiversity in the carrying out of its functions). No further comments confirmed in relation to the amended plans subject to this report.

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

Ministry of Defence: No safeguarding objections.

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

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

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

The planning application has been advertised in the press as a major planning application affecting a Public Right of Way, site notices were posted and adjacent properties were notified in writing. The notification period for the latest amended plans expires on the 27.11.2019. At the time of writing one objection has been received on the following grounds:

- No response received from the agents following representations which were made during the pre-application consultation process.
- Concern expressed regarding the impact of the development on retaining, dry stone walls and buildings along the boundaries of the writer's property.

- Concern expressed regarding the potential obstruction and safety implications of the usage of the private access adjacent leading from the doctor's surgery at Crown Street for construction traffic purposes.
- Contended that two storey houses would be out of character.
- Indicated that two storey houses and associated fencing would be overpowering.

Relevant Planning History

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

48C168A Outline application for residential development, withdrawn 02.02.2018.

Main Planning Considerations

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

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

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

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

The community council have questioned the need for housing development in Gwalchmai. The council's JPPU have confirmed that over the period of the JLDP that 40 residential units would be expected to be constructed in Gwalchmai with twelve of these units on windfall sites such as this, further that this capacity currently exists such that the development is acceptable in these terms. On this basis a Language Statement would currently not be required in connection with the proposal under the provisions of policy PS 1 as the number of units proposed would not exceed the indicative housing provision for Gwalchmai. The SPG Maintenance and Creation of Distinctive and Sustainable Communities, however, requires a record of how consideration was given to the Welsh language when drawing up the planning application as described and this has been provided with the Design and Access Statement.

Relationship with its Surroundings The proposal should comply with guidance in the council's SPG Design in terms of the proximity of development to prevent overlooking and other unacceptable impacts on existing properties adjacent. Based on this guidance and the circumstances of the site which includes the presence of an outbuilding on the boundary with an adjacent property it is considered that the relationship of the development with surrounding residential properties is considered acceptable. The

assessment includes consideration of the impact on Ysgubor Esgob at a lower level and amended plans were submitted providing additional landscaping and setting the proposed fencing back from the boundary of this existing property to mitigate impacts of the development. There are also existing trees and hedges on the boundary between Ysgubor Esgob and the development which will screen view between the existing and proposed development. Any impacts on retaining structures along the boundaries would be a civil provision which could be subject to the Party Wall Act and an informative on this basis has been recommended.

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

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

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

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

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

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

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

Other Matters Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accord with the policy. In relation to amended plans subject to this report the JPPU have confirmed that the total amount of open space required from the proposed development should be 429m² and that whilst the new layout results in a shortfall of 29m². Given the small area in question and that on site provision is being made as part of the development in accord with the provisions of policy ISA 5 no objection is raised on this basis. A legal agreement has been

recommended to ensure that the public open space is retained and maintained for these purposes. In response to the comments of the community council the applicant has confirmed that the green open space will be maintained by way of a management and maintenance agreement whereby residents of the development would be collectively responsible for the area. No play equipment will be provided in the area. Any anti-social behaviour would need to be controlled by the police and is it is not a consideration which leads to an objection in planning terms. Fencing and landscaping around the area would also regulate any impact on the residential amenities of adjacent residential properties and these matters would be controlled via a planning condition.

In terms of foul drainage Welsh Water are content for foul drainage to be discharged to the public sewer at the point specified in their comments. The routing of this foul drainage connection is via the private track leading from Crown Street which serves a number of residential properties and is Public Right of Way. Consideration of the construction impacts of the development on these interests will be secured by way of the CEMP recommended in the planning conditions.

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

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

Conclusion

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

Recommendation

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

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

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

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

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

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

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

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

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

Location Plan A-01-01 rev 02

Proposed Site Layout A-01-02 rev 12

2P1B Bungalow Elevations A-31-02 rev 03

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

3P2B Bungalow Elevations A-30-02 rev 02

3P2B Bungalow Floor Plan A-30-01

4P2B House Elevations A-32-02 rev 02

4P2B Semi Detached Dwelling Floor Plans A-3201

5P3B House Elevations A-33-02 rev 02

5P3B Semi Detached Dwelling floor plans A-33-01

S104 Application PSA0007614 ALI/SP/01a

Blanket Soakaway Plot 5&6 11/09/18

Blanket Soakaway Plot 3&4 11/09/18

Blanket Soakaway Plot 1&2 11/09/18

Crate soakaway calculations Gwalchmai 18/09/18

Crate soakaway calculations Plots 7-10 for Gwalchmai 18/09/18

1809-2018 (blanket soakaway details)

Email 13/04/2019 Alun Owen

Preliminary Ecological Appraisal (September 2018)

Yorke Associates Ecological Consultants

Water Conservation Statement September 2018 A.L.I. Building Design Ltd

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

(03) Notwithstanding the details shown on drawing number A-01-02 rev 12 no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The proposed development shall be constructed with the approved slab and ground levels.

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

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

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

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

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

(06) Notwithstanding the details shown on drawing number A-01-02 rev 12 no development shall take place until a scheme indicating all of the proposed means of enclosure around and within the application site whether by means of walls or fences and a timetable for the construction or

erection thereof has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed or erected in accordance with the details approved under the provisions of this condition and shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.

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

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

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

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

Reason In the interests of visual amenities of the locality

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

Reason: In the interests of ecology.

**(10) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, shall include detail of:
The sustainability of the construction methods to be employed;
Full specification(s) of external lighting (if any)
Working hours during the construction
Dirt and dust control measures and mitigation
Noise, vibration and pollution control impacts and mitigation;
Water quality and drainage impacts and mitigation.
Precautionary reasonable avoidance measures "RAMS" for protected species.
Existing hedge and tree protection measures.
Height, specification and colour of safety all fencing and barriers to be erected in the construction of the development hereby approved.
Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.**

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

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

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on access routes to the site, particularly in regard to nearby schools;**
- (iii) Measures to minimise and mitigate the risk to road users especially along the existing Llain Delyn Estate and the private track within the south western part of the applications site including non-motorised users;**
- (iv) The arrangements to be made for on-site parking for personnel working on the site and for visitors;**
- (v) The arrangements for loading and unloading and the storage of plant and materials;**
- (vi) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

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

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

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

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

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

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

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

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

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

Reason: In order to ensure satisfactory and safe development.

(16) The site shall not be occupied until a sustainable drainage system for the site has been completed and fully operational in accordance with the approved details listed under condition (02) of this planning permission.

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

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

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

HA1 The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

HA2 Any adjustments, re-siting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

HA3 The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

HA5 If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

Welsh Water have indicated that there is the possibility that there is an uncharted public sewer crossing into the application and that an easement of 3 metres may be required. You are advised to contact Welsh Water to discuss this matter.

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

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