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

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 8 IONAWR, 2020 am 1:00 y. p.	WEDNESDAY, 8 JANUARY 2020 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 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 OF THE PREVIOUS MEETING_(Pages 1 - 30)

To present the minutes of the previous meeting of the Planning and Orders Committee held on 4 December, 2019.

4 SITE VISITS_(Pages 31 - 32)

To present the minutes of the planning site visit held on 18 December, 2019.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 33 - 34)

6.1 19C1231 – Cae Rhos Estate, Porthdafarch Road, Holyhead

7 APPLICATIONS ARISING_(Pages 35 - 58)

7.1 DEM.2019/2 – Bryn Glas Close, Holyhead

7.2 DEM/2019/3 – Bryn Glas Close, Holyhead

7.3 DEM/2019/4 - Ffordd Corn Hir & Pennant, Llangefni

7.4 DEM/2019/5 – Ffordd Lligwy, Moelfre

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- 7.5 DEM/2019/6 – Craig y Don, Amlwch
- 7.6 DEM/2019/7 – Hampton Way, Llanfaes
- 7.7 DEM/2019/8 – Maes Llwyn, Amlwch
- 7.8 DEM/2019/9 – Maes Hyfryd, Llangefni
- 7.9 DEM/2019/10 – New Street, Beaumaris
- 7.10 DEM/2019/11 – Pencraig, Llangefni
- 7.11 DEM/2019/12 – Tan yr Efail, Holyhead
- 7.12 DEM/2019/13 – Thomas Close, Beaumaris
- 7.13 DEM/2019/15 – Maes yr Haf, Holyhead
- 7.14 DEM/2019/16 – Pencraig Mansion, Llangefni
- 7.15 FPL/2019/249 – Y Bedol, Tyn Rhos, Penysarn

8 ECONOMIC APPLICATIONS_(Pages 59 - 68)

- 8.1 DIS/2019/114 – Bryn Cefni Industrial Park, Llangefni
- 8.2 RM/2019/11 – Bryn Cefni Industrial Park, Llangefni

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 69 - 72)

- 11.1 HHP/2019/287 – 12 Wesley Street, Bodedern

12 REMAINDER OF APPLICATIONS_(Pages 73 - 112)

- 12.1 FPL/2019/300 – 15/16 Coedwig Terrace, Penmon
- 12.2 DEM/2019/17 – Ysgol Parch. Thomas Ellis, Maes Hyfryd Road, Holyhead
- 12.3 DEM/2019/18 – Holyhead Library, Newry Street, Holyhead

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12.4 DEM/2019/19 – Y Parc School, Maes yr Haf, Holyhead

12.5 22C197E/VAR – Tan y Coed, Beaumaris

12.6 FPL/2019/258 – Beaumaris Social Club, Steeple Lane, Beaumaris

12.7 FPL/2019/299 – Ysgol Y Tywyn, Ffordd Minffordd, Caergeiliog

13 OTHER MATTERS_(Pages 113 - 116)

13.1 42C188E/ENF – 4 Tai Hirion, Rhoscefnhir

Planning and Orders Committee

Minutes of the meeting held on 4 December 2019

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts and Robin Williams.
- Councillor R A Dew – Portfolio Holder (Planning and Public Protection).
- IN ATTENDANCE:** Chief Planning Officer (for application 11.1),
Development Management Manager (NJ),
Senior Planning Officer (GJ),
Planning Officer (DR),
Development Control Engineer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor John Griffith
- ALSO PRESENT:** Local Member : Councillor Ieuan Williams (for application 12.18)
-

1 APOLOGIES

As noted above.

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 and prejudicial interest in relation to application 12.16 on the agenda. Councillor Owen also declared a personal interest in relation to application 7.1 on the agenda.

The Development Management Manager had declared a personal and prejudicial interest in relation to application 11.1 on the agenda.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 6 November, 2019 were presented and confirmed.

4 SITE VISITS

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

5 PUBLIC SPEAKING

There were public speaker in respect of applications 7.1 and 12.18.

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 application for the demolition of the existing buildings together with the erection of 52 affordable dwellings with associated developments together with full details of the vehicular access on land adjacent to Huws Gray, Bridge Street, Llangefni

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

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

Councillor Nicola Roberts, a Local Member said that the three local members have been in discussions with local residents and the developer as regards to this application. She said that it has been agreed that there is a need for affordable housing in the area and verbal agreement has been made (which written confirmation is awaited) that the access to the site will be from Bridge Street with no access is to be afforded through the Tan Capel Estate. Access to the rear of dwelling at the Tan Capel Estate is to be retained and when the full planning application is submitted to the Planning Authority assurances has been given that houses will be adjacent to the dwellings at Tan Capel Estate and not the flats.

Public Speaker

Mr Jamie Brandshaw (**for the application**) said that the application is for 52 affordable dwellings with 36 houses and 16 flats on redundant land within the

development boundary of Llangefni and is a highly accessible location. He noted that whilst the Planning Officers' are in support of the application there have been local concerns as regards to highways safety but he considered that there is adequate highway access to the site and improvements to the local highways network are proposed (detailed evidence has been submitted as part of the application); the Highways Authority are satisfied with the highway network proposed. Concerns have also been raised due to overlooking issues which could affect amenities of local residents but it is evident from the submitted plans that a good degree of separation which will mitigate harm to privacy and the activity on the site would not have a detrimental effect of neighbouring properties. The site has been subject to a detailed Ecology Study which has concluded that there would be no harmful impact on protected species and any effect on other species can be addressed through enhanced mitigation measures. He noted that the development of the site will be an improvement of redundant land; the careful design of tree planting will enhance the site. The Ecology Officer and NRW are satisfied with the scheme. He referred to the impact during construction of the development and noted that a condition has been stipulated within the Officer's report as to the permitted time period construction and site machinery can be on site. Mr Bradshaw further said that the developer has sought to engage with local residents before and after submission of the application which is considered to be effective and fair. The development is for affordable homes of which there is a shortfall in the area.

Councillor Dafydd Roberts questioned that the supporter has not addressed the concerns of residents that the access to the site should only be from Bridge Street and that the houses and not the flats should be adjacent to the dwellings at Tan Capel estate.

Mr Bradshaw confirmed that the access forms part of the application and access to the site will be from Bridge Street as was submitted and approved during the outline application to the Committee. The developer has no issues in providing access to the rear of the dwellings at Tan Capel estate. He also said that there are no plans to move the flats to be adjacent to the dwellings at Tan Capel.

The Development Management Manager outlined the application to the Committee and said that part of the site has been identified within the JLDP as a development site under policy T18 (land allocated as a housing site) in the Plan. It was also noted that part of the proposed site is located within C11 which is a Primary Safeguarded Employment Site on Anglesey. She referred to local concerns as regards to the application which has been noted within the Officer's report to this Committee. The consultation process has identified the need for the financial contribution towards education provision of £24,514 together with a contribution towards a pedestrian crossing near Hafan Cefni of £25k. An open space (play provision) is also afforded on site to comply with Policy ISA 5. The Development Management Manager said that whilst this is an outline application it is possible to design the proposed plans to protect the amenities of local residents. The statutory consultees are satisfied with the proposal. The Highways Authority has considered the highways network within

the area due to visibility from the site and are satisfied with the proposal. Details of the sustainable drainage system is acceptable, in principle, so that condition 24 within the Officer's report can be applied. She further said that noise assessment has been undertaken from neighbouring land and mitigation measures have been suggested to protect the amenities of neighbouring properties. Gwynedd Archaeological Planning Service has also assessed the application who have raised no objection to the development.

The Development Management Manager further referred to that part of the development site is located within the C11 Safeguarded Employment Site but Policy CYF5 allows other uses for denoted employment sites where criteria allows and it is unlikely that the remainder of the site would be used for employment purposes. It is therefore accepted that the site is acceptable for housing development. She further said as an amendment to the Officer's report the agent has offered to amend Condition 19 to ensure that parking provision is completed before occupation of the relevant individual units. Amendments to Condition 11 which refers to landscaping proposals – it is proposed that some of the trees are to be retained on site and the condition will be amended to comply with the tree report as submitted. Reference was made that the footway behind the dwellings at Tan Capel which is to be retained as there is no other access to the site.

The Development Management Manager highlighted that as the development land is in the ownership of the County Council and it is not possible for the Council to enter into a S106 legal agreement with itself. The Council will need another form of legal agreement when selling the land to the developer. The developer has offered a draft unilateral obligation agreement and discussion are undertaken to commit to meeting the contribution requirements which is to be made at the purchase date of the land. It was suggested that delegated authority be given to Officers the right to release the permission once they have a mechanism (legal agreement/payments/a combination of both) in place to ensure that payments required under a planning obligation can be secured before release of the planning permission.

Councillor Bryan Owen said that historical on this site there has been problems with blocked drains; he ascertained whether the developer can give assurances that drainage problems will not be a problem in the future within this area. The Development Management Manager responded that Welsh Water has recommended conditions to ensure that only foul water will be discharged into the public sewerage system. A Drainage Strategy has been prepared as part of the application and condition 24 within the Officer's report notes that 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 to the local planning authority.

Councillor K P Hughes proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation and to delegate to Officers the right to release

the permission once they have a mechanism (legal agreement/payments/a combination of both) in place to ensure that payments required under a planning obligation can be secured before release of the planning permission.

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

Councillor Bryan Owen had declared a personal in the application but spoke as Local Member.

The application was reported to the Planning and Orders Committee as it had been referred to Committee by a Local Member. At the meeting held on 2 October, 2019, it was resolved that a site visit be undertaken and subsequently the site was visited on 16 October, 2019. At the meeting held on 6 November, 2019 the Committee resolved to approve the application contrary to Officer's recommendation as it was considered that the development was of high quality development in a sustainable location.

The Development Management Manager outlined the application to the Committee and referred to the Officer's report which states that the proposed development is not well sited or a high quality development in planning terms. The site is sited in a linear form but fundamentally the site is in an isolated position in a countryside location which does not align with the definition of high quality development under the provision of Policy TWR3. The occupants of the proposed development would be reliant on private motor vehicles and this would not align with the planning policy provision. 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 and Policy PS4 as the location was considered unsustainable being in an isolate 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 reasons for the previous refusal still exists and the recommendation was of refusal of this 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 interpreted. He said that the site is on the main bus route from Pentre Berw to Newborough and a cycle route is within a mile to the site. Councillor Owen further said that this development will promote tourism within the area as such a facility does not exist locally.

Councillor K P Hughes said that he considered that the application was reasonable as was stated at the previous meeting of this Committee and proposed to reaffirm the previous decision to approve the application contrary to the Officer's recommendation. Councillor Dafydd Roberts seconded the proposal.

Councillor R O Jones proposed that the application be refused in accordance with the Officer's recommendation. Councillor Nicola Roberts seconded the proposal of refusal.

Following the vote:-

It was RESOLVED to reaffirm the previous decision to approve the application contrary to the Officer's recommendation.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 FPL/2019/250 – Full application for the removal of the existing office building together with the erection of a new office and welfare building at G D Jones Fuel Oil, Gaerwen Industrial Estate, Gaerwen

The Development Management Manager had declared a prejudicial and personal interest in the application and left the meeting during consideration and voting thereon.

The application was reported to the Planning and Orders Committee as the applicant is related to a relevant Officer in the Planning Service. In accordance with the Council's Constitution the application has been scrutinised by the Council's Monitoring Officer.

The Chief Planning Officer outlined the application to the Committee and stated that the local Community Council has now responded that they have no objection to the proposal. He reported that the application site is already located within the Gaerwen Industrial Estate and it was considered that the proposal will improve the quality of an office building and workers accommodation.

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

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

12 REMAINDER OF APPLICATIONS

12.1 DEM/2019/2 – Application to determine whether prior approval is required for the demolition of garages on land at Bryn Glas Close, Holyhead

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on resident's local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species. She noted that a Local Member, Councillor R LI Jones has expressed that consultation with the tenants of the garages needs to be undertaken before all the garages are demolished.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages; a verbal discussion has undertaken with the tenants of the garages in Holyhead.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.2 DEM/2019/3 – Application to determine whether prior approval is required for the demolition of garages at Bryn Glas Close, Holyhead

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on resident's local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species. She noted that a Local Member, Councillor R LI Jones has expressed that consultation with the tenants of the garages needs to be undertaken before all the garages are demolished.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages; a verbal discussion has undertaken with the tenants of the garages in Holyhead.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also

said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.3 DEM/2019/4 – Application to determine whether prior approval is required for the demolition of garages (three separate blocks) at Ffordd Corn Hir and Pennant, Llangefni

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on resident's local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property

Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.4 DEM/2019/5 – Application to determine whether prior approval is required for the demolition of garages at Ffordd Lligwy, Moelfre

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on resident's local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice

on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.5 DEM/2019/6 – Application to determine whether prior approval is required for the demolition of garages at Craig y Don, Amlwch

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.6 DEM/2019/7 – Application to determine whether prior approval is required for the demolition of garages at Hampton Way, Llanfaes

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of

precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.7 DEM/2019/8 – Application to determine whether prior approval is required for the demolition of garages at Maes Llwyn, Amlwch

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities.

It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.8 DEM/2019/9 - Application to determine whether prior approval is required for the demolition of garages at Maes Hyfryd, Llangefni

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and

any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.9 DEM/2019/10 – Application to determine whether prior approval is required for the demolition of garages at New Street, Beaumaris

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.10 DEM/2019/11 – Application to determine whether prior approval is required for the demolition of garages at Pencraig, Llangefni

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country

Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.11 DEM/2019/12 – Application to determine whether prior approval is required for the demolition of garages at Tan yr Efail, Holyhead

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages; a verbal discussion has undertaken with the tenants of the garages in Holyhead.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.12 DEM/2019/13 – Application to determine whether prior approval is required for the demolition of garages at Thomas Close, Beaumaris

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.13 DEM/2019/15 – Application to determine whether prior approval is required for the demolition of garages at Maes yr Haf, Holyhead

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species. She noted that a Local Member, Councillor R Ll Jones has expressed that consultation with the tenants of the garages needs to be undertaken before all the garages are demolished.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages; a verbal discussion has undertaken with the tenants of the garages in Holyhead.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.14 DEM/2019/16 – Application to determine whether prior approval is required for the demolition of garages at Pencraig Mansion, Llangefni

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

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. 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. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

It was RESOLVED to defer the application for the reasons given.

12.15 FPL/2019/289 – Full application for the erection of a temporary 2.4 meter high fence at Llaingoch Primary School, South Stack Road, Holyhead

The application was reported to the Planning and Orders Committee as the land is owned by the Council. A Local Member, Councillor Shaun Redmond also requested that the Committee considered the impact on the erection of the temporary fence on the residential amenities of neighbouring properties.

The Development Management Manager reported that the location of the proposed temporary fence will be at the front and rear of the school premises where it faces a highway road. The proposed fence will be constructed as a timber hoarding. She further said that as permission has been granted for the demolition of the former primary school, the developer can erect these temporary security fences under permitted development rights whilst the current school is being demolished. A planning application for the demolition of the former primary school was approved at the last meeting of the Planning and Orders Committee. She noted that the applicant was engaging in a statutory pre-application consultation with the local community in advance of submitting a planning application to the Planning Authority to develop the site with the statutory consultation process coming to an end on the 11th December, 2019. The developer has requested that the fencing be permitted on the site for an extended period if he is given approval of the any future planning application to develop the site. The Officer said that the Committee must consider the application before the Committee and the recommendation was of approval of the application to erect a temporary fence for a period of 12 months.

The Development Management Manager referred to the comments received by a Local Member as regards to the effect on residential amenities due to the erection of a temporary fence and said that the Local Member has suggested that if the application was approved then consideration needs to be given for an open wooden fence structure rather than a solid wooden fence.

Councillor Robin Williams said that he believed that incidents of vandalism and breaking into the site has occurred and proposed that the application be approved in respect of Health and Safety. Councillor R O Jones seconded the proposal.

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

12.16 FPL/2019/234 – Full application for amendments to the existing vehicular access (previously approved under planning permission reference 15C48K/FR) together with the an extension to the curtilage (retrospective) at Cae Eithin, Malltraeth

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

The application was reported to the Planning and Orders Committee at the request of a Local Member. The Chair said that the Local Member, Councillor Peter Rogers had submitted his apologies as he was unable to attend the meeting due to undergone knee surgery recently. She expressed her best wishes for a speedy recovery.

The Development Management Manager outlined the application to the Committee and said that she wished to drawn attention that the map afforded with the application to the Committee was inaccurate as the red line around the site was marked incorrectly. She ascertained whether the Committee were willing for the amendment to the map to take place in the first instance before discussion on the application at this meeting. The Chair said that the Local Member, Councillor P Rogers has been informed of the anomaly on the site map but he has not been able to visit the Planning Department to view amended map. She further said that Councillor Rogers has expressed that he wished for the application to be deferred so as to allow for him and local residents to view the amended map. Councillor K P Hughes also said that Councillor Rogers has requested that the application be deferred as he has further information which he considered was appropriate for him to be able to address the meeting in the New Year. The Chair ascertained legal advice and the Legal Services Manager responded that it was a decision for the Committee to decide if they wish to defer the application or not. Councillor K P Hughes proposed that the application be deferred. There was no seconder to the proposal and therefore the Committee continued to deal with the application.

The Development Management Manager reported that is for amendments to the existing vehicular access (previously approved under planning permission 15C48K/FR) together with an extension to the curtilage, which is retrospective, at Cae Eithin, Malltraeth. She noted that a Local Member, Councillor P Rogers referred the application to the Planning and Orders Committee for determination on the grounds that he considered that the ownership certificate (Certificate A) submitted with the application was incorrect. As an amendment to the Officer's report to the Committee, an additional letter of objection had been received. The Development Management Manager said that the letters of objection refer to landownership and querying the accuracy of submitted plans in relation to the position of the boundaries and concerns as to the widening of the access which would lead

to further flooding already experienced due to the widening of the access. She expressed that landownership matters is outside the planning system; the application has not been able to occupy the dwelling neither use the access due to ongoing landowner issues. She noted that the application is accompanied by a Certificate A which complies with the details of Land Registry and the Planning Authority are satisfied with the ownership of the land by the applicant. It was noted that the Highways Authority have been consulted on the application and have no objection to the proposal subject to conditions. The Drainage Department have assessed the application and have concluded that the proposed access will not increase the risks of flooding. Natural Resources Wales have also been consulted and have responded that they have no objection to the proposal.

The Development Management Manager further reported that the extended curtilage is to the North and North East of the existing curtilage and it is intended to plant trees and shrubs to enhance the entrance of the access; improvements to the access will ensure that only one access can be brought into use at the site. She noted that as the original access may be used as a footway and additional condition is required to erect a fence to ensure that no use can be made of the existing access. The Officer said that as part of planning policies the application is acceptable, however if a decision was taken that the applicant is not in ownership of the relevant land to enable him to implement the planning approval then Condition 2 within the Officer's report will prohibit any use of the dwelling and the applicant would need to further submit plans through the planning process.

Councillor Robin Williams expressed that the site at Cae Eithin, Malltraeth has been before this Committee on numerous occasions and the issue of ongoing and unresolved landownership is continuing which he noted as a civil matter outside planning process. He proposed that the application be approved. Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report together with an additional condition to ensure only one access can be brought into use at the site and that a fence be erected to block the original access to ensure that no use can be made as a walkway.

12.17 TPO/2019/17 – Application for works to 1 tree and the felling of 5 trees protected by a Tree Preservation Order at Menai Bridge Reservoir

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

The Development Management Manager outlined the application to the Committee and said that five trees are proposed for felling and a sycamore is proposed to be crown lifted away from the PRow. A number of trees with symptoms of dieback have been added to the proposal. The trees surrounding the reservoir are visible from the Pentraeth Road providing a

backdrop to the Ty Mawr Estate. They enclose a public footpath and the trees are managed by the Property Section who ensure the safety of pedestrians and A5 below. The application has been assessed by the Tree and Landscape Officer and has raised no objection to the proposal. The Menai Bridge Town Council has also raised no objection to the felling of the trees. The Officer reported that the public consultation period does not come to an end until the 9th December, 2019 and requested that the Officer's be afforded power to act following the public consultation period if no representations have been received.

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

It was RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end.

12.18 FPL/2019/204 – Full application for the erection of 27 affordable dwellings together with the creation of a new access and associated works at Ponc y Rhedyn, Benllech

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

Public Speaker

Mr David Evans (**against the application**) said that firstly he wished to refer to the preliminary Ecological Appraisal submitted with the application. He said that the cover of the ecological appraisal stipulates that the process has been through a desktop exercise with only one site visit to the site in November last year. It is apparent that they have failed to submit a full ecologic appraisal with their application and it is impossible to assess the ecological effect of the scheme. Mr Evans expressed that the applicant has failed to show that the application is sustainable. He said that ecology policies emphasise keeping islands of habitat but also connection corridors between them and there is one already along the northern side of the site between the pond and the stream which flows through his adjacent land. The ecology company again recommend that the habitat on the eastern side of the pond and stream can inhabit the site. Mr Evans expressed that he considered that the developer is overdeveloping the northern side of the site. Mr Evans referred to the drainage issue on the site and noted that the Flood Consequences Assessment submitted by the developer is inaccurate and misleading; he referred that a culvert near the site has overflowed on numerous occasions onto part of the development site. He considered that depending of the Flood Consequences Assessment submitted by the developer would be open to legal challenge.

Councillor Ieuan Williams, a Local Member said that the concerns of the local residents (as noted within the Officers report) are valid issues and the Committee should be taken into consideration whilst considering this

application. He considered that the Officer's recommendation of approval of this application is due to definition of an exception site; an application for 27 dwellings should be within the development boundary of a local service centre (which is a planning term for such a village as Benllech). He referred to Policy TAI 16 – Exception Sites and quoted *'where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot 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 reasonable extension to the settlement will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land'*. *Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoin settlements for the provision of affordable housing to meet local needs'*.

Councillor Williams said that he considered that this development site is contrary to Planning Policy Wales as it is a large development site. He accepted that the village of Benllech has been identified as one of the large services centres on the Island and there is a need for affordable dwellings. He considered that when the JDLP is reviewed, a maximum number of dwellings within an exception site needs to be noted within the policy; he asked the Portfolio Holder for Planning and Public Protection and the Chair of the Planning and Orders Committee to write to the Joint Planning Policy Unit in regards to this matter.

The Local Member further referred to Policy ISA5 – Provision of open spaces in new housing development site and noted that an area of 825m² amenity space is proposed as part of the application but it falls below the required open space requirements. The Development Management Manager said that although the on-site open space falls short of the required area but the guidelines within the SPG stipulated that a commuted sum should be afforded for open space facilities within the area; it is considered that a commuted sum of £14,822.71 is required towards the provision of a Children's Informal Play Space together with a Children's equipped play space. The Joint Planning Policy Unit has a formula for FIT (Fields in Trust) Standard which is a standard assessment as to the play area provision within the local community.

The Development Management Manager outlined the application to the Committee and noted that an additional 5 letters of objection had been received but do not raised concerns that have not been addressed within the Officer's report. She referred to the concerns by the objector in respect of ecological issues and noted that Natural Resources Wales has received the Ecological Appraisal as part of this application and have recommended conditions as part of any approval of the application. It was noted that the Ecology Officer has not raised any objection to the application. The Development Management Manager referred that a Flood Consequences Assessment that has been submitted by the developer as part of the

application and statutory consultation has been undertaken on the assessment which resulted acceptable by the statutory consultees. She referred that Condition 15 within the Officers report states that a drainage scheme for the site is to be submitted and approved in writing by the local planning authority before any intention is to develop the site.

The Development Management Manager further said that affordable housing is required in the area and Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The Housing Service have confirmed that the housing mix being proposed is acceptable. It is accepted that the site is outside the development boundary however JLDP policies allows for exception sites where criteria satisfies. A number of planning policies supports such a development as specifically Policy PS1 – Welsh Language and Culture and a Welsh Language Impact Assessment has been submitted with the application which concludes that the impact upon the Welsh language will be comparatively low. The Lifelong Learning Department have confirmed that no commuted sum is required. It was further said that the highway through Pant y Briallu Estate is a private road and appropriate notice and certification has been served as part of the application. The Local Highways Authority have assessed the site and concluded that a commuted sum of £10,000 is required as part of any planning permission towards the improvements routes and this would be sourced as part of a S106 legal agreement. The design of the development has been amended to protect the effect upon the amenities of neighbouring properties with greater distances between the dwellings as is reported within the Officer's report. She referred that Benllech has been identified as an important 'service centre' - this development site is considered small within the context of the relevant TAN 1 policy. The Development Management Manager said that the recommendation is of approval of the application with a S106 legal agreement to ensure that the site will be for 100% affordable dwellings and that a financial contribution towards open space provision is required.

Councillor R O Jones ascertained whether there is capacity for an additional 27 dwellings using the access road to the site. The Development Control Engineer responded that there is capacity within the current access from Lon Pant y Cydun.

Councillor Dafydd Roberts questioned whether NRW are satisfied with the initial Ecology Assessment submitted as part of the application. The Development Management Manager responded that NRW has said that they are satisfied that there will be no substantial impact arising from the development. NRW have accepted the initial Ecology Assessment due to the information contained within the report, subject to condition highlighted by the Planning Officer.

Councillor K P Hughes said that reference has been made by the objector that flooding has occurred on this site and on the nearby estate. He questioned whether the drainage culvert will be able to cope with the additional proposed

housing. The Development Management Manager responded that full drainage details will need to be accepted to make sure that the drainage system will be able to cope with additional housing.

Councillor Eric W Jones proposed that the application be approved and Councillor Nicola Roberts seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report together with a S106 legal agreement in respect of affordable housing and open space requirements.

12.19 FPL/2019/249 – 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 Y Bedol, Tyn Rhos, Penysarn

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

The Vice-Chair, as a Local Member said that Councillor A M Jones had called in the application for determination by the Planning and Orders Committee but he was unable to attend today's meeting. He said that there are local concerns due to overdevelopment, highway and drainage issues and proposed that the site be visited. Councillor Bryan Owen seconded the proposal.

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

13 OTHER MATTERS

13.1 FPL/2018/42 – Full application for the 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 Llain Delyn Estate, Gwalchmai

The Development Management Manager reported that the application was approved in June 2019 but whilst preparing the S106 legal agreement it became apparent that the layout plan included land not in the ownership of the applicant and amended plans were submitted which excluded this area which resulted in reduction in the area of the proposed open space. She noted that the JLDP 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. The Development Management Manager said that an amendment needs to be made as regards to the education contribution as part of the proposal due to the recent further consultation of the application. She said that the Education

Authority thought that the dwellings were to be 2 and 3 bedroom houses but some of the dwellings are one bedroomed accommodation. Following reassessment the education contribution is now £12k. The recommendation is of approval of the application subject to the completion of the S106 legal agreement.

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

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report together with a S106 legal agreement.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

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PLANNING SITE VISITS

Minutes of the meeting held on 18 December, 2019

- PRESENT:** Councillor Nicola Roberts - Chair
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, R O Jones, Eric W Jones, Bryan Owen, Dafydd Roberts,
- IN ATTENDANCE:** Team Leader – Development Control (IJ),
Development Control Engineer (Highways) (JAR).
- APOLOGIES:** Councillor Robin Williams.
- ALSO PRESENT:** Local Member : Councillor Aled M Jones (for application 1)
-

- 1. FPL/2019/249 – 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 Y Bedol, Tyn Rhos, Penysarn**

Members viewed the application and the location of both accesses to the site.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

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Planning Committee: 08/01/2020

6.1

Application Reference: 19C1231

Applicant: Mr David & Mr Tom Nevin & Mrs Barbara Earnshaw

Description: Cais amlinellol ar gyfer codi 32 annedd marchnad a 4 annedd fforddiadwy, adeiladu mynedfa newydd i gerbydau a cherddwyr, darparu man chwarae a mannau agored ynghyd â manylion llawn y fynedfa a'r gosodiad ar dir ger / Outline application for the erection of 32 market dwellings and 4 affordable dwellings, construction of new vehicular and pedestrian access, provision of play area and open spaces together with full details of access and layout on land adjacent to

Site Address: Cae Rhos Estate, Ffordd Porthdafach Road, Caergybi/Holyhead



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

Reason for Reporting to Committee

There are highway and ecological matters being resolved at the time of writing. Given the highway concerns raised by the local members it is considered opportune to view the application site and the surrounding highway network prior to considering the planning application in the February Planning Committee.

Recommendation

Site Visit

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Planning Committee: 08/01/2020

7.1

Application Reference: DEM/2019/2

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenrol 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, Caerdybi / Holyhead,



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

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Planning Committee: 08/01/2020

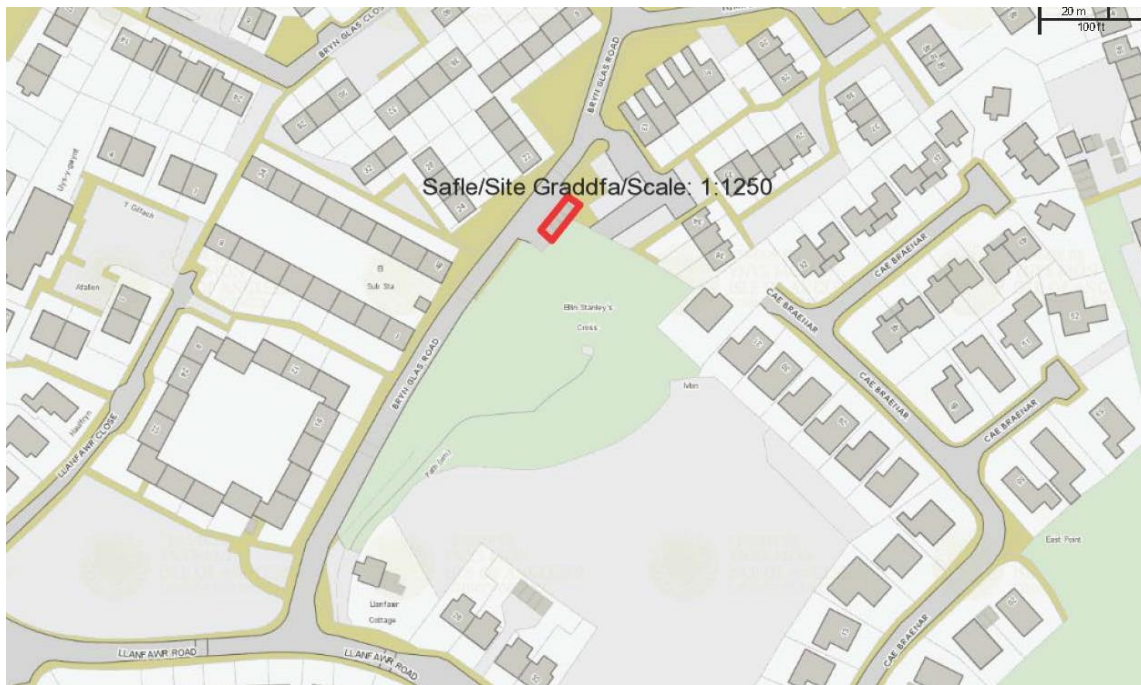
7.2

Application Reference: DEM/2019/3

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

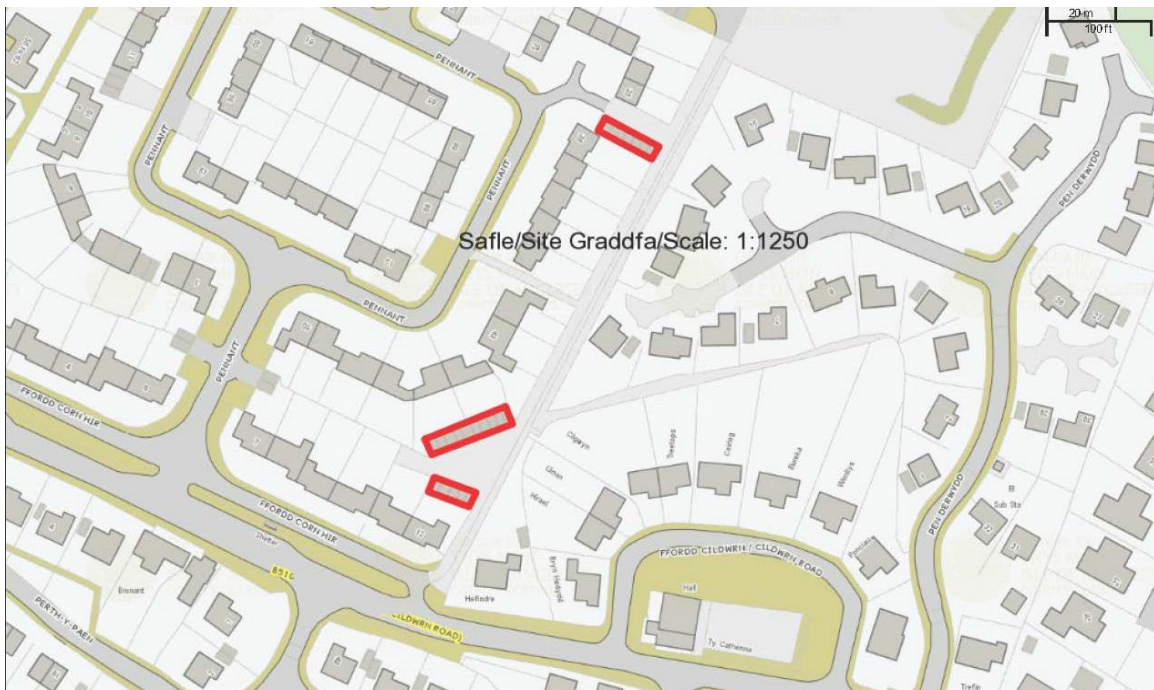
The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/4

Applicant: Gwasanaeth Tai/Housing Services

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 (Owain Hughes)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Planning Committee: 08/01/2020

7.4

Application Reference: DEM/2019/5

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Planning Committee: 08/01/2020

7.5

Application Reference: DEM/2019/6

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/7

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/8

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/10

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/11

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/12

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/13

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/15

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/16

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenrol ar gyfer dymchwel modurdy 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)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

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. At its meeting held on 4th December the Planning and Orders Committee elected to undertake a site visit before determining the application. The site was visited on 18th December.

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 future 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: 08/01/2020

8.1

Application Reference: DIS/2019/114

Applicant: Pennaeth Priffyrdd, Gwastraff ac Eiddo / Head of Highways, Waste and Property

Description: Cais i ryddhau amodau (06) (Gwaith archeolegol) (08) (Manylion goleuadau) (10) (Manylion traenio) o ganiatâd cynllunio 34LPA1034/CC/ECON ar dir yn / Application to discharge conditions (06) (Archaeological work) (08) (Lighting details) (10) (Drainage details) of planning permission 34LPA1034/CC/ECON on land at

Site Address: Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni



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

Recommendation: Amod wedi ei Ryddhau / Condition Discharged

Reason for Reporting to Committee

The planning application is presented to the Planning Committee for consideration since the application is made by the Council.

Proposal and Site

This is an Application to discharge condition (06) (Archaeological work) (08) (Lighting details) (10) (Drainage details) of planning permission 34LPA1034/CC/ECON Outline application with all matters reserved for two plots for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the exiting business park at Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni.

Key Issues

The applications key issue is whether the submitted information satisfies the requirements of the condition and can be discharged.

Policies

Joint Local Development Plan

Policy MAN 1: Proposed Town Centre Developments
Policy ISA 1: Infrastructure Provision
Policy PCYFF 3: Design and Place Shaping
Policy AMG 5: Local Biodiversity Conservation
Policy AMG 6: Protecting Sites of Regional or Local Significance
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	No Observations
GCAG / GAPS	Satisfied that condition (06) can be partially discharged
Draenio Gwynedd / Gwynedd Drainage	At the time of writing this report the Local Planning Authority are awaiting the consultation response.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied that condition (08) can be partially discharged.
Dwr Cymru Welsh Water	No objection to condition (10) being partially discharged.
Cyfoeth Naturiol Cymru / Natural Resources Wales	At the time of writing this report the Local Planning Authority are awaiting the consultation response.
Ymgynghoriadau Cynllunio YGC	No Objection

There is no requirement to notify adjoining property owners with this type of application.

Relevant Planning History

34LPA1034/CC/ECON - Outline application with all matters reserved for two plots for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park at Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni - Approved 19/06/2017

Main Planning Considerations

Outline application reference 34LPA1034/CC/ECON was approved on the 19/06/2017 for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park.

Condition (06) of the permission stated the following:-

'No development (including demolition, site clearance, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in

writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details. b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork.'

It was considered necessary to include this condition in order to safeguard local archaeological interests.

A Written Scheme of Investigation for an Archaeological Watching Brief has been submitted with the planning application and Gwynedd Archaeological Planning Service has confirmed that the submitted information is acceptable and as such condition (06) of planning application 34LPA1034/CC/ECON can be partially discharged.

The condition will be fully discharged following a detailed report on the archaeological work is submitted and approved in writing by the Local Planning Authority within twelve months of the completion of the fieldwork.

Condition (08) of the permission stated the following:

'No development shall commence until a lighting scheme for the site has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the details as approved.'

It was considered necessary to include this condition in order to safeguard protected species.

A lighting scheme has been submitted as part of the application which includes details showing the area of light spillage together with the colour temperature. The Authority's Ecologist has assessed the application and confirmed that the condition may be partially discharged. The condition will be fully discharged once the works are completed in accordance with the approved details.

Condition (10) of the permission stated the following:

'No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to the satisfaction of the Local Planning Authority'

It was considered necessary to include this condition to ensure that the site is adequately drained

The surface water design has been undertaken in accordance with the SuDS drainage requirements. Detailed drainage plans have been submitted with the application which confirms that surface water will not discharge into the public sewerage system but rather a private surface water system. Welsh Water have assessed that application and confirmed they have no objection to the condition being partially discharged. The Drainage Section together with Natural Resources for Wales are yet to comment upon the application at the time of writing this report.

Conclusion

The details submitted with respect to archaeology, lighting and surface water are considered acceptable and meet the requirements of conditions (06), (08) and (10) of planning application 34LPA1034/CC/ECON can be partially discharged.

Recommendation

Partially discharge conditions (06), (08) (10) of planning application 34LPA1034/CC/ECON.

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.

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: RM/2019/11

Applicant: Pennaeth Priffyrdd, Gwastraff ac Eiddo / Head of Highways, Waste and Property

Description: Cais am faterion a gadwyd yn ôl ar gyfer codi 7 uned busnes ynghyd a creu mynedfa i gerbydau a ddatblygiadau cysylltiedig ar dir yn / Application for reserved matters for the erection of 7 business units together with the construction of a vehicular access and associated development on land at

Site Address: Ystad Ddiwydiannol Bryn Cefni Industrial Park, Llangefni



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application has been submitted on behalf of the Local Authority.

Proposal and Site

The application is submitted in the form of reserved matters for the erection of 7 two storey commercial buildings together with the construction of a vehicular access and associated development on land at Bryn Cefni Industrial Park, Llangefni.

Outline application reference 34LPA1034/CC/ECON was approved on the 19/06/2017 for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park. All matters were reserved by the outline consent therefore details

with respect to the means of access, appearance, landscaping, layout and scale are all considered as part of the current application.

The application site will be located on three separate parcels of land which are crossed by the Llangefni Link Road. 5 buildings will be located on the land to the north of the Link Road whilst the remaining two units will be located to the south. All units will be served with internal roads and will be accessed from the Link Road.

Key Issues

The principle of the proposed development has been considered at the outline stage. The key issue of the application is to assessed and determine whether or not the proposed details are acceptable.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 6: Water Conservation
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 5: Carbon Management
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 1: Welsh Language and Culture
 Strategic Policy PS 7: Renewable Energy Technology
 Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 21: Waste Management
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy ISA 1: Infrastructure Provision
 Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use
 Policy CYF 3: Ancillary uses on Employment Sites
 Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
 Policy AMG 5: Local Biodiversity Conservation
 Policy AMG 6: Protecting Sites of Regional or Local Significance

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Proposed Details are satisfactory
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No Objection
Cadw Scheduled Monuments	No Objection
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No Response at the time of writing the report

Iechyd yr Amgylchedd / Environmental Health	No Response at the time of writing the report
Dwr Cymru Welsh Water	No Objection
Cynghorydd Nicola Roberts	No Response at the time of writing the report
Cynghorydd Dylan Rees	No Response at the time of writing the report
Cynghorydd Bob Parry	No Response at the time of writing the report
YGC (Ymgynhoriaeth Gwynedd Consultancy)	No Response at the time of writing the report
Cyngor Tref Llangefni Town Council	No Response at the time of writing the report

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 31/12/2019. At the time of writing this report no representations had been received at the department.

Relevant Planning History

34LPA1034/CC/ECON - Outline application with all matters reserved for two plots for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park on land at Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni – Approved 19/06/2017

DIS/2019/114 - Application to discharge conditions (06) (Archaeological work) (08) (Lighting details) (10) (Drainage details) of planning permission 34LPA1034/CC/ECON on land at Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni – Undetermined

Main Planning Considerations

The principle for the development has previously been established via the outline approval under planning reference number 34LPA1034/CC/ECON. It is therefore necessary to consider whether the proposal is within the parameters of the outline approval and in line with more generic planning policies contained within the Joint Local Development Plan (JLDP).

The outline permission was approved with all matters reserved. Details of the layout, scale, appearance of the buildings, means of access and landscaping have all been submitted with the current application.

Layout:

Five buildings will be located to the northern part of the site, whilst the remaining two will be located to the south of the Link Road. These access roads will form minor internal access roads which will serve each of the plots and parking areas. Pedestrian access is also being proposed together with landscaping across the application site. A total of three separate ponds are also proposed as part of the development.

The layout is considered acceptable and provides adequate space for landscaping, parking areas and internal roads. The proposed building will not appear cramped within the application site.

Scale:

All the proposed buildings comply with the upper and lower dimensions as noted within the outline consent. All the proposed buildings will have a height of 8.9 meters which allows for a two storey construction. The width and length of each building vary to provide a minimum of 875 square meters and a maximum of 1750 square meters.

The scale of the proposed units are considered acceptable and will fit into the surrounding area.

Appearance:

All the proposed units will predominately reflect each other's design. The proposed units will be clad with composite panelling finished in silver and laid vertically in an effort to break up the building size and scale. A significant amount of glazing is proposed on the elevations which will provide a contemporary appearance. The external materials are tarmac which will be located on the roads and car parking. The bin stores will be constructed of timber.

The design together with the materials of the proposed units are considered of high quality and will not detract from the character of the area.

Means of Access:

The access to the sites will be from the Bryn Cefni Link Road. The five units located to the north will be access from one access whilst the two plots located to the south will be served by their own individual access from the Link Road. The Local Highways Authority have assessed the application and confirmed that the proposed development is satisfactory.

Landscaping:

Landscaping is being proposed across the application site. The existing mature landscaping across the northern and eastern boundary is being retained as part of the proposed development. The southern part of the site has also been enhanced by gapping up existing hedgerow.

The proposed landscaping design is a mixture of grassland cover to most of the site with areas of meadow mixture around the wetland areas, designed to work as rainwater gardens, and meadow mixture grassland to the prominent corner of the site adjacent to plot 5.

The landscape officer has assessed the application and is satisfied with the proposal subject to a condition ensuring that the landscaping scheme is carried out and maintained for the lifetime of the development.

Conclusion

The details submitted as part of the application are considered acceptable and will not have a detrimental impact upon the neighbouring properties, character and amenity of the area and highway safety.

Recommendation

Permit the application subject to conditions.

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

- Location Plan 3969-LEA-XX-DR-5001-GA**
- General Arrangement – 19274/100 Rev D**
- Highway Vertical Alignments – 19274/101 Rev B**
- Site Sections – 19274/102 – Rev C**
- Proposed Foul and Surface Water Layout 0 19274/501 Rev D**
- Section 38 Highway Adoption Layout – 19274/S38 Rev B**
- Site Plan – 39696-LEA-XDX-DR-1001-GA**
- Soft Landscape and Ecology Plan – November 2019**
- Surfacing Layout and Details – 19274/103 Rev B**

- Proposed and Existing Permeable and Impermeable Overview Layout – 19274/110 Rev C
- Drainage Details Sheet 1 – 19274/502
- Drainage Details Sheet 2 – 19274/503
- Drainage Sheet 3 – 19274/504
- Plot 1 Elevations – 39696-LEA-01-XX-DR-101 Rev P02
- Plot 1 Roof Plan – 39696-lea-01-xx-dr-102 Rev P02
- Plot 1 GA Plan – 39696-LEA-01-XX-DR-103 Rev P02
- Plot 2 Elevations – 39696-LEA-02-XX-DR-101 Rev P02
- Plot 2 Roof Plan – 39696-LEA-02-XX-DR-102 Rev P02
- Plot 2 GA Plan – 39696-LEA-XX-DR-103 Rev P02
- Plot 3 Elevations – 39696-LEA-XX-DR-101 Rev P02
- Plot 3 Roof Plan – 39696-LEA-03-XX-DR-102 Rev P02
- Plot 3 GA Plan – 39696-LEAL03-XX-DR-103 Rev 02
- Plot 4 Elevations 39696-LEA-04-XX-DR-101 Rev P02
- Plot 4 Roof Plan – 39696-LEA-04-XX-DR-102 Rev P02
- Plot 4 GA Plan – 39696-LEA-04-XX-DR-103 Rev P02
- Plot 5 Elevations – 39696-LEA-05-XX-DR-101 Rev P02
- Plot 5 Roof Plan – 39696-LEA-5-XX-DR-102 Rev P02
- Plot 5 GA Plan – 39696 –LEA-05-XX-DR-103 Rev P02
- Plot 6 Elevations – 39696-LEA-06-XX-DR-101 Rev P02
- Plot 6 Roof Plan – 39696-LEA-06-XX-DR-102 Rev P02
- Plot 6 GA Plan – 39696-LEA-06-XX-DR-103 Rev P02
- Plot 7 Elevations – 39696-LEA-07-XX-DR-101 Rev P02
- Plot 7 Roof Plan – 39696-LEA-07-XX-DR-102 Rev P02
- Plot GA Plan – 39696-LEA-07-XX-DR-103 Rev –P02
- Wall Seating Area Detail
- General Plans and Elevations – 39696-LEA-XX-DR-1002-GA Bin Store
- Section 388 Highways Adoption Layout 19274/S38 Rev A

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

(02) All planting in the approved details of landscaping (Soft landscape and Ecology Plan November 2019) shall be carried out in the first planting seasons following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.

Reason: In order that the proposal integrates into its surroundings as per requirements of PCYFF 4.

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

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Planning Committee: 08/01/2020

11.1

Application Reference: HHP/2019/287

Applicant: Mr & Mrs Iwan & Catherine Jones

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

Site Address: 12 Wesley Street, Bodedern



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The applicant is related to an elected councillor of the Isle of Anglesey County Council.

Proposal and Site

The application is made for a single storey extension at the rear of mid terrace property located within the settlement. There are other similar single storey extensions present in the terrace.

The extension measures some 5.4 metres in length and 6.5 metres in width and would be rendered to match the existing dwelling. A flat EPDM rubber roof is proposed incorporating a lantern type fixed roof light. A single bi-fold door is proposed on the rear facing elevation. The extension would be constructed along the boundary with the adjoining property and the applicant has served a notice as required under the planning act to inform the owner of this property.

Key Issues

The acceptability of the scale and design and any impact of the amenities of the occupants of the adjoining 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)

Technical Advice Note 12: Design (2016)

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	No observations at the time of writing.
Cynghorydd Kenneth P. Hughes	No observations at the time of writing.
Cynghorydd Llinos Medi Huws	No observations at the time of writing.
Cyngor Cymuned Bodedern Community Council	No observations at the time of writing.

The planning application was advertised with a site notice and adjacent properties were notified in writing, the publicity period expired on 06.01.20. No observations have been received at the time of writing.

Relevant Planning History

No material planning history.

Main Planning Considerations

Policy PCYFF 3 requires that extensions and alterations to existing buildings demonstrate a high quality design taking into account their context taking into account the material criteria.

The property subject to the planning application is located within the settlement where there is a mix of age and styles of properties. The extension is proposed at the rear of the dwelling and it will be visible from a footpath which afford access to the rear of properties in this terrace.

The design and scale of the extension is considered appropriate in this context and align with the requirements of policy PCYFF 3 in that it complements and enhances the character and appearance of the property and respects its context.

Policy PCYFF 2 requires that the extension would not have an unacceptable adverse impact on the occupants of adjacent residences. Given that the property is of a modest scale and is single storey in height it is not considered that that will result in any impacts such as overshadowing or in terms of the outlook from windows of adjacent properties. There are no windows proposed which would overlook existing properties either side of the extension.

Conclusion

It is considered that the scale and design of the proposal is considered acceptable in this context and that there are no unacceptable impacts on the amenities of adjacent properties.

Consideration has been given to the requirements of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Recommendation

That subject to the receipt of outstanding consultation responses and the expiry of the publicity period that planning permission is granted subject to the recommended planning conditions.

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

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (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 and Block Plans IJ-02-19-P**
- **Existing and Proposed Plans and Elevations of an Extension IJ-01-19-P**

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

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

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Planning Committee: 08/01/2020

12.1

Application Reference: FPL/2019/300

Applicant: Pennaeth Gwasaneth Tai / Head of Housing

Description: Cais llawn ar gyfer addasu ac ehangu ynghyd a creu man parcio newydd yn / Full application for alterations and extensions together with creation of new parking area at

Site Address: 15/16 Coedwig Terrace, Penmon



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is made by the Council Housing department on Council owned land.

Proposal and Site

The proposal is made for the demolition of the single storey extensions to the rear of 15 and 16 Coedwig Terrace together with the erection of two storey extensions in lieu to the rear of both properties. Under the scheme, a parking area to serve both properties will be created at the end of the terrace which will include bin storage and soft landscaping. The parking area will be enclosed by a timber palin fence.

The site is located in the rural cluster village of Penmon, forming part of Coedwig terrace with both properties adjoining and 16 Coedwig Terrace being the end of terrace property. It is also within the Anglesey Coastal Area of Outstanding Natural Beauty. The dwellings are two storeys which currently

include single storey flat roof extensions to the rear which are accompanied by small garden areas. The site is bound to the front by the highway and is bordered to the rear by a restored ancient woodland.

Key Issues

The key issues of the application are as follows:

- Design
- Impacts upon residential amenity
- Ecology
- Highway Safety

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Technical Advice Note 12: Design (2016)

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

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Response to Consultation and Publicity

Ymgynghorydd Tirwedd / Landscape Advisor: No response

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objection

Cynghorydd Carwyn Jones: No response

Cynghorydd Lewis Davies: No response

Cynghorydd Alun Roberts: No response

Cyngor Cymuned Llangoed Community Council: No objection

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: No objection

Prifffyrdd a Trafnidiaeth / Highways and Transportation: No response

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 27/12/2019. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

None

Main Planning Considerations

Design

The existing dwelling is dated in design and is in a dilapidated state. Under the scheme, all aspects of the external finishes will be replaced with modern equivalents. The existing render will be replaced with weber dashed render which will drastically improve the appearance of the dwelling and represents an enhancement to the character which is a requirement of policy AMG 1. The replacement of the render together with the upgrading of the windows, doors and fascia boards to UPVC will modernise the dwellings which will better integrate into the street, most of which has already been upgraded to modern materials. Both extensions will be significantly lower in height than the ridge of the existing dwelling therefore their appearance will be obviously subservient. The style of the new windows in terms of their design and new opening sizes will respect the character of the existing dwelling.

Impacts upon residential amenity

There are no properties to the rear of the site therefore the scheme will not directly overlook any other residential dwellings. Due to the terraced arrangement however, there is a possibility that any extension could overbear the neighbour adjoining. The scheme has been designed to take into account the 45 degree rule which is set out in the Authority's Supplementary Planning Guidance document on design. This will ensure that no part of the extension will shadow or overbear the adjoining property. The first floor proportion of the extension to 15 Coedwig Terrace has been stepped so as to ensure the 45 line from the first floor windows of 14 Coedwig Terrace will not be breached. 16 Coedwig Terrace has also been limited in length so as not to breach the 45 degree line from the new window to 15 Coedwig Terrace.

Ecology

The new parking area is currently overgrown scrubland that is considered of relatively low ecological value. To compensate for the loss of this habitat bird boxes will be installed to the south facing gable along with the implementation of soft landscaping which ensures the scheme represents and overall enhancement to biodiversity.

Highway Safety

No response from highways department at time of writing this report.

Conclusion

The scheme will comply with all relevant policies of the Anglesey and Gwynedd Joint Local Development Plan and the Authority Supplementary Planning Guidance Design guide whilst enhancing Local Biodiversity and the appearance of the street. Due to the above it is deemed justified to recommend approval for the scheme.

Recommendation

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

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

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

- **Location Plan / A-03-01**
- **Site Block Plan / A-03-02 REV 01**
- **Fence Detail / A-03-04**
- **Proposed Plans and Elevations / A-03-03 Rev 02**

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, AMG 1.

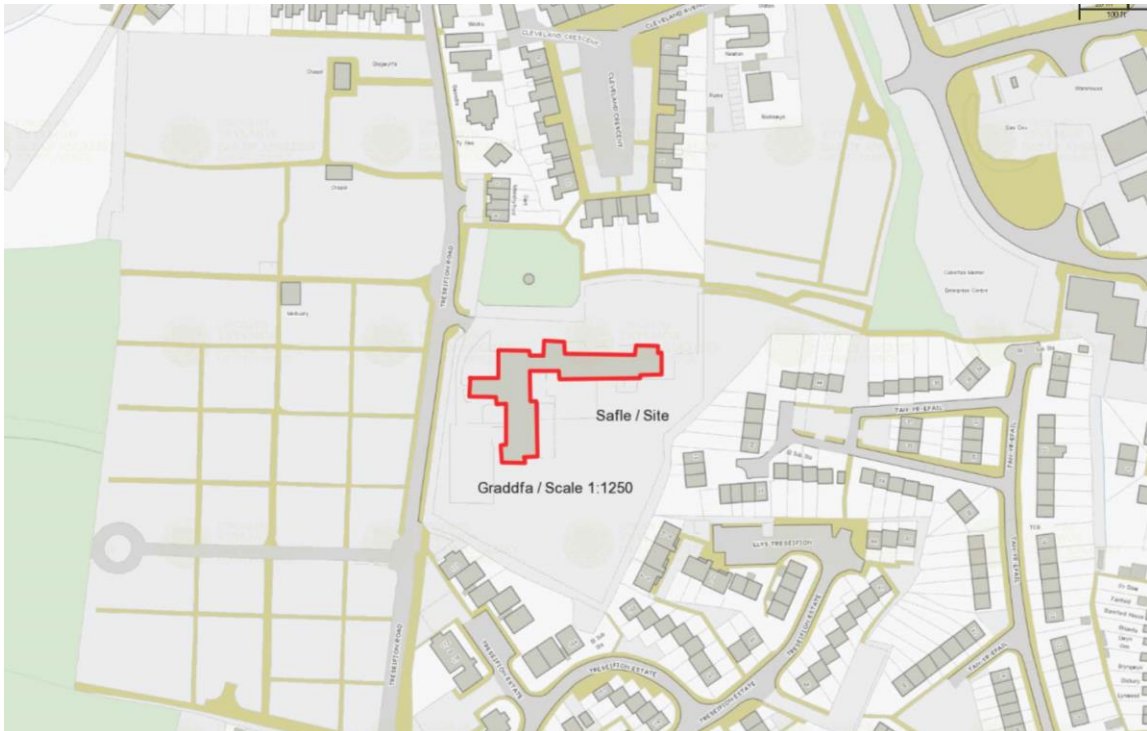
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/17

Applicant: Pennaeth Priffyrdd, Gwastraff ac Eiddo / Head of Highways, Waste and Property

Description: Cymeradwaeth blaenorol am dymchwel arfaethedig i / Prior Approval for proposed demolition at

Site Address: Ysgol Parch Thomas Ellis, Maes Hyfryd Road, Holyhead



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is submitted by the council on council owned land.

Proposal and Site

The application is made for the demolition of the former Ysgol Parch Thomas Ellis School. The application form explains that the building structure will be dismantled using plant and machinery. The spoil rubble arising will be removed from the site and that some rubble will be crushed and deposited on the site for levelling purposes. The application is accompanied by an ecological assessment. There are existing residential properties in proximity to the north, east and the south.

Key Issues

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

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan

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

Circular 31/95 Planning Controls over Demolition

Technical Advice Note 5 Nature Conservation and Planning

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No observations.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The development shall not commence until a Construction Traffic Management Plan has been submitted.
Dwr Cymru Welsh Water	No observations received at the time of writing.
Iechyd yr Amgylchedd / Environmental Health	Requirements in relation to noise, restriction of hours of operations, dust and air quality, Health and Safety are described.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The recommendations in the ecological report should be followed in the demolition of the building.
Cyngor Tref Caerdybi / Holyhead Town Council	No objection provided that the playing field is retained for community use. It has also been suggested that this site is considered to be used in the future for a new medical centre as it would be in a central location in the town.
Cynghorydd Trefor Lloyd Hughes	No objections.
Cynghorydd John Arwel Roberts	No objection.
Cynghorydd Dafydd Rhys Thomas	No observations at the time of writing.
Ymgynghorydd Treftadaeth / Heritage Advisor	1. The school probably dates to the 1960/70s and does not appear to be of any architectural/historic interest that would require its retention.
Ymgynghorydd Tirwedd / Landscape Advisor	No observations received at the time of writing.

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

Relevant Planning History

No material 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 details management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which details management measures to minimise impacts of transport impacts in the demolition of the development.

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

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

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

Conclusion

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

Recommendation

That the prior approval of the Local Planning Authority is granted subject to standard conditions in part 31 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

(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.

Demolition Bat Surveys (10.09.2019) Cambrian Ecology Ltd

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

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

Application Reference: DEM/2019/18

Applicant: Pennaeth Priffyrdd, Gwastraff ac Eiddo / Head of Highways, Waste and Property

Description: Cymeradwaeth blaenorol am dymchwel arfaethedig i / Prior Approval for proposed demolition at

Site Address: Llyfrgell Caergybi / Holyhead Library, Newry Street, Caergybi/Holyhead



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is submitted by the council on council owned land.

Proposal and Site

The application is made for the demolition of the former Library which is now closed. The application form explains that the building structure will be dismantled using plant and machinery. The spoil rubble arising will be removed from the site and that some rubble will be crushed and deposited on the site for levelling purposes. The application is accompanied by an ecological assessment. The application site is located centrally in Holyhead and there are residential, commercial and municipal uses in vicinity. The application site is located in proximity to the conservation area to the south and east.

Key Issues

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

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan

PCYFF2 Development Criteria

PCYFF3 Design and Place Shaping

AMG 5 Local Biodiversity Conservation

PS 20 Preserving and where appropriate Enhancing Heritage Assets

AT 1 Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Circular 31/95 Planning Controls over Demolition

Technical Advice Note 5 Nature Conservation and Planning

Technical Advice Note 24 The Historical Environment

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No observations.
Cynghorydd Robert Llewelyn Jones	Future proposals for the application are queried.
Ymgynghorydd Treftadaeth / Heritage Advisor	<ol style="list-style-type: none">1. The building is not listed or considered to be of significant historic, or architectural, interest rendering it worthy of retention.2. The site is situated adjacent to the boundary of the Holyhead Central Conservation Area. However, whilst the proposed demolition would not have a significant adverse impact on views out of the designated area, no redevelopment details of the site have been submitted.3. The mature trees situated in the adjacent Library car park are located within the Holyhead Central Conservation Area and have been noted, in the Holyhead Central Character Appraisal SPG (2005), as making a positive contribution to the character and appearance of the designated area. Consequently, measures should be taken to ensure that the trees are not damaged during demolition.
Dwr Cymru Welsh Water	No observations at the time of writing.
Ymgynghorydd Tirwedd / Landscape Advisor	Observations awaited at the time of writing.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No observations.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	

Iechyd yr Amgylchedd / Environmental Health	Requirements in relation to noise, restriction of hours of operations, dust and air quality, Health and Safety are described.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The commencement of the demolition shall not take place until a Demolition Transport Management Plan has been submitted.
Cyngor Tref Caergybi / Holyhead Town Council	No observations.
Cynghorydd Shaun James Redmond	No observations.

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

Relevant Planning History

19C1026 - Siting of art work Conditionally approved 04.12.2008.

Main Planning Considerations

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

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

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

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

The application site is located in proximity to the Holyhead conservation area and there are policy and statutory requirements to preserve or enhance the setting of this designation. The restoration proposals for the site following the demolition of the building are currently being discussed with the council's Heritage Adviser .In addition there are trees present on the car park adjacent to the Library and the

implications of the demolition on these trees which are within the conservation are ongoing at the time of writing.

Conclusion

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

Recommendation

That the prior approval of the Local Planning Authority is granted subject to standard conditions in part 31 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

(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.

Former Ysgol y Parc & Holyhead Library Demolition Bat Surveys (29.09.2019) Cambrian Ecology Ltd

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

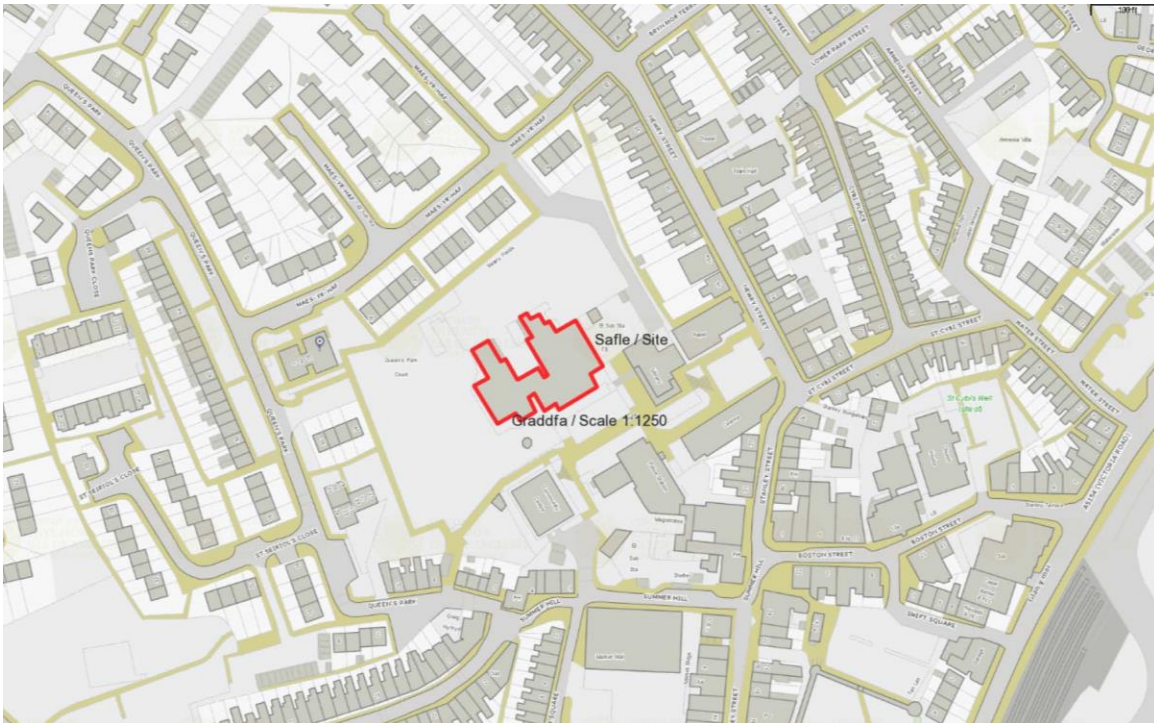
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/19

Applicant: Pennaeth Prifffyrdd, Gwastraff ac Eiddo / Head of Highways, Waste and Property

Description: Cymeradwaeth blaenorol am dymchwel arfaethedig i / Prior Approval for proposed demolition at

Site Address: Ygol Gynradd y Parc School, Maes Yr Haf, Caergybi / Holyhead



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

Recommendation: Angen Caniatad / Permission Required

Reason for Reporting to Committee

The application is submitted by the council on council owned land.

Proposal and Site

The application is made for the demolition of the former Ysgol y Parc primary school school which is now closed. The application form explains that the building structure will be dismantled using plant and machinery. The spoil rubble arising will be removed from the site and that some rubble will be crushed and deposited on the site for levelling purposes. The application is accompanied by an ecological assessment. The application site is located centrally in Holyhead and there are residential, commercial and municipal uses in vicinity. The application site is located in proximity to the conservation area to the south and east.

Key Issues

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

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan

PCYFF2 Development Criteria

PCYFF3 Design and Place Shaping

AMG 5 Local Biodiversity Conservation

PS 20 Preserving and where appropriate Enhancing Heritage Assets

AT 1 Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Circular 31/95 Planning Controls over Demolition

Technical Advice Note 5 Nature Conservation and Planning

Technical Advice Note 24 The Historical Environment

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No observations received.
Ymgynghorydd Tirwedd / Landscape Advisor	No observations at the time of writing.
Ymgynghorydd Treftadaeth / Heritage Advisor	1. The building is not listed or considered to be of significant historic, or architectural, interest rendering it worthy of retention. 2. The site is situated close to the boundary of the Holyhead Central Conservation Area. However, whilst the proposed demolition would not have a significant adverse impact on views out of the designated area, no redevelopment details of the site have been submitted.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections subject to the council having screened the application for the presence of protected species. Standard advice in relation to environmental management recommended.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The development shall not commence until a Construction Traffic Management Plan has been submitted.
Dwr Cymru Welsh Water	No observations at the time of writing.
Iechyd yr Amgylchedd / Environmental Health	Requirements in relation to noise, restriction of hours of operations, dust and air quality, Health and Safety are described.
Cyngor Tref Caergybi / Holyhead Town Council	No observations received.
Cynghorydd Shaun James Redmond	No observations received.
Cynghorydd Robert Llewelyn Jones	Future proposals for the application are queried.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The recommendations in the ecological report should be followed in the demolition of the building.
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Under part 31 (Demolition of Buildings) of Schedule 2 of The Town & Country Planning (General Permitted Development) Order 1995 (as amended) there is a requirement for the applicant to display a site notice for 21 days beginning with the date that the application was submitted to the Local Planning Authority. No representations have been received by the Local Planning Authority at the time of writing.

Relevant Planning History

No material 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 details management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan “DTEMP”, which details management measures to minimise impacts of transport impacts in the demolition of the development.

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

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

The application site is located in proximity to the Holyhead conservation area and there are policy and statutory requirements to preserve or enhance the setting of this designation. The restoration proposals for the site following the demolition of the building are currently being discussed with the council's Heritage Adviser . The councils Property Section have also confirmed that redevelopment proposals for the application site are currently being formulated and are not currently known.

Conclusion

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

Recommendation

That the prior approval of the Local Planning Authority is granted subject to standard conditions in part 31 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

(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.

Former Ysgol y Parc & Holyhead Library Demolition Bat Surveys (29.09.2019) Cambrian Ecology Ltd

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

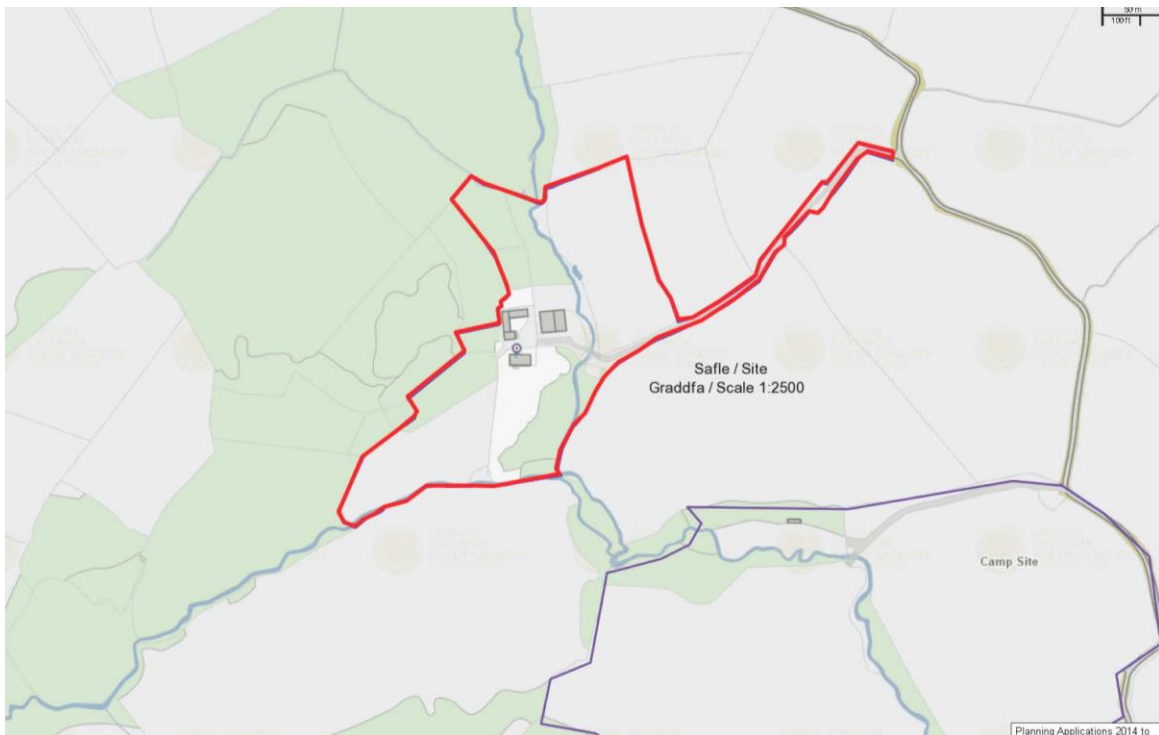
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: 22C197E/VAR

Applicant: Mr Oliver Dennis

Description: Cais dan Adran 73 i amrywio amod (01) er mwyn ymestyn yr amser a ganiateir ar gyfer cychwyn y gwaith ynghyd â chyflwyno manylion i ollwng amodau 05 (deunyddiau y bwriedir eu defnyddio) 07 (cynllun tirlunio) 09 (lefelau'r slab) 10 (archeoleg) 12 (cynllun draenio) 14 (y modd y bwriedir trin y ffiniau) 15 (arwynebeddau caled) a 17 (goleuadau allanol) o gais cynllunio cyfeirnod 22C197B (Codi 21 o gabanau pren ar gyfer eu defnyddio i bwrpas gwyliau) yn / Application under Section 73 for the variation of condition (01) so as to extend the time limit to commence work together with the submission of details to discharge conditions 05 (proposed materials) 07 (landscaping scheme) 09 (slab levels) 10 (archaeology) 12 (drainage scheme) 14 (boundary treatment) 15 (hard surfaces) and 17 (external lighting) of planning permission reference 22C197B (Erection of 21 log cabins for holiday use) at

Site Address: Tan y Coed, Biwmares/Beumaris



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 Lewis Davies

Proposal and Site

The application is submitted for the variation of condition (01) of planning permission reference 22C197B. The original application was permitted for the erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plan and passing places on the highway network.

Condition (01) ensures that the approved development is begun before the expiration of (five) years from the date of this permission. Planning Permission 22C197B was approved on the 04/01/2013. The current application therefore seeks to extend the time limit to commence works.

Details are also submitted as part of the application to discharge the requirements of conditions 05, 07, 09, 10, 12, 14, 15 and 17 of planning permission 22C197B.

The application site is located in countryside between the settlement of Beaumaris, Llanddona and Llangoed. The property encompasses an area of circa 55 acres and there is a lawful use (CLU) for 14 static caravans on an area amounting to approximately 0.11 hectares.

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. Weight will also be given to the lawful use permission at the site.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TRA 1: Transport Network Developments
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 2: Special Landscape Areas
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval Recommended
Ymgynghoriadau Cynllunio YGC	No Response at the time of writing this report
Coal Authority	No Objection
Cynghorydd Carwyn Jones	No Response
Cynghorydd Lewis Davies	Concerns regarding highway safety and impact upon the landscape.
Dwr Cymru/Welsh Water	No Comments

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval Recommended
Iechyd yr Amgylchedd / Environmental Health	Satisfied with the information with respect to lighting.
Footpaths Officer	No Objection
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No Response at the time of writing this report
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Policy comments contained within the main core of the report.
Cyngor Cymuned Llanddona Community Council	Concerns regarding highway safety
Cynghorydd Alun Roberts	No Response
Ymgynghorydd Treftadaeth / Heritage Advisor	No Objection
Ymgynghorydd Tirwedd / Landscape Advisor	No objection has been raised following assessing the submitted Landscape and Visual Impact Assessment

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 publicity process was carried out on two separate occasions following the application being amended. The latest date for the receipt of any representation was the 11/12/2019. At the time of writing this report, 11 representations had been received at the department. The points are summarised below:

- Application site is large in scale and unsuitable and out of keeping with the area.
- Concerns regarding increased traffic, highway safety, passing spaces and previously approved Travel Plan
- Concerns regarding impacts upon the landscape
- Concerns regarding public footpath
- Concerns regarding impact to wildlife

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

- The merits of the application is considered within the main core of the report.
- The Local Highways Authority have assessed the application and are satisfied with the proposed development. Conditions were attached to the original permission requesting that a Travel Plan together with details of passing spaces is submitted. The conditions were subsequently discharged to the satisfactory of the Local Highways Authority.
- The application site continues to be located within the Beaumaris Wooded Sloped and Llangoed Vale Special Landscape Area (SLA). An assessment upon the impact of the proposed upon the designated landscape is assessed within the main core of the report.
- The Footpath Officer has been consulted as part of the application and raised no objection to the proposed development
- Updated ecological reports have been submitted with the application. The Authority's Ecologist together with Natural Resources for Wales Officer have been consulted as part of the application and raised no objection to the proposed development

Relevant Planning History

A/1858 Conversion of an extension to farm building - Conditionally Approved 07/02/1973.

A/1858a Change of use of Outbuilding - Conditionally Approved 07/11/1973.

A/1858b Change of use of outbuilding - Conditionally Approved 05/12/1973

EU.9. Established Use Certificate Use of land edged red as caravan site 09/07/1974

A/1858c Detailed plans for the conversion of outbuildings to dwelling Conditionally approved 04.09.1974.

A/1858d Conversion of outbuildings into two dwellings - Conditionally Approved 29/12/1975

A/1858e Erection of a dwelling - Withdrawn 01/02/1978

A/1858f Alterations & extensions to outbuilding to provide holiday accommodation - Conditionally Approved 05/04/1978

12C105 Alterations & extensions - Conditionally Granted 16/08/1988

12C105A Certificate of Lawfulness of Existing Use or Development - Granted for the siting of 14 permanent caravans for holiday occupation 08/08/2008.

22C197 Erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plant - Refused 03/06/2010, Appeal subsequently dismissed 10/06/2011.

22C197A/SCR Screening Opinion - EIA not required 25/08/2009

22C197B – Erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plant and passing places on the highway network – Approved 04/01/2014

22C197C/SCR – Screening Opinion for the erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plant and passing places on the highway network – EIA Not Required

22C197D/DIS – Application to discharge condition (11) and (16) of planning permission 22C197B – Conditions Discharged

SCR/2019/64 - Screening opinion for the variation of condition (01) so as to extend the time limit to commence work together with the submission of details to discharge conditions 05 (proposed materials) 07 (landscaping scheme) 09 (slab levels) 10 (archaeology) 12 (drainage scheme) 14 (boundary treatment) 15 (hard surfaces) and 17 (external lighting) of planning permission reference 22C197B (Erection of 21 log cabins for holiday use) – EIA Not Required 22/11/2019

Main Planning Considerations

The application is submitted for the variation of condition (01) of planning permission reference 22C197B. The application was permitted for the erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plan and passing places on the highway network.

Condition (01) ensures that the approved development is begun before the expiration of (five) years from the date of this permission. The current application therefore seeks to extend the time limit to commence works.

Planning Permission 22C197B was approved on the 04/01/2013 and subsequently expired on the 04/01/2018. Notwithstanding that the current application was submitted the day before application

22C197B was due to expire, the application is assessed upon its merits without a fall-back position no longer being in place. There has been a major change in circumstances since the original decision was undertaken with the adoption of the Joint Local Development Plan.

The planning application is supported by revised documentation including a Flood Consequence Assessment, Landscape and Visual Impact Assessment (LVIA), Ecology Assessment and Planning Statement.

The property benefits from an Established Use Certificate (CLU) dating back from 09/07/1974 for the use of land amounting to circa 0.11 ha as a caravan site. This was formalised under the current planning Act by application reference 12C105A which was granted a lawful use for the same area for 14 permanent caravans for holiday purposes. The planning permission which the applicant now seeks to renew (22C197B) was subject to a legal agreement ensuring that the extant lawful use certificate is relinquished and that no touring caravans are sited on the land in connection with the Camping and Caravan Club.

Planning application 22C197 was originally submitted for 38 units encompassing an area of 9 hectares. In the course of determining the planning application this was reduced to 21 units encompassing a lesser area of 4.9 hectares. The application was refused by the Local Planning Authority on the grounds of sustainability, landscape and highway network. An appeal of this decision was upheld by the Planning Inspectorate but only refused on landscape grounds.

A further application (22C1997B) for 21 units on an area reduced from 4.9 hectares to 2.5 hectares was subsequently submitted and approved by the Local Authority. An application to discharge conditions 11 and 16 was subsequently submitted and approved, however several conditions remained outstanding.

Principle of Development:

Strategic Policy PS 14: The Visitor Economy outlines the JLPD's strategic aims for tourism development. It seeks to support the development of a year-round tourist economy for the Plan area whilst ensuring that any such development will be compatible with local economies and communities and that new development will not detrimentally impact or affect the natural, built or historic environment.

In respect of the proposal development, it is considered that the broad principle would be supportable under Strategic Policy PS 14, however this notwithstanding the potential impact on the natural environment of permanent development in this location must be weighted against the general strategic presumption to support such new tourism development.

When considering the principle of the development reference is made to Policy TWR3 of the Joint Local Development Plan.

Policy TWR3 of the JLDP states that proposals for the development of new static caravan (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty and the Special Landscape Areas.

The application site is located in the open countryside and within the Beaumaris Wooded Sloped and Llangoed Vale Special Landscape Area (SLA). The application is therefore considered contrary to policy TWR3. However, as previously noted weight should be given to the Inspector's decision upon application 22C197 together with lawful use at the site.

Having regard to the Inspector's decision 21 units on an area of 2.5 hectares is considered acceptable in principle.

Landscape and Visual Impact:

The application site continues to be located within the Beaumaris Wooded Sloped and Llangoed Vale Special Landscape Area (SLA).

Policy AMG 2 refers to the need for a proposal to have regard to the relevant 'Statement of value and Significance' and that development should aim to maintain, enhance or restore the recognised character and qualities of the SLA. It should also be ensured that development does not result in a significant adverse detrimental impact on the landscape.

As part of the application an updated LVIA has been submitted. The LIVA states that the application areas displays many of the characteristics of the SLA, although there are no strong inter – visibility with the AONB or long outwards view to the mainland. The LVIA notes that part of the lawful use areas has greater inter – visibility with the AONB and long outwards views. It is considered that none of the remaining special qualities of the SLA are affected to significant degree by a change from the lawful use and the proposed use.

The LVIA confirms that the applications effect on the new SLA centre around one special quality and effect are noted to be positive due to the layout proposed and previously consented.

Highway and Pedestrian Safety:

From a highway, traffic and transport perspective, the Inspector concluded that whilst the access route to the site could not regarded as a good highway network, there are improvements that can be funded by the development, which in combination with the small increase in traffic attraction and the other offer of sustainable transport measures, would ensure that the proposal does not conflict with the Council's policies at the time. Having regard to the Inspectors decision, the original application 22C197B concluded that the proposal is accepted subject to conditions and obligations as appropriate in respect of the following:

- Six additional passing places are afforded as part of the development; 3 to the north of the site access and 3 to the south of the site access.
- Remove any static caravans on the application site and relinquish the lawfulness of 14 caravans on the site.
- Upon occupation of the first unit to provide written confirmation to the Council that the developer shall not unless otherwise agreed in writing with the Council make an application to the Camping and Caravan Club Certified Location status or Certified Site Status
- Travel Plan

The relinquishment of the certificate of lawfulness and the right to site touring caravans under the Camping and Caravan Club was subject to a legal agreement. As part of the planning permission 22C197B conditions 11 and 16 required that a Travel Plan together with details of passing places be submitted and approved by the Local Planning Authority. An application (22C197D/DIS) was subsequently submitted to discharge the requirements of the conditions and was accepted by the Local Planning Authority.

The Local Highways Authority have assessed the current application and raised no objection to the proposed development.

Sustainability:

Matters relating to sustainability and the principle of development in this rural location was assessed by the Inspector. It was noted that the site is set in the countryside some distance from the main settlement and not in close proximity to public transport. The application site is therefore reliant upon private transport.

However, in this case the Inspector gave consideration with respect to the scale of the proposal with the increase of 7 units by relinquishing the lawful use application. As such, the Inspector stated that the proposal is not a large scale project in term of its sustainability credentials.

Given due consideration to the Inspectors comments, the fact that the proposed development entails the relinquishment of the extant CLU permission for 14 permanent caravans and the right to site 5 touring caravans under the Caravan Sites and Control of Development Act 1960 (CSCDA), on balance it is not considered that the proposed development would result in a significantly worse development located in a unsustainable location within the countryside.

Flood Zone:

A small part of the site is located along a river is within a C2 Flood Zone. The submitted an Flood Consequences Assessment (FCA) contains a hydraulic modelling exercise with suitable hydrology. The FCA has considered the impact of climate change and the impact a blockage would have on the access bridge within the site. Natural Resources for Wales have assessed the application including the FCA and are satisfied with the proposal.

Other Matters:

Matters including ecology, invasive species, protected species, drainage and Archaeology have been assessed by the relevant consultees which are considered acceptable.

Conditions being Discharged:

The application also entails the discharging of conditions 05, 07, 09, 10, 12, 14, 15 and 17 from planning permission 22C197B. The details have been submitted as part of the application and assessed as part of the application. Matters relating to each condition are outlined below:

Condition 05 - No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used in the implementation of the development.

The materials being proposed include a grey slate roof, solid log varnished external walls and timber decking with glass and aluminium balusters. These details are considered acceptable and of high quality.

Condition 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 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 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.

A landscaping scheme covering the application site has also been submitted as part of the application. The landscape section have been consulted regarding the application and confirmed that the plan meets relevant criteria within policy PCYFF 4 of the JLDP and as such meets the requirements of condition 07.

Condition 09 - No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall be constructed strictly in accordance with the approved slab levels.

Slab levels for the proposed units together with the surrounding land have been submitted and are considered acceptable. Natural Resources for Wales have also confirmed the levels are acceptable in terms of the risk from flooding.

Condition 10 - No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. The development shall only proceed strictly in accordance with the details of the approved written scheme

A specification for Archaeological Works was submitted as part of the application. At the time of writing this report Gwynedd Archaeology Planning Service have yet to comment upon the amended details.

Condition 12 - The development hereby approved shall not commence until a scheme for the comprehensive and integrated drainage of the site demonstrating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the local planning authority. The details approved under the provisions of this condition shall be completed prior to the occupation of the development.

A Flood Consequence Assessment together with full drainage details have been submitted as part of the application. The proposal includes 2 treatment plants on site. One to serve units 1-6 (discharging to a reedbed / watercourse) and the other to serve Plots 7-21 (discharging to a soakaway). Natural Resources for Wales and Welsh Water have assessed the application and are satisfied with the proposal.

Condition 14 - No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position(s), design, materials and type of boundary treatment to be erected. The approved boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. The development shall be carried out strictly in accordance with the details approved under the provisions of this condition.

Details with respect to the position design and materials of boundary treatments have been submitted as part of the application. The boundary treatments include a mixture of hedgerows, trees and shrubs. The details are considered acceptable and will aid to integrate the proposed development into its surroundings.

Condition 15 - No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the means of treatment of all hard surface areas. The approved hard surface areas shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. The development shall be carried out strictly in accordance with the details approved under the provisions of this condition.

Details confirming the means of treatment of all hard surfaces have been submitted as part of the application. The hardstanding comprises of an interlocking grid system. This proposed hardstanding surface areas are considered acceptable and meets the requirements of condition 15.

Condition 17 - Full details of all external lighting proposed to be used on the development shall be submitted to an approved in writing by the Local Planning Authority before building or other operations start. Such details shall include the following:

- *That all lights shall be directed onto the application site only and not onto any surrounding land or properties.*
- *Full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used.*
- *A report on any light spillage (including lux levels) onto any surrounding land or properties arising from the*

No external lighting other than that approved under this condition shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in writing by the Local Planning Authority.

A lighting scheme including details of the proposed lighting and light spillage has been submitted with the application which suggest that light will be contained within the application site. The Environmental Health

section have assessed the lighting scheme and confirmed the proposed development will not have an unacceptable negative impact upon the amenity of neighbouring properties.

Conclusion

The application is considered contrary to policy TWR 3 of the JLDP since the site is located within the SLA. However, there is an extant lawful use permission in place for the 14 static caravans which is a material consideration in the determination of the application. The applicant also has the right to site a further 5 touring caravan under the Caravan Sites and Control of Development Act 1960. The applicant proposes to relinquish the lawful use permission and the right to site touring caravans in lieu of the proposed development.

It is considered that the proposed development would have less of a visual impact upon the SLA and would provide a higher quality of development than the lawful use development. The proposed development also include highway improvements, a detailed landscaping scheme and ecology enhancements. The details submitted to discharge the requirements of conditions have been assessed and are considered acceptable.

On balance, it is therefore considered that the proposed development is acceptable subject to conditions and a legal agreement ensuring that extant lawful use certificate is relinquish and that no touring caravans are sited on the land in connection with the Camping and Caravan Club.

Recommendation

Approve the application subject to conditions and section 106.

(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

Site Plan – 434/D/1a

Proposed Lodge Details – FI0000001-FREGATTI-A_MLL204 PIR.NRO 1

Proposed Lodge Details – FI0000001-FREGATTI-A_MLL204 PIR.NRO 2

Proposed Lodge Details– FI0000001-FREGATTI-A_MLL204 PIR.NRO 3

Proposed Lodge Details – FI0000001-HEIJASTUS-30A_MLL204 PIR.NRO 1

Proposed Lodge Details – FI0000001-HEIJASTUS-30A_MLL204 PIR.NRO 2

Proposed Lodge Details – FI0000001-HEIJASTUS-30A_MLL204 PIR.NRO 3

Proposed Lodge Details – PRIKI A PIR.NRO 0

Proposed Drainage Layout Drawing 1 of 2 – EWP6992/S(16)L002 Rev B

Proposed Drainage Layout Drawing 2 of 2 – EWP6992/S(16)L003 Rev B

Drainage Details 1 of 3 – EWP6992/S(16)L004

Drainage Details 2 of 3 – EWP6992/S(16)L005

Drainage Details 3 of 3 – EWP6992/S(16)L006

External Lighting Scheme – 17107/E1 Rec P3

Proposed Timber Lodge Development Site Plan Context Plan v1.1 – 02/111/02

Proposed Timber Lodge Development Hard and Soft Landscape Proposals – 02/111/04 v.1.1

Proposed Timber Lodge Development Detailed Layout and Planting – 02/111/03

Proposed Timber Lodge Development Detailed Cabin Types and Arrangement – 02/111/04

Details of Finishing Materials – Owen Devenport Ltd 01/10/2018

Hardstanding Details – Bodpave 85

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

(03) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s), unless otherwise approved in writing by the local Planning Authority.

Reason: To ensure a satisfactory appearance of the development.

(04) The external surfaces of the development hereby approved shall be implemented in accordance with the submitted details received on the 01/10/2018.

Reason: To ensure a satisfactory appearance to the development.

(05) The submitted landscaping scheme (02/111/03 v1.1) 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 the amenities of the locality.

(06) Any trees or shrub which forms part of the 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 the amenities of the locality.

(07) No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. The development shall only proceed strictly in accordance with the details of the approved written scheme

Reason: To secure the provision of an archaeological excavation and recording of remains.

(08) The development hereby approved shall be carried out in accordance with the submitted Travel Plan (SCP Transport Planning: Infrastructure Design CR/17227/TN01) submitted under application 22C197D/DIS. The Travel Plans shall be implemented in accordance with the timetable for its implementation.

Those provisions of the Approved Travel Plan envisaged to remain in force during the use of the development hereby approved shall so remain in full force and effect for so long as the development hereby approved remains in use.

Where the provisions of the Approved Travel Plan are breached by the developer then the Local Planning Authority may enforce the provisions of the Approved Travel Plan against the developer as therein provided.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

(09) The comprehensive and integrated drainage scheme (drawing reference numbers EWP6992/S(16)L002 Rev B, EWP6992/S(16)L003 Rev B, EWP6992/S(16)L004, EWP6992/S(16)L005 and EWP6992/S(16)L006) shall be completed prior to the occupation of the development.

Reason To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or adjacent properties.

(10) The provisions of Schedule 2, Part 1, Classes A, B and E of the the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason In the intrests of the amenities of the locality.

(11) The passing places illustrated on drawing reference number SCP/11192/APPENDIX 5 received on the 05.01.12 shall be constructed in accordance with the construction detail (SCP Transport Planning: Infrastructure Design CR/17227/TN01) submitted under application 22C197D/DIS prior to the commencement of the development hereby approved. The passing places shall be completed to the written satisfaction of the Local Planning Authority prior to the commencement of any other part of the development hereby approved.

Reason: To minimise danger and inconvenience to highway users.

(12) No external lighting other than that illustrated under drawing reference 17107/E1 Rec P3 shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in prior to units hereby approved being occupied.

Reason To safeguard the amenities of occupants of the surrounding properties.

(13) The log cabins hereby permitted shall be used for holiday occupation only and not for full time residential use, such holiday occupation being restricted to occupancy for no more than 11 months of each calendar year.

Reason To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

(14) The owners, operators or occupiers of the development shall maintain an up to date register of the names of all owners and / or occupiers of individual log cabins on the application site together with their periods of occupation and of their main home addresses. All of this information and copies of the register or any requested parts thereof shall be made available to the Local Planning Authority within five working days of a written request.

Reason To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

(15) The development hereby approved shall be constructed strictly in accordance with the reasonable avoidance measures for reptiles contained in the report of Cambrian Ecology 26/09/2018 and the Invasive Species Control and Eradication Program 20/11/2018.

Reason: To safeguard any protected species present.

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/2019/258

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais llawn ar gyfer dymchwel adeilad presennol ynghyd a chodi chwech fflat un ystafell wely yn ei le yn / Full application for the demolition of the existing building together with the erection of six one bedroom flats in lieu at

Site Address: Beaumaris Social Club, Steeple Lane, Biwmaris / Beaumaris



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is submitted on behalf of the Local Authority

Proposal and Site

The application is submitted for the demolition of the existing buildings together with the erection of three storey building containing six one bedroom apartments. The application site will be served from the existing access from Margaret Street. The proposed building will be three storey in height and will be located predominately on the footprint of the existing structure. Parking spaces together with a communal amenity space and refuse area are proposed to the rear.

The application site located within the development boundary of Beaumaris. The application site is located within the Beaumaris Conservation Area and Areas of Outstanding Natural Beauty (AONB). The site is also within the setting of the World Heritage Site as well as being adjoining to two Listed Buildings.

The public highway is located adjoining the principal elevation to the west of the site. Residential properties are located to the west (across the public highway) and to the south 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, Conservation Area, World Heritage Site, AONB, nearby Listed Buildings / Ancient Monuments and highway safety.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 6: Water Conservation
 Policy PCYFF 5: Carbon Management
 Policy TAI 5: Local Market Housing
 Policy TAI 15: Affordable Housing Threshold & Distribution
 Policy TAI 8: Appropriate Housing Mix
 Strategic Policy PS 1: Welsh Language and Culture
 Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	No Objection
Cynghorydd Carwyn Jones	No Response
Cynghorydd Lewis Davies	No Response
Cynghorydd Alun Roberts	No Response
Cyngor Tref Biwmares / Beaumaris Town Council	Supportive the application on the condition that a full consultation with residents and the Town Council takes place.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Recommended with respect to the Ecology Report.
Dwr Cymru/Welsh Water	Condition proposed to ensure that a foul drainage scheme is submitted prior the commencement of development.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Supportive following enhancement measures being proposed by means of swift nesting boxes included as part of the proposed development.

Ymgynghorydd Treftadaeth / Heritage Advisor	Proposed development will not have a detrimental impact upon the designated Conservation Area or nearby Listed Buildings.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Cadw Consultations	Proposed development would not have detrimental impact upon Ancient Monuments or the World Heritage Site.
Ymgynghoriadau Cynllunio YGC	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.
Iechyd yr Amgylchedd / Environmental Health	Conditional proposed to safeguard amenities of neighbouring properties.
Pennaeth Gwasanaethau Tai / Head of Housing Services	The Housing Service has assessed the application and confirmed that the information contained within the Social Housing Register and Tai Teg Affordable Housing Register there is a large demand for one bedroom properties in the Beaumaris area.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments contained within the main core of the report.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Condition to ensure that any archaeological features not previously identified are to be preserved on the site.
Gwasanaeth Addysg / Education Service	The Lifelong Learning Department of Anglesey Council have confirmed that no commuted sum is required in this instance.

The application was afforded three means of publicity by the posting of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The application was also advertised within the local press. The latest date for the receipt of representations was 3rd August 2018. At the time of writing the report six letters of representation had been received at the department. The points raised are summarised below:

- Concerns regarding highway congestion and highway safety
- Concerns regarding overdevelopment of the site and additional impacts generated from the proposed development including refuse.
- Concerns regarding the impact upon amenity of nearby residential properties.
- Concerns that the proposed development would damage neighbouring properties.
- Proposed development is not in keeping with the surrounding area.

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

- The Local Highway Authority have assessed the application and are satisfied with the proposed development subject to conditions.
- The application is determined given due consideration to the permitted use of the site. The scale of the proposed development is considered acceptable and will not generate a significant detrimental impact upon the area. An area at the rear of the application site is designated as a refuse area.
- The impact upon nearby properties is assessed within the main core of the report.
- The impact upon the character of the area together with the designated Conservation Area is assessed within the main core of the report.

Relevant Planning History

SCR/2019/55 - Barn sgrinio ar gyfer dymchwel adeilad presennol ynghyd a chodi chwech fflat (un ystafell wely) yn ei le yn / Screening opinion for the demolition of the existing building together with the erection of six flats (one bedroom) in lieu at 20 Steeple Lane, Beaumaris – EIA Not Required

Main Planning Considerations

In the Joint Local Development Plan (JLDP) Beaumaris is identified as a Local Service Centre under policy TAI 5 – ‘Local Market Housing’. This policy supports the provision of affordable housing subject to the requirement of TAI 15 – ‘Affordable Housing Threshold & Distribution’ and/or local market housing where the size of the proposal complies with the defined maximum for the particular type of unit proposed.

In addition, it is also ensured that there are adequate arrangements available to restrict the occupancy of any local market house in the first place and in perpetuity to those who conform to the relevant occupancy definition.

Table 18 in the JLDP provides guidance over the maximum size of residential units in relation to Policy TAI 5. Paragraph 6.4.30 of the JLDP defines the meaning of ‘local’ and also the ‘connection with the ward’. In the case of Beaumaris, ‘local’ is defined as having connection with the Beaumaris ward or any adjoining ward (Cwm Cadnant, Pentraeth or Llangoed).

Since the Local Authority is the applicant, conditions will be attached to any permission to ensure that the proposed units will comply with the JLDP and specifically provide local market housing and affordable housing.

In accordance with Policy PCYFF 1 – ‘Development Boundaries’, proposals within development boundaries are approved if they comply with other policies and proposals within the plan, national policies and other relevant planning considerations. As the site subject to this application is within the JLDP development boundary of Beaumaris, the proposal can be considered against Policy TAI 5.

The indicative provision for Beaumaris over the plan period is 96 units (35 units on an allocated site and 61 units on windfall sites) (which includes a 10% ‘slippage allowance’, meaning that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to issues such as land ownership issues, infrastructure constraints, etc). In the period of 2011 to 2018 a total of 9 units have been completed in Beaumaris all on windfall sites. The land bank i.e. sites within existing planning consent and expected to be delivered at April 2018, stood at 72 units (35 on the allocated and 37 units on windfall sites). This means that Beaumaris has not achieved its windfall provision.

The criteria for Policy PS5 states that every proposal should protect, support and promote the use of the Welsh language. Policy PS1 provides a framework for considering how a development can achieve this. Where appropriate, the policy requires the developer to submit a Welsh Language Statement for any proposed residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement. The SPG on Maintaining and Creating Distinctive and Sustainable Communities encourages the applicant to submit a record showing the consideration given to the Welsh language when developing the application. The applicant has therefore provided details on the possible impact on the Welsh language.

Because all of the houses that are part of the proposal would be affordable dwellings, subject to the size of the houses (i.e. number of bedrooms and sleeping areas) and the tenure being acceptable, it should satisfy current / future housing needs locally. Ensuring the right type of housing in the right location is important in terms of community cohesion and social fabric, which in turn, will be beneficial to the Welsh language. The policy unit have assessed the application and concluded that the risk that the development itself would have a significant effect on the character and linguistic balance of the community is considered to be low.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Service Centres such as Beaumaris. The policy states that 30% of units should be affordable in Beaumaris. This will equate to 1.8 units of the proposed units. The proposed entails to develop the six units as affordable intermediate rental properties which satisfied the terms of the 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 is given the Local Housing Market Assessment (LHMA), Council Housing Register and the 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 has assessed the application and confirmed that the information contained within the Social Housing Register and Tai Teg Affordable Housing Register there is a large demand for one bedroom properties in the Beaumaris area.

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 and Designated Conservation 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 of the JLDP are the primary consideration in assisting the proposal from this aspect. Policy AT 1 of the JLDP ensured that proposed developments has regard to designated Conservation Areas. The application is accompanied with a Heritage Impact Statement.

The development is located within the town of Beaumaris and designated Conservation Area. 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 two and three storey dwellings and commercial properties of various designs.

The current building is in a poor state of repair. It is considered that the present dilapidated condition of the buildings does not make a positive contribution to the character and appearance of the designated Conservation Area.

The proposed dwellings are considered acceptable in terms of their impact on the townscape which acceptably integrate into the surrounding area. The scale, form, design, and layout of the proposed replacement building is sympathetic to the streetscape and will result in an enhancement of the Conservation Area. It is considered that the proposed development will not harm the character of the area or designated Conservation Area to warrant refusal of the application.

Nearby Listed Buildings, Schedule Ancient Monuments and World Heritage Site:

Policy AT 1 of the JLDP ensured that proposed developments has regard to designated World Heritage Sites whilst Policy PS 20 ensures that proposal preserves and where appropriate enhance Heritage Assets. As previously noted, the application is accompanied with a Heritage Impact Statement.

Two Listed Buildings are located within close proximity to the application site. These include the Canolfan Iorweth Rowlands (Grade II) to North West and Church of St Mary and Nicholas (Grade I) to North.

As previously noted, the present building is in a dilapidated condition and does not make a positive contribution to the character and appearance of the Conservation Area. It is also considered that the condition detracts from the nearby Listed Buildings.

The proposed replacement building largely occupies the same footprint as the existing building and is of comparable form, style, materials, and height.

Consequently, it is not considered that the proposal would have an adverse impact on the setting of the above Listed Buildings. Given the near derelict condition of the existing 2/3 storey building and the derelict state of the detached single storey former club, both of which are proposed to be demolished, it is likely that the proposed development would result in an enhancement on the setting of the above listed buildings.

Scheduled monument AN001 Beaumaris Castle is located some 230m east north east of the application area. It is considered unlikely that the proposed development will be visible in views from the castle. If views are possible then the development will be seen along with the other building of the town of Beaumaris and therefore will not have any impact on the setting of scheduled monument AN001.

Scheduled monument AN123 Beaumaris Town Wall runs along the rear of the application site. The proposed development area consequently has a clear link with the scheduled monument but the limited archaeological investigation undertaken so far has failed to find evidence of the defences. Intervening building block views between the scheduled monument and the development and so currently the proposed development will not have any impact on the setting of scheduled monument AN123. A condition is recommended by Gwynedd Archaeological Trust to ensure that appropriate measures are undertaken in the event that any archaeological feature not previously identified are revealed when undertaking the construction works.

The proposed development is not located inside the Beaumaris Castle & Town Walls section of the Castles and Town Walls of King Edward in Gwynedd World Heritage Site but is located in its setting. The essential setting has been identified around the World Heritage Site to allow historic, cultural and landscape elements which contribute to the authenticity and integrity of the Site and therefore to its' Outstanding Universal Values to be conserved.

The proposed building will replace existing buildings and will not alter the layout of the existing town or effect the approach into the World Heritage Site. It is therefore considered that the proposed development will not have any impact on the Outstanding Universal Values of the World Heritage Site.

Cadw has been consulted as part of the application and have not raised any objection to any impact upon Schedule Ancient Monuments or the World Heritage Site.

Area of Outstanding Natural Beauty (AONB):

Although the application site is located within the urban centre of Beaumaris, the application site is located within the designated AONB. Policy AMG 1 of the JLDP ensures that proposal within or affecting the setting and / or significant views into and out of the AONB must, whether appropriate, have regard to the AONB Management Plan.

It is considered that the present dilapidated condition of the buildings do not make a positive contribution to the character and appearance of the designated AONB. It is considered that the proposed development will be an enhancement to the AONB and as such is supported by the Local Planning Authority.

Effect upon the amenities of neighbouring properties:

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

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties. Residential properties are located to the west of the application site, immediately across from the Steeple Lane. A mixed use property comprising a take away and residential apartment also adjoins the application site to the south. As previously noted, the application extend to the rear of the site, where parking areas and amenity space is provided together with an access into the site. Residential properties are located along Margaret Street and Church Street which abuts the application site.

The two storey dwellinghouses located to the west of the application site opposite Steeple Lane has primary and secondary windows located on the principle elevation overlooking the application site. The proposed development will also have secondary windows located on the principal elevation. There is a distance of approximately 5 metres between the properties. The Supplementary Planning Guidance (SPG) (Design for the Urban and Rural Environment) requires a maximum distance of 14 metres between main and secondary windows.

Although the distance between the properties fall short of the requirements outlined within the SPG, consideration is given to the extant use at the site. On balance, although the property is not currently being used as a social club it is considered that the impact from the proposed use would not be worse upon the amenities of the neighbouring properties in comparison to the extant use.

Since the takeaway and residential property adjoining the application site to the south is attached to the structure which is proposed to be demolished, a Certificate B has been served upon the property. Conditions will be attached to any permission to ensure that the demolition and construction works does not have a detrimental impact upon the amenity of the property. It is not considered that the proposed use would be worse upon the amenities of the neighbouring property in comparison to the extant permission.

Dwelling along Margaret Street to the south of the application site have their rear curtilages extending towards the application site. Commercial and residential properties along Church Street also have their curtilage area extending towards the application site. The area to the rear of the dwellinghouses at Margaret Street predominately has garages which are used for private purposes. Parking areas and amenity space to serve the future occupiers of the proposed development will also be located here. Due to the nature of the use currently being made of the land to the rear of these properties, it is not considered that the proposed development will have a detrimental impact upon these properties.

Local Highways Authority:

The Local Highways Authority have assessed the application and confirmed that the situation with regards to the private access drive to the rear of the site where the parking facilities is located is not perfect. However, consideration is given to the existing permitted use of the site and with that the associated potential traffic that could be generated. In addition, consideration is given to the existing vehicular and pedestrian traffic to the garages and the existing dwellings along this route.

The Local Highways Authority have therefore concluded, subject to appropriate conditions there will not be a significant increase in traffic which will be generated by the proposed development which would have a detrimental impact on highway safety.

Other matters:

Consultees including Gwynedd Archaeological, Drainage Section, 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 Beaumaris. It is not considered that the proposed development will have a detrimental impact upon the Conservation Area, nearby Listed Buildings, Ancient Monuments, World Heritage Site or designated AONB.

The details with respect to highway matters has been assessed and considered acceptable. Given due consideration to extant use of the site, 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

Approve the proposed development subject to conditions

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

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (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 - D624.01 Rev A
- Proposed Drainage Layout - 0001 Rev P01.1
- Proposed Floor Plans - D623.17 Rev A
- Proposed Site Plan - D624.15
- Proposed Floor Plans - D623.16
- Cambiran Ecology Ltd - Protected Species Survey 09/07/2018

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

(03) No development shall commence until a foul drainage scheme for the site has been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water 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.

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

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

(05) 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.

(06) Demolition or construction works shall not take place outside the hours of 8:30 to 17:00 Mondays to Fridays and 9:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(07) The works of demolition shall not be carried out before details of the method of demolition have been submitted to and approved in writing by the local planning authority. The demolition of the building shall be carried out in accordance with the approved details.

Reason: To ensure that premature demolition does not take place and that an unsightly gap or derelict site does not detract from the character and appearance of the area.

(08) No development shall commence until large scale drawings illustrating details of all proposed window are submitted and agreed in writing by the Local Planning Authority. The windows shall thereafter be installed in accordance with the approved detail.

Reason: To safeguard the appearance of the designated Conservation Area.

(09) Any archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in situ and reported to the Local Planning Authority in writing within 5 working days. Works shall be halted in the area affected until provision has been made for the retention of the said features in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the preservation of features of archaeological importance in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

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

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

(11) The development shall not begin until a scheme for the provision of local market housing and affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The local market housing and affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of a local market dwelling under policy TAI 5 of the Ynys Mon and Gwynedd Joint Local Development Plan and 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 local market housing and affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the local market 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 local market housing and 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.

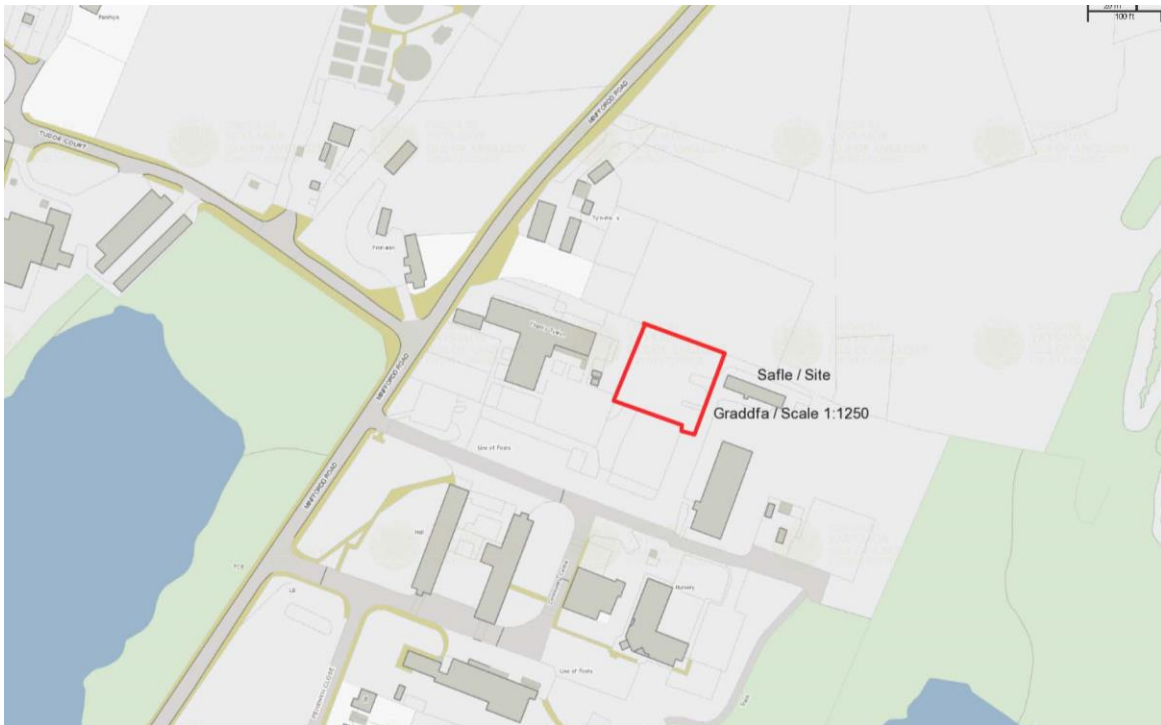
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/299

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais llawn ar gyfer codi ystafell ddosbarth symudol sydd yn cynnwys creu maes parcio a ardal chwarae yn / Full application for the erection of a mobile classroom which include the creation of a car park and play area at

Site Address: Ysgol Y Tywyn, Ffordd Minffordd, Caergeiliog



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application is being presented to the Committee as the planning application is submitted by the Council on Council owned land.

Proposal and Site

The application is for the erection of a mobile classroom, erection of fencing and boundary walls together with soft and hard landscaping at Ysgol Y Tywyn, Llanfair Yn Neubwll. A small parking area for 4 cars will also be created as part of this planning application.

Key Issues

The key issue is whether the proposal fits in with surrounding area, the effect on ecology and whether the proposal has a negative impact upon immediate residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy ISA 2: Community Facilities
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Technical Advice Note 12: Design (2016)
Planning Policy Wales (Edition 10, December 2018)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Technical Advice Note 5: Nature Conservation and Planning (2009)

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	No safeguarding objections
Ymgynghoriadau Cynllunio YGC	Standard comments.
Dwr Cymru/Welsh Water	Welsh Water is not responsible for the mains in this area.
Cyngor Cymuned Llanfair yn Neubwll Community Council	No response to date
Cynghorydd Gwilym O Jones	No response to date
Cynghorydd Richard Dew	No response to date
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Amended soft landscaping plan is acceptable.

Site notices were placed near the site and neighbouring properties were notified in writing. The expiry date for receiving representations was the 24/12/2019. At the time of writing the report no letters were received.

Relevant Planning History

32LPA920A/CC - Cais llawn ar gyfer lleoli dosbarth symudol yn / Full application for the siting of a mobile classroom at Ysgol Y Tywyn, Ffordd Minffordd, Caergeiliog Caniatau - 12/06/2014

Main Planning Considerations

The proposal consist of the erection of a mobile classroom on part of the existing school ground which is to the Eastern side of the school. The mobile classroom measures 15.3m long x 9.4m wide x 3m at its highest point. The materials of the mobile classroom consist of steel and timber vertical cladding with a duo pitch rubber membrane roof.

To the rear of the new mobile classroom, a new car parking arrangement will be created. This new car parking arrangement will form 4 new parking spaces. A new soft play area will be created in front of the mobile classroom.

Concerns have been raised by Ecological Advisor with respect to the removal of a small hedgerow. Following this, amended plans have been received which now shows that a new planting will take place to make up the loss of the existing hedgerow. Following this, the Ecological Advisor is now supportive of the proposed development. On the Western side of the development, lies Llyn Penrhyn which is around 95 metres away. This lake is designated as a SSSI. Natural Resource Wales raises no concerns to the proposed development.

It is not considered that the proposed development will impact any neighbouring properties. Majority of the land which adjoins the proposed development site is owned by the Ministry of Defence. 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 development shall begin not later than five years from the date of this decision.

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

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

- **Location Plan and Proposed Site Plan - AL03**
- **Proposed Site Plan - AL04**
- **Proposed Floor Plan - 190518-ELT-00-00-DR-1000 Revision B**
- **Proposed Elevation Plan - 190518-ELT-00-00-DR-2000 Revision C**
- **Proposed Landscaping Plan - 539-S0-00-00-DR-L-0001 Revision P0.0**
- **Proposed Soft Landscaping Scheme - AL08**
- **Soft Landscaping Specification**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF2, PCYFF3, PCYFF4, ISA2, PS19

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: 08/01/2020

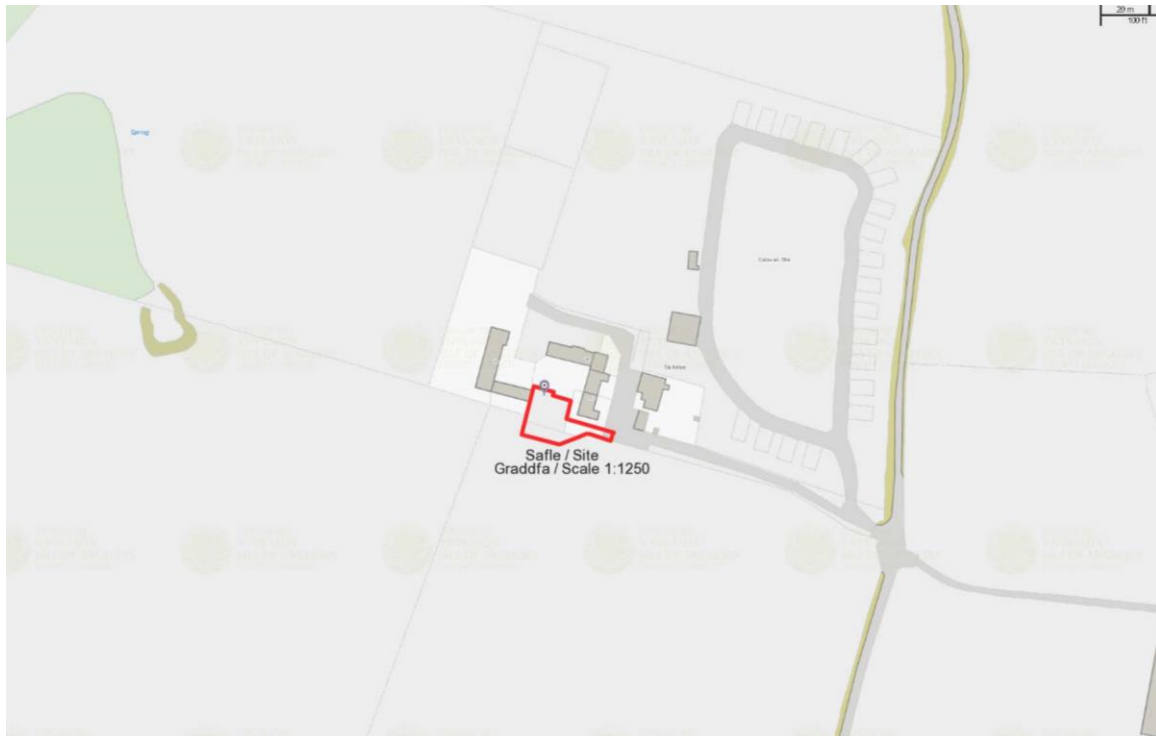
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Application Reference: 42C188E/ENF

Applicant: Mr & Mrs Maldwyn and Menai Jones

Description: Cais ôl-weithredol ar gyfer codi uned llety gwyliau newydd yn / Retrospective application for the erection of a new build holiday letting unit at

Site Address: 4 Tai Hirion, Rhoscefnhir



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

Members will recall that at its meeting that was held on the 7th November, 2018 it was resolved to approve the application contrary to Officer recommendation. Members proposed that the application was approved subject to the signing of a Section 106 Agreement.

The matter is referred to the Planning and Orders Committee in order to confirm the terms of the proposed Section 106 Agreement.

Main Planning Considerations

Following the Planning and Orders Committees resolution to approve the application a draft copy of the Section 106 Agreement was prepared and forwarded to the applicant.

The applicants' legal representative has stated that the draft Section 106 is not acceptable in its current form as it does not correspond with the terms outlined by the Members. They state that the Tai Hirion touring caravan business should not form part of the Section 106 as the business is a separate unit that is owned by their son.

In a letter dated 29/5/2018, which was submitted in support of the current application, the agent stated "We attach an addendum to the Business Plan which highlights the family businesses and in fact not only is there a B&B business, but also a touring caravan site, Cheese making enterprise and Cheese making courses, all adding up to a mix of tourism related offers inspiring the need for larger accommodation".

Also, the Trading Profit and Loss Accounts for year ending 2016 and 2017 which were submitted in support of the application listed the income and expenditure for the caravan and camping site.

During the course of determining the application the applicant confirmed that attendees on the cheese making course stayed at the touring site and the holiday unit was required as the touring caravan site did not operate during the winter months.

Due to the above it is considered that the touring caravan site forms part of the family business and therefore should be included within the terms of the Section 106 Agreement.

Conclusion

The terms of the agreement shall read as follows;

The term businesses shall mean all of the following:

- * The Bed and Breakfast business located at Rhyd y Delyn;
 - * The touring caravan site located at Tai Hirion; and
 - * The Farm and holiday unit (as the latter is comprised in the Development) located at 4 Tai Hirion;
- all of which are edged in red on the attached plan.

Recommendation

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

**992614/01 - Rev C - Location Plan
992614/02 - Rev D - Proposed Block Plan
992614/03 - Rev B - Proposed Elevations and Floor Plans
Drainage Details - 31/08/2019
Planning Support Statement - Owen Devenport Ltd
Protected Species Report - Alison Johnston
Business Plan and accounts - 03/04/2019 and 19/06/2019**

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

(02) The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

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, PCYFF4, PS14 and TWR2.

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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