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**CYNGOR SIR
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COUNTY COUNCIL**

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 5 CHWEFROR, 2020 am 1.00 o'r gloch yp	WEDNESDAY, 5 FEBRUARY 2020 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Mrs Mairwen Hughes (01248) 752516
	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

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

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

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

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1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 14)

To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 8 January, 2020.

4 SITE VISITS_(Pages 15 - 16)

To submit the minutes of the Site Visits held on 22 January, 2020.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 17 - 24)

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

7 APPLICATIONS ARISING

None to be considered by this meeting.

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

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9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 25 - 34)

10.1 VAR/2019/84 – Rhos Bothan, Llanddaniel

10.2 VAR/2019/87 - Isfryn, Glanrafon

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

11.1 HHP/2019/295 – Kirkland, Gorad Road, Valley

12 REMAINDER OF APPLICATIONS_(Pages 39 - 80)

12.1 LBC/2019/45 – St Cybi's Lower Churchyard, Victoria Road, Holyhead

12.2 OP/2019/16 – Beecroft, Station Road, Valley

12.3 FPL/2019/253 – Penfor, Church Bay

12.4 FPL/2019/275 – 14 Maes William Williams, Amlwch

12.5 FPL/2019/278 – Llanfachraeth Primary School

12.6 FPL/2019/337 – Mona Industrial Estate, Gwalchmai

13 OTHER MATTERS

None to be considered by this meeting.

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 8 January, 2020

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, Trefor Lloyd Hughes MBE, Kenneth Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts, Robin Williams
- IN ATTENDANCE:** Development Management Manager (NJ)
Planning Assistant (MO)
Planning Business and Systems Support Officer (SP)
Development Control Engineer (JAPR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** None received
- ALSO PRESENT:** Local Members: Councillor Aled Morris Jones (for application 7.15) Councillor Richard Dew (Portfolio Member for Planning)
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1. APOLOGIES

There were no apologies for absence.

2. DECLARATION OF INTEREST

No declaration of interest was made.

3. MINUTES OF THE PREVIOUS MEETING

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

Arising thereon –

Councillor Bryan Owen spoke on behalf of Councillor Peter Rogers who had been unable to attend the meeting above as a Local Member for application 12.16 as he was recuperating after knee surgery, to convey Councillor Rogers’s disappointment that determination of the application had not been deferred in accordance with his request in order to enable him to address the Committee in the New Year to provide further information with regard to the proposal.

The Committee noted Councillor Rogers’s sentiments on the matter.

4. SITE VISITS

The minutes of the planning site visit held on 18 December, 2019 were presented and were confirmed as correct.

5. PUBLIC SPEAKING

The Chair announced that Public Speakers had been registered to speak in relation to applications 7.15 and 12.5.

6. APPLICATIONS THAT WILL BE DEFERRED

6.1 19C1231 – Outline application for the erection of 32 market dwellings and 4 affordable dwellings, construction of a new vehicular and pedestrian access, provision of play area and open spaces together with full details of access and layout on land adjacent to Cae Rhos Estate, Porthdafarch Road, Holyhead

The Development Management Manager reported that highways and ecological matters in relation to the application are being resolved at the time of writing the report. In light of the highway concerns raised by the Local Members, Officers consider it opportune for the Committee to view the application site and surrounding highway network prior to its considering the application.

It was resolved to undertake a site visit in accordance with the Officer's recommendation for the reason stated.

7. APPLICATIONS ARISING

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

The Development Management Manager reported that at its meeting held on 4 December, 2019, the Committee had resolved to defer determining the application to allow local consultation on the demolition proposals. The application has now been withdrawn pending the conclusion of that process.

The Officer said that for the same reason, subsequent applications 7.2 to 7.14 on the agenda have also been withdrawn.

It was noted that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

7.3 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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

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

It was reported and was noted by the Committee, that the application had now been withdrawn.

7.15 FPL/2019/249 – Full application for the 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 having been referred to the Committee by a Local Member. At its meeting on 4 December, 2019, the Committee resolved to visit the application site before determining the application. The site visit was carried out on 18 December, 2019.

Public Speaker

Mr Rhys Davies, Cadant Planning spoke in support of the proposal and said that despite marketing efforts, Y Bedol Public House has been closed since 2010. Under the proposal, 12 of the proposed units would be sold as open market dwellings available for purchase under the Help to Buy Wales scheme with 2 units being affordable dwellings secured by a Section 106 agreement. The Housing Service has confirmed that there is a need for the affordable dwellings and the Housing Strategy Unit has similarly confirmed that the proposed housing mix is acceptable. A contribution will also be made towards the provision both of a children's informal play space and a children's equipped play space. With reference to concerns that have been raised by the Local Member and the Community Council with regards to over-development and traffic, the proposed development exceeds the minimum density requirement of 30 housing units per hectare stipulated by policy on what is a sustainable site and is acceptable to the Planning Policy Unit. The Officer's report also confirms that the proposal meets with the relevant guidelines in respect of distances between dwellings. The existing access from the Tyn Rhos estate is to be altered to serve the proposed development and the lesser access from Chapel Street will be closed. A new pedestrian footway will be provided. The Highways Authority deems the proposal acceptable subject to conditions. Construction phase traffic would be managed via details to be submitted and approved by the Local Planning Authority in a Construction Management Plan in order to ensure that heavy construction traffic is appropriately managed and does not affect the amenities of Tyn Rhos residents during the build phase.

Councillor Aled Morris Jones, a Local Member although not opposed to the development of affordable homes and homes for the community, outlined local concerns with regard to the proposal which centred on the impact on traffic of the proposed closure of the access from Chapel Street making the existing access from the Tyn Rhos estate the sole access to the new development, over-development and drainage. The Local Member expanded on those concerns by explaining that channelling all traffic through the Tyn Rhos estate would exacerbate existing traffic issues in relation to the estate and that retaining the access from Chapel Street so that there are two access routes would help manage the traffic created by the new estate. Referring to concerns about over-development the Local Member highlighted that there are unsold properties currently on the market in Penysarn and with regard to drainage, he requested that conditions be attached to any planning consent to manage drainage issues.

The Committee questioned whether the retention of both accesses would likely have a "rat run" effect thereby creating more problems in terms of road safety. Councillor Aled Morris Jones did not think that would be the case; but closing the Chapel Street access will concentrate all traffic on the Tyn Rhos estate access which already serves 30 properties.

The Development Management Manager reported that that proposal lies within the development boundary of Penysarn; it is acceptable to the Planning Policy Unit having been assessed against the housing supply within the JLDP and similarly it meets policy requirements both in terms of affordable housing provision and housing mix having been

amended to increase the provision of 3 bedroom units from 2 to 4 and reduce the number of 3 bedroom units from 12 to 10 to reflect local needs. The density of the development is approximately 41 units per hectare which conforms to policy requirements and it is located on a brownfield site. The proposal is considered acceptable in its context subject to conditions and will not detrimentally affect the amenities currently enjoyed by the occupants of surrounding properties. Whilst the Learning Service has confirmed that no education contribution is required, a contribution will be made towards open space provision. With regard to the access to the proposed development, retaining the access from Chapel Street is not possible under the scheme as proposed as it would entail removing some of the units within the scheme. The Highways Service is satisfied with the proposal following the amendment of the application to include a 1.8 metres wide pedestrian footway. A Pub Viability report which accompanies the application confirms that the Y Bedol public house has failed to operate commercially as a financially viable business and that the proposal would not therefore lead to the loss of a community facility. Although there are objections to the scheme locally – specifically on the basis of highways concerns - it is not considered there is a case to refuse the application nor to retain both accesses. And whilst the drainage assessment has been found acceptable by the consultees, in order to allay strong local concerns about the capacity of the drainage system to accommodate and sustain the new development, it would be possible to add a condition to consent to require that a sustainable drainage scheme is implemented as each unit is built in order to ensure that a system is in place as each dwelling becomes available.

The Committee sought clarification of the Highways Service whether there would be any advantages to retaining both accesses in order to alleviate traffic to the Tyn Rhos estate. The Committee also queried whether there is a maximum as well as a minimum density threshold.

The Development Control Engineer confirmed that the Highways Service is satisfied with the proposal as submitted and that the loss of the access from Chapel Street does not constitute a loss in terms of highway safety; it is not considered that there are any particular benefits in retaining the second access apart from convenience.

The Development Management Manager clarified that whilst 30 housing units per hectare is the minimum policy requirement for residential development, there is no maximum stipulation. The Planning Service assesses each application on its own merits taking into account impacts on local amenities as the report reflects; the application is for re-development of a brownfield site where there is an expectation that housing is provided and where the need for affordable housing has been confirmed. So in this context the proposal is acceptable.

Councillor Robin Williams proposed, seconded by Councillor Richard Owain Jones that the application be approved in accordance with the Officer's recommendation with the additional condition with regard to drainage as outlined.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions set out therein and an additional condition in relation to drainage, and subject also to a Section 106 agreement with regard to affordable housing and a commuted financial contribution towards open space.

8. ECONOMIC APPLICATIONS

8.1 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 Bryn Cefni Industrial Park, Llangefni

The application was reported to the Planning and Orders Committee as it was made by the County Council.

The Development Management Manager reported that an outline application reference 34LPA1034/CC/ECON was approved in June, 2017 for 7 units for general business use (Class B1) general industrial use, (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park. In order to fulfil the conditions of consent, details have now been submitted with respect to archaeology, lighting and surface water drainage; the details with regard to archaeology and lighting are considered acceptable. Amended drainage details have since been received and although they are considered acceptable in principle, they are still being considered. It is the Officer's recommendation therefore that the conditions can be discharged subject to the drainage details being confirmed as acceptable.

Councillor Dafydd Roberts proposed, seconded by Councillor Trefor Lloyd Hughes that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to receipt of confirmation that the drainage details are acceptable.

8.2 DRM/2019/11 – 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 Bryn Cefni Industrial Park, Llangefni

The application was reported to the Planning and Orders Committee as it was submitted on behalf of the County Council.

The Development Management Manager reported that the application site will be located on three separate parcels of land which are crossed by the Llangefni link road. In accordance with the outline application approved in June 2017, five units will be located on land to the north of the link road and the remaining two units will be located to the south. All units will be served by internal roads and will be accessed from the link road. The Officer said that in terms of layout, scale, appearance and materials the units reflect other buildings in the locality and taking into account the proposed landscaping works as described in the report, it is considered that the proposal will fit in with the surrounding area. The Highways Service is satisfied with the access arrangements and the Town Council has since confirmed that it supports the application. The recommendation is therefore to approve the application.

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

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

9. AFFORDABLE HOUSING APPLICATIONS

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

10. DEPARTURE APPLICATIONS

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

11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 HHP/2019/287 – Full application for alterations and extensions at 12 Wesley Street, Bodedern

The application was reported to the Planning and Orders Committee as the applicant is related to an Elected Member of the Isle of Anglesey County Council.

The Development Management Manager reported that the scale and design of the proposal as presented is considered acceptable in its surroundings and will not entail any unacceptable impacts on the amenities of adjacent properties. It is recommended therefore that the application be approved.

Councillor Kenneth Hughes proposed, seconded by Councillor John Griffith, that the application be approved in accordance with the Officer's recommendation.

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

12. REMAINDER OF APPLICATIONS

12.1 FPL/2019/300 – Full application for alterations and extensions together with the creation of new parking area at 15/16 Coedwig Terrace, Penmon

The application was reported to the Planning and Orders Committee as it is made by the Council's Housing Service and is on Council owned land.

The Development Management Manager reported that the proposal is 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. The site is located within the Anglesey Coastal Area of Outstanding Natural Beauty. The interior layout of both properties will be amended to make better use of the space and to provide a two bedroom dwelling in each case. Under the scheme all aspects of the external finishes will be renewed and replaced with modern equivalents meaning the proposed development will better reflect and integrate with the appearance of the street most of which has already been upgraded to modern materials. It is not considered that the scheme will result in any unacceptable impact on the amenities of the occupants of neighbouring properties. The Highways Service has since confirmed that it is satisfied with the proposal subject to standard conditions additional to those set out in the report.

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

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions contained therein and additional standard conditions in relation to highways.

12.2 DEM/2019/17 – Application to determine whether prior approval is required for the demolition of the former Ysgol Parch. Thomas Ellis, Maes Hyfryd Road, Holyhead

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

The Development Management Manager reported that under the Town and Country Planning (General Permitted Development) Order 1995, the demolition of buildings does not require planning permission subject to the developer first applying to the Local Planning Authority to confirm whether its prior approval is required for the method of demolition and any restoration of the site. Two of the Local Members have confirmed they have no objections to the proposal; neither has the Town Council any objections provided that the playing field is retained for community use and the site considered for

future use as a new medical centre. However, as under the provisions of the Order only the method of demolition and restoration of the site are to be considered, the retention of the site and its future use are not considerations in determining the application. In accordance with this process, the Local Planning Authority was afforded a 28 day period to consider the proposed demolition and it confirmed during that period that prior approval would be required in order to obtain a Demolition Environmental Management Plan (DEMP) which details management measures to minimise impacts from the demolition of the building including on residential amenity, and a Demolition Traffic Management Plan (DTEMP) which details management measures to minimise transport impacts in the demolition of the building. Those plans are awaited and subject to the details within those plans being satisfactory, the proposed method of demolition and subsequent restoration of the site are considered acceptable and the recommendation is to approve the application.

Councillor Trefor Lloyd Hughes asked that the demolition process be expedited in order to prevent vandalism and anti-social behaviour on the former school site.

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

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

12.3 DEM/2019/18 – Application to determine whether prior approval is required for the demolition of the former Holyhead Library, Newry Street, Holyhead

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

The Development Management Manager reported that as with the previous application the demolition of buildings is considered permitted development subject to the developer first applying to the Local Planning Authority to confirm whether its prior approval is required for the method of demolition and any restoration of the site. Under this process the Local Planning Authority was afforded a 28 day period to consider the proposed demolition and it confirmed during that period that prior approval would be required in order to obtain a Demolition Environmental Management Plan (DEMP) which details management measures to minimise impacts from the demolition of the building including on residential amenity, and a Demolition Traffic Management Plan (DTEMP) which details management measures to minimise transport impacts in the demolition of the building. Those plans are awaited and their acceptability will be assessed by the Local Planning Authority when they are received. An ecological assessment has been provided and is acceptable to the Local Planning Authority. In addition, as the application site is located in proximity to the Holyhead conservation area, the restoration proposals for the site following demolition of the building are currently under discussion with the Council's Heritage Advisor. The implications of the demolition for trees present on the car park adjacent to the Library which are within the conservation area are also being considered at the time of the report's writing. Subject to the receipt of an acceptable DEMP and DTEMP, confirmation of restoration proposals and preservation of the trees adjacent to the site as part of the demolition process, the proposed method of demolition is considered acceptable. The recommendation is therefore to approve the application.

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

It was resolved that the prior approval of the Local Planning Authority is granted in accordance with the Officer's recommendation and report subject to the

conditions therein and subject also to the receipt of an acceptable Demolition Environmental Management Plan (DEMP) and a Demolition Traffic Management Plan (DTEMP), confirmation of the restoration proposals and preservation of the trees adjacent to the site.

12.4 DEM/2019/19 – Application to determine whether prior approval is required for the demolition of the former Ysgol Y Parc, Maes yr Haf, Holyhead

The application is reported to the Planning and Orders Committee as it is submitted by the County Council and is on Council owned land.

The Development Management Manager reported that as with applications 12.2 and 12.3 the demolition of buildings is considered permitted development subject to the developer first applying to the Local Planning Authority to confirm whether its prior approval is required for the method of demolition and any restoration of the site. Under this process the Local Planning Authority was afforded a 28 day period to consider the proposed demolition and it confirmed during that period that prior approval would be required in order to obtain a Demolition Environmental Management Plan (DEMP) which details management measures to minimise impacts from the demolition of the building including on residential amenity, and a Demolition Traffic Management Plan (DTEMP) which details management measures to minimise transport impacts in the demolition of the building. An ecological assessment has been provided as part of the application and is acceptable to the Local Planning Authority. As the application site is located in proximity to the Holyhead conservation area, the restoration proposals for the site following the demolition of the building are currently being discussed with the Council's Heritage Adviser. Subject to the receipt of an acceptable DEMP and DTEMP and the confirmation of restoration proposals the proposed method of demolition is considered acceptable. The recommendation is therefore to approve the application.

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

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

12.5 22C197E/VAR – 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 Tan y Coed, Beaumaris

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

Public Speaker

Mr Jamie Bradshaw spoke in support of the application explaining that this was not a new application for 21 log cabins but instead an application to discharge conditions on a previous approval and also to allow time to commence work on site. The site already has a lawful use certificate for 14 permanent holiday caravans and there was also a touring caravan camping club site allowed for 5 caravans and 10 tents through the Caravan Camping Club. Both these uses would be extinguished through a section 106 agreement which is a key consideration that weighs in favour of the scheme. Referring to local

concerns, Mr Bradshaw said that these are dealt with in the Officer's report. The matter of highway safety has been addressed through a travel plan and traffic statement prepared by traffic and engineering consultants SCP. This was an issue raised in appeal and the planning inspector felt there was no case to answer in this regard. Neither has the Council's Highway Authority any objection to the scheme. The Council's Landscape Adviser has expressed no objections to the scheme following detailed appraisal of the Landscape and Visual Impact Assessment and detailed landscaping scheme that have been submitted as part of the application. Furthermore, no objections have been raised by officers nor external consultees in relation to ecology, public footpaths, archaeology, heritage, planning policy, drainage or flood risk. The Officer's report makes it clear that what is being proposed is more favourable in landscape and impact terms than what is already allowed on the site and would provide a more high quality development than the lawful use development. The development has already been through the appeal process where there was no objections to the principle of what is a high quality proposal. Mr Bradshaw asked the Committee to support the application in line with the Officer's advice.

The Committee sought clarification of Mr Bradshaw as to why following approval of the original application for 21 log cabins in 2013, work on the development had not commenced within the 5 year timeframe. Mr Bradshaw clarified that it had been a matter of securing finance for the development and he confirmed that the application as presented had been made before the expiry of the permission and that there had been extensive consultation with officers to ensure that the scheme was presented in its final form to provide the Committee with the information it needs to move forward with the application.

The Development Management Manager clarified that the proposal as presented is located over 2.5 hectares comprising of two fields (not three as in the plans shown on the agenda) and said that there have been a number of objections to the scheme locally as summarised in the Officer's report. She referred to the planning history of the site and specifically to planning application 22C197 which was originally for 38 units over an area of 9 hectares. In the course of determining the application this was reduced to 21 units over 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 only refused on landscape grounds by the Planning Inspectorate. A further application 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 submitted and approved but several conditions remained outstanding. The planning permission which the applicant now seeks to renew 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. In effect, the proposal amounts to an increase of 7 units on the lawful use development of 14 permanent caravans. The Inspector was of the view that the proposal with the increase of 7 units, by relinquishing the lawful use application was not a large scale project in terms of its sustainability credentials, nor was it likely to lead to a significant increase in traffic especially as improvements in the form of additional passing paces are afforded as part of the development.

In considering extending the time limits to commence work on a development, consideration needs also to be given to any material changes since the original decision was taken – in this case changes in policy with the implementation of the JLDP - and in light of the fact that the current application was submitted the day before application 22C197B was due to expire, the application is assessed upon its merits with no fall-back position being in place. However, the extant permission for 14 permanent caravans does provide a fall-back position which has to be given consideration.

Policy TWR3 of the JLDP states that proposals for the development of new static caravans, holiday chalets or permanent alternative camping accommodation will be refused within the Anglesey Coast AONB and the Special Landscape Area. However, weight should be given to the Inspector's decision and the lawful use of the site. It is also considered that the proposed development including the highway improvements, landscaping scheme and ecology enhancements that form part of the proposal represent an improvement on the lawful use development. The details submitted to discharge the requirements of the conditions have been assessed and are considered acceptable. An archaeology scheme has been submitted and the comments of Gwynedd Archaeological Planning Services thereon are awaited. Subject to the receipt of those comments and subject to conditions and a legal agreement ensuring that the extant lawful use certificate is relinquished and that no touring caravans are sited in connection with the Camping and Caravan Club, the proposal is considered acceptable on balance and the recommendation is therefore one of approval.

Councillor Kenneth Hughes in proposing that the application be approved proposed also that to ensure the safety of both pedestrians and motorists alike, an additional condition be attached to consent requiring that the six additional passing places to be created as part of the development be put in place prior to the commencement of the development. Councillor Hughes, referring to an application in his electoral ward which was approved conditional upon the creation of passing places said that the passing places did not materialise for years afterwards.

Councillor Bryan Owen seconded the proposal.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions contained therein and an additional condition with regard to passing places, a section 106 agreement, and subject also to the receipt of comments by Gwynedd Archaeological Planning Services in respect of the Archaeology Scheme.

12.6 FPL/2019/258 – Full application for the demolition of the existing building together with the erection of six one bedroom flats in lieu at Beaumaris Social Club, Steeple Lane, Beaumaris

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

The Development Management Manager reported that 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 predominantly on the footprint of the existing structure. Parking spaces together with a communal amenity space and refuse area are proposed to the rear. The site is located within the development boundary of Beaumaris and lies within the Beaumaris Conservation Area and Area of Outstanding Natural Beauty. The site is also within the setting of the World Heritage Site and adjoins two listed buildings.

In the Joint Local Development Plan, Beaumaris is identified as a Local Service Centre under Policy TAI 5 under which there is an expectation that new residential units will be made available to the local housing market and that there should be a contribution towards affordable housing. Since the Local Authority is the applicant in this case, conditions will be attached to any permission to ensure that the proposed units comply with the requirements of JLDP in this respect.

The Local Highways Authority has assessed the application and confirmed that the situation in relation to the private access drive to the rear of the application site where the parking facilities are located is not ideal. However, having considered the existing permitted use of the site and the associated potential traffic that could be generated along with the existing vehicular and pedestrian traffic to the garages and the existing dwellings along this route, the Local Highways Authority has concluded that subject to

appropriate conditions the proposal will not result in a significant increase in traffic such as to detrimentally impact on highway safety. At the time of writing the report, six letters of representation had been received raising the issues as summarised in the report. With regard to effects upon the amenities of neighbouring properties, there is a distance of approximately 5 metres between the proposed development and properties opposite Steeple Lane; the proposed parking area that will serve the occupiers of the development borders the curtilages of neighbouring properties and the subject building is also attached to a commercial and residential property. Given the existing use of the land as a social club it is not considered that the proposed residential use would be worse upon the amenities of the neighbouring properties in comparison with the extant permission. In addition, the subject building is in a derelict condition and is an eyesore in what is a Conservation Area. Consultees including CADW have confirmed that the proposal will not have an impact on the Beaumaris Conservation Area, the AONB, and the World Heritage site nor on the Scheduled Ancient Monuments. It is considered that the proposal offers a significant improvement on the area's visual amenities as well as providing a beneficial use for a building that has been standing empty for many years. The recommendation is therefore to approve the application.

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

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

12.7 FPL/2019/299 – Full application for the erection of a mobile classroom which includes the creation of a car park and play area at Ysgol Y Tywyn, Ffordd Minffordd, Caergeiliog

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

The Development Management Manager reported that the proposal consists of the erection of a mobile classroom on part of the existing school ground which is to the Eastern side of the school along with a parking area to the rear of the classroom and a new soft play area in front. Following concerns raised by the Ecological Adviser about the removal of a small hedgerow amended plans have been submitted which detail a new planting scheme to make up the loss of the existing hedgerow. The proposed development fits in with the surrounding area and will not impact on any neighbouring properties and as such, is considered acceptable. As the local sewerage system to which the proposal will connect is a private system a notice has been served on the Ministry of Defence and, at the time of writing the report, the Ministry's comments were awaited. Subject to the receipt of those comments the recommendation is to approve the proposal.

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

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions contained therein and subject also to receipt of comments by the Ministry of Defence.

13. OTHER MATTERS

13.1 42C188E/ENF – Retrospective application for the erection of a new build holiday letting unit at 4 Tai Hirion, Rhoscefnhir

At its meeting on 7 November, 2018, the Committee resolved to approve the application contrary to the Officer's recommendation subject to the signing of a Section 106

agreement. The application is reported to the Planning and Orders Committee in order to confirm the terms of the Section 106 agreement.

The Development Management Manger reported that the minutes of the Committee's 7 November, 2018 meeting state "It was resolved to approve the application contrary to the Officer's recommendation subject to a section 106 agreement to incorporate the operation at 4 Tai Hirion and the operation at Rhyd y Delyn into one business unit and subject also to planning conditions to be determined by the Officers." At its previous meeting in October, 2018 the Committee had discussed incorporating all the businesses in Rhyd y Delyn and Tai Hirion together to include the touring caravan site located at Tai Hirion; this is how Officers had interpreted the Committee's wishes in drafting the Section 106 agreement. However, a letter dated 8 January, 2020 from the applicant's agent notes that the minutes are clear that it was the Committee's wishes that the Section 106 agreement should only cover the holiday letting unit located at 4 Tai Hirion which was the subject of the application, and also the businesses located at Rhyd y Delyn.

Councillor Richard Owain Jones said that in proposing the Section 106 agreement originally, he had intended that it should cover the businesses at 4 Tai Hirion and Rhyd y Delyn but not the touring caravan site as this was owned by the son. In that case he believed the minutes to be a correct reflection of what was determined and he proposed that they be reaffirmed as such. Councillor Eric Jones seconded the proposal

It was resolved to confirm that the terms of the Section 106 agreement shall mean the holiday unit located at 4 Tai Hirion and the Bed and Breakfast and cheese making businesses at Rhyd y Delyn.

**Councillor Nicola Roberts
Chair**

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PLANNING SITE VISITS

Minutes of the meeting held on 22 January, 2020

- PRESENT:** Councillor Nicola Roberts - Chair
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Eric W Jones, Bryan Owen, Dafydd Roberts, Robin Williams.
- IN ATTENDANCE:** Development Control Team Leader (DPJ),
Development Control Engineer (Highways) (JAR).
- APOLOGIES:** Councillor Vaughan Hughes, R O Jones.
- ALSO PRESENT:** None
-

- 1. 19C1231 – 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 CAE RHOS ESTATE, PORTHDAFARCH ROAD, HOLYHEAD**

The application was explained on site by the Development Control Team Leader. The Development Control Engineer explained that the Highway Authority had commissioned consultants to assess whether the road that leads to the application site had sufficient capacity. A number of surrounding road networks were viewed by the Committee at the request of a Local Member.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

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Planning Committee: 05/02/2020

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)

Recommendation: Gohirio / Defer

Reason for Reporting to Committee

The planning application has been called to the Planning Committee by Local Members.

Proposal and Site

The application site comprises 1.76 hectares of agricultural land located on the south western approach to Holyhead. The application site is situated along Porthdafarch Road which leads via Henddu Terrace and Mountain View to Kingsland Road (B4545) in proximity to junction 2 of the A55 expressway. There is

an existing dry stone wall and hedgerow present along the frontage with the public highway. The south western boundary of the application site abuts the Area of Outstanding Natural Beauty "AONB". The application site is abutted to the north east by the Cae Rhos residential estate and to the south west by a residential property (Rowen). There is a public footpaths on the opposite side of Porthdafarch Road and to the south east leading from the Cae Rhos estate.

This is an outline planning application with access and layout included for determination. The proposal is made for 36 dwellings including 4 affordable dwellings. The layout plan illustrates a T junction access with Porthdafarch Road and an internal circular access road. As part of the proposal a pavement will be provided at the frontage of the application site either side of the vehicular access with the public highway which will extend to the existing pavement footpath at the entrance to the Cae Rhos Estate.

There is an equipped play area and playing field provided in the south western corner of the development adjacent to the boundary of the AONB and the residential property (Rowen).

In terms of external materials the submitted details indicate the use of natural slate roofs and white painted render walls with white UPVC detail.

No detailed drainage plans are submitted with the planning application but the submission states that foul drainage from the development would be discharged into the public sewer which runs along Porthdafarch Road. Surface water run-off would be discharged into an existing watercourse within the application site which runs along the south eastern boundary.

This is a major planning application which has been subject to statutory pre-application discussions. In the course of determining the planning application amended plans which reduced the total number of dwellings by 2 (from 38 to 36) and also increasing the distances from the rear elevations to the rear boundaries on a number of plots. One of the house types was also changed on the amended plan. Additional highway and ecological information were also submitted.

Key Issues

- Principle of Residential Development
- Highway Considerations and Sustainability
- Relationship with the Surroundings and the AONB
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations

Policies

Joint Local Development Plan

PS 1: Welsh Language and Culture
ISA 1: Infrastructure Provision
ISA 5: Provision of Open Space in New Housing Developments
PS 4: Sustainable Transport, Development and Accessibility
TRA 2: Parking Standards
TRA 4: Managing Transport Impacts
PS 5: Sustainable Development
PS 6: Alleviating and Adapting to the Effects of Climate Change
PCYFF 1: Development Boundaries
PCYFF 2: Development Criteria
PCYFF 3: Design and Place Shaping
PCYFF 4: Design and Landscaping
PCYFF 6: Water Conservation
TAI 1: Housing in Sub Regional Centre & Urban Service Centres
TAI 8: Appropriate Housing Mix

TAI 15: Affordable Housing Threshold & Distribution
AMG 1: AONB Management Plans
AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character
AMG 5: Local Biodiversity Conservation
PS 19: Conserving and where appropriate Enhancing the Natural Environment
PS 20: Preserving and Where Appropriate Enhancing Heritage Assets
AT 4: Protection of Non Designated Archaeological Sites and their Setting

Planning Policy Wales (Edition 10 December 2018)

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)
Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)
Technical Advice Note Wales TAN 11 Noise (1997)
Technical Advice Note (TAN) 12: Design (2016)
Technical Advice Note (TAN) 15: Development and Flood Risk (2004)
Technical Advice Note (TAN) 18: Transport (2007)
Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)
Technical Advice Note (TAN) 24: The Historic Environment (2017)

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

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

Response to Consultation and Publicity

Cynghorydd Glyn Haynes: No observations received.
Cynghorydd Shaun James Redmond: No observations received.
Cynghorydd Dafydd Rhys Thomas: Concern expressed as regards the traffic situation.
Cynghorydd John Arwel Roberts: No observations received.
Cynghorydd Robert Llewelyn Jones: No observations received.
Cynghorydd Trefor Lloyd Hughes: Requested that the planning application is called to the planning committee because the creation of such a large estate would have a serious effect on highway issues.
Cynor Tref Caergybi / Holyhead Town Council: No observations received.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: Conclusions as follows:

- The site is within the development boundary and forms site T11 in the JLDP which is designated as a housing allocation. Policy PCYFF 1 and Policy TAI 1 support residential development on allocated sites within development boundaries.
- Consideration needs to be given to any justification provided by the applicant for any local circumstances or site constraints that justifies a lower density otherwise the proposal is not in line with policy PCYFF 2 of the JLDP.
- The Housing Service will be able to advise you to enable you to reach a conclusion about Policy TAI 8 and whether the proposal provides an appropriate housing mix.
- Provided the proposal aligns with Policy TAI 8, a formal assessment of its impact on the Welsh language and culture is not required.
- You will need to be satisfied that the proposal complies with more generic policies that relate, e.g. to landscaping, vehicular access.

Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer: No observations received at the time of writing.

Dwr Cymru/Welsh Water: Conditional permission requiring the submission of a scheme for foul and surface water drainage and these comments have been confirmed as valid in relation to the amended proposals subject to the re-consultation.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: Following the initial consultation further ecological information was requested including consideration of reptiles and ecological enhancements. Following the submission of a revised ecological report it was confirmed that generally that there were no objections subject to planning obligations and conditions recommended including: amphibian friendly drainage features, retention of existing boundary features and a method statement being provided by way of a planning condition to rebuild/repair existing walls, boundary features to be separated from gardens by fencing and modification made on plans and management notes in the Biodiversity Conservation Management Plan & topsoil turf translocated to an area in the centre of the application site, table provided listing which bird boxes are to be installed on which houses, ecological report amended to identify that existing scrub will be retained include scrub management in the Conservation Management Plan, Biodiversity Conservation Management Plan required by way of a planning condition and managed in the lifetime of the development by way of a legal agreement, amendment required to include the fill species list in Appendix c, ecological report amended to require no vegetation clearance between March to August.

Gwasanaeth Addysg / Education Service: If Planning Application number 19C1231 was to go ahead, according to the formula, the Lifelong Learning Department of Anglesey Council would seek contribution of £113,366.65 towards the additional Year 12 and 13 pupils at Holyhead High School.

Iechyd yr Amgylchedd / Environmental Health: Considerations are described in relation to working hours, the use of pneumatic rock machinery, contaminated land and noise. A Construction Environmental Management Plan "CEMP" is required by way of a planning condition.

Llwybray Cyhoeddus / Public Rights of Way: No comments.

Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service: Given the archaeology and the investigations undertaken in the vicinity the application site must be regarded as having the potential for as yet unidentified buried deposits. A staged archaeological evaluation prior to determination is not considered effective for a development of this scale and having regard to planning guidance a condition is recommended requiring an archaeological strip, map and record in advance of the development.

Ymgynghorydd Treftadaeth / Heritage Adviser: The proposed development would be some 500m to W of the grade II* listed Kingsland Windmill. In my opinion, although possibly visible from the listed building, the proposed development site does not make a significant contribution to the heritage asset and consequently the proposals would not impact on the setting of the lb.

Strategol Tai / Housing Strategy: The need for affordable housing based on the council housing waiting list and the Tai Teg register is confirmed. To achieve the Local Development Plan the aim is to achieve 10% of affordable units. We are therefore satisfied that 4 out of the 36 dwellings will be developed as affordable units. We are satisfied with the housing mix, although properties suitable for older persons have not been considered.

Priffyrdd a Trafnidiaeth / Highways and Transportation: Initially confirmed that the design within the development was acceptable in principle subject to standard conditions. Also that insufficient information on what effect the additional traffic produced would have on the local highway network leading to the site especially at the bottom of Porthdafarch Road in the reas of Henddu Terrace and Mountain View where there are presently restrictions on traffic. It was considered that a transport statement was necessary in accord with policy TRA 1 since this is a sensitive area locally and additional traffic could have an adverse impact on existing problems.

The Highways Authority's latest comments acknowledge that a Transport Assessment has been provided as part of the application but they have significant concerns with regards to the existing substandard situation on the public highway leading up to the site due to vehicles being parked along this highway constantly, reducing the road to a single carriageway for a significant length, that this part of the highway has become saturated and has reached its capacity. If the road has reached its capacity then they suggest no additional traffic. A Transport assessment has been commissioned by the highway authority to consider these concerns which should take up to 4 weeks to complete and then will need to be analysed before comments are provided. If the report confirms stated concerns the highway authority will

be recommending refusal unless the applicant can provide an improvement. If the report suggests that the capacity has not been reached then they will be recommending conditional approval.

Also, they have requested that a pedestrian footway be provided along the whole frontage of the site and that it connects into the existing footway network leading into Holyhead. This is outside the red line plan submitted within this application. However, this land is Highway Land and not private 3rd party land therefore there should be no issues.

Adain Dechnegol (Draenio) / Technical Section (Drainage): Further to your consultation regarding the outline application for the above residential development, I can confirm that the foul and surface water drainage systems as detailed appear to be satisfactory in principle. However, it would be advisable to request the applicant to provide a Flood Risk and Hydrological Assessment for this site, to demonstrate the effects of an obstruction/structural failure of the culverted watercourse downstream and confirm any mitigation which may be necessary. In addition, should any subsequent application be submitted which amends the drainage scheme or site layout, then this would require an equivalent application to the Authority's SuDS Approval Body (SAB), incorporating a surface water drainage scheme which complies with new SuDS Statutory Guidance.

Following the submission of amended plans it has been confirmed that surface water drainage can be dealt with by way of a planning condition. Further that unless there are local flooding issues surrounding the site of which I wouldn't be aware I agree that a flood risk assessment isn't necessary for the development.

Ymgynghorydd Tirwedd / Landscape Advisor: Following the initial consultation it was recommended that house types were re-considered in relation to their position relative to the site's topography, boundaries affected by visibility splays will require mitigation and that planning conditions should also include landscaping and its maintenance and boundary treatments. In relation to the amended plans it was confirmed that the layout had removed housing from the more elevated part of the site closest to the AONB. House types A and B (single storey) are located on the site boundaries with house type D (two storey) on the centre of the site. With regard to effects on the AONB and integration into the site, the layout now proposed addresses previous comments (layout is part of the Outline Planning application). The appearance of the buildings (materials and design) and landscaping will be subject to a Reserved Matters application. Further that the plan proposes native hedgerow and tree planting along the site's boundaries and in the open space area. The species proposed and mix are suitable. Final details of numbers will be required as a pre-commencement condition. The landscape strategy is broadly suitable (suitable to confirmation of the access and visibility splay) and no more information is required at this time.

Cyfoeth Naturiol Cymru / Natural Resources Wales: Does not object but the following comments are made in relation to the appropriateness of the landscaping and boundary treatment. No issues were raised in relation to protected species and it was not considered that the proposal was likely to have a significant effect on the Special Area of Conservation "SAC" or the Special Protection Area "SPA" at Glannau Ynys Cybi (because the application site is not under suitable management for choughs and is adjacent to existing developments).

In relation to the amended plans it was confirmed that a detailed landscaping scheme will be required at reserved matters stage to ensure that the development integrates well with the adjacent AONB and the typical cross section drawing will need re-visiting in terms of species and detailing of the stonework. It is also indicated that it is not clear whether the existing vegetation along the south eastern boundary will be retained or removed. A line of lapboard fencing facing the countryside would be unacceptable unless set behind existing vegetation and possibly reinforced with new planting including scattered trees or a new planted hedgerow. To make space for the new planting the garden boundary may need to be set back a minimum of 1 metre into the site.

Llywodraeth Cymru (Prifffyrdd) / Welsh Government (Highways): No direction.

Bwrdd Iechyd Prifysgol Betsi Cadwaladr/ Betsi Cadwaladr University Health Board: No observations received.

The planning application was advertised by way of letter site notice and notice was published in the paper. The publicity period for the latest amended plans and additional information expires on the 11.12.2019.

Following the initial publicity eight objections were received on the following grounds:

- Increase in construction and operational traffic and resultant highway dangers (including access by emergency vehicles) specifically along Arthur Street and Mountain View where there are already issues due to the width of the road and visibility available due to parked cars along the street. Also the impact of traffic on the environment. No improvements are proposed as part of the planning application.
- Porthdafarch Road is already in a poor condition and additional traffic will exacerbate this.
- There should be a mechanism for preventing the houses being sold as rental or holiday homes so that they are affordable to local families.
- Unfair that letters are only sent to properties adjacent to the application site.
- Need for the development given the housing development in Llaingoch which it is understood are not being sold.
- Redevelopment should be preferred to the development of a greenfield site.
- The proposed development does not include access to the writer's land such that it will become landlocked and unavailable for further residential development.
- Concerns are raised and assurances requested as regards the drainage ditch along the existing Cae Rhos boundary

Relevant Planning History

No material planning history.

Main Planning Considerations

Principle of Residential Development Holyhead is identified as an urban service centre with the JLDP which is the highest level of settlement on the island. Because of the sustainability credentials of these settlements a higher proportion (53%) of new development will be expected to take place in them.

The application site is located on an allocated site (T11) within the settlement boundary of Holyhead under the provisions of PCYFF 1 and the principle of residential development is therefore acceptable and aligns with policy TAI 1, further the JPPU have confirmed that at present capacity exists in the settlement and that no Welsh Language Statement is required with the planning application. A satisfactory record of how the Welsh language was considered in drawing up the planning application has been provided with the Design and Access Statement submitted with the planning application.

The proposal is made for 36 units (which equates to a density of 0.26 units per hectare) whereas it is estimated in the JLDP that the enquiry site could accommodate 53 units (based on 30 a hectare). As per the comments of the JPPU Consideration needs to be given to any justification provided by the applicant for any local circumstances or site constraints that justifies a lower density otherwise the proposal is not in line with policy PCYFF 2 of the JLDP. The Design and Access Statement submitted with the planning application explains that the development has been designed to be in keeping with surrounding sites in a semi-rural setting adjacent to the AONB that it has also not been possible to achieve the density sought in the JLDP due to onsite provision of open space requirements, spacing requirements for dwellings and road adoption standards. Added to these considerations are the ecological and landscaping considerations described in the relevant sections of the report below.

Policy TAI 8 of the JLDP requires that the mix of housing in a development are appropriate and align with the need of the area. The mix of dwellings comprises eight 3 bed two storey semi-detached (type a), twenty 2 bed one and a half storey semi-detached (type b) and eight 2 bedroom two storey terrace dwellings (type c). The Design and Access Statement explains how the mix was derived having regard to The SPG Housing Mix and concludes that the scheme meets the need 2 and 3 bedroom dwellings in Holyhead. The council's Housing Service confirm that they are satisfied with the housing mix proposed in

the development, although the comments note that properties suitable for older persons have not been considered as part of the assessment.

Policy TAI 15 requires that part of the proposed development is provided for affordable housing purposes and in Holyhead this equates to 10% of the overall number of units which equates to 3.6 units. The council's Housing Service has confirmed that there is a need for affordable housing based on the council housing waiting list and the Tai Teg register is confirmed and have also confirmed that they are satisfied for 4

Highway Considerations and Sustainability: The planning application has been called to the planning committee by a local member who considers that the scale of the development would result in significant highway issues. As detailed in the consultation section of this report principal objections received relates to the adequacy of the highway network at the bottom of Porthdafarch Road at Arthur Street and Mountain View. The primary concern is that the additional traffic produced by the proposed development would exacerbate existing congestion and a lack of visibility of oncoming vehicles which is tantamount to a single carriageway along these streets due to cars owned by occupants of the terraced houses being parked along one side of the highway.

It is material that the application site is allocated for residential purposes in the JLDP and that at part of this process the adequacy of the highway network serving the development would have been assessed in preparing the plan. It is also material that the number of dwellings proposed at 36 is 17 units (approximately 30%) less than that forecast in the JLDP.

The Highway Authority have significant concerns that the public highway leading to the application site along Henddu Terrace and Mountain View is substandard due to parked vehicles reducing the carriageway width for a significant length such that it may be saturated and at capacity. A Transport assessment has been commissioned to consider these concerns which should take up to 4 weeks to complete. If the report confirms the highway authority's concern they will be recommending refusal unless the applicant can provide an improvement. If the report suggests that the capacity has not been reached then they will be recommending conditional approval. It is recommended that the planning application is deferred partly on this basis.

Relationship with the Surroundings and the AONB: The south western boundary of the application site abuts the AONB. Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan and there are also statutory requirements in this regard. The AONB Management Plan requires assessment of proposals within 2km of the AONB. The amended plans received address the comments of the council's Landscape Adviser in removing two storey developments from the elevated part of the application. A number of detailed matters in relation to landscaping notably at the access to the developments and along the south eastern boundary with the countryside are set out in the comments' of the council's Landscape Adviser and NRW. It is considered that these requirements can be captured and regulated by planning conditions requiring full details of existing and proposed landscaping and a condition requiring full details of all means of enclosure. NRW have, however indicated that any lapboard fencing along the south eastern boundary would need to be sited behind existing possibly reinforced landscaping which may require garden boundaries to be set back 1 metre. At the time of writing this point is being clarified with NRW.

Relationship with Adjacent Properties The council's SPG Design Guide provides guidance on the proximity of development to other properties and boundaries to prevent overlooking and other unacceptable impacts. Amended plans were received in the course of determining the planning application which increased the distances from the rear elevations of the dwellings to the boundaries at the bottom of their rear gardens. The distances are now acceptable such that there will not be any unacceptable impacts on the residential amenities of the existing residential property to the south west at Rowen or to the north east at Cae Rhos. The distances from the rear elevations of the dwellings on plots 9 and 10 to the boundary with the agricultural land to the rear is around 6.7 metres whereas the guidance prescribes 7.5 metres. Given that the distance deficit is less than 1 metre and that the dwellings back on to agricultural land this is considered acceptable in this instance.

There are outstanding matters in the Design and Access Statement whereby the higher and lower limits do not correspond with the submitted plans in relation to one of the house types following the submission of amended plans. It is anticipated that an amended Design and Access Statement will be submitted to address this matter.

In terms of the impact of the proposed development on the residential amenities of adjacent residential and other properties it is considered that this can be satisfactorily regulated by the use of a Construction Environmental Management Plan which will regulate working times and other construction activities as recommended in the comments of the council's Environmental Health Section.

Ecology and Biodiversity: The planning application is accompanied by Ecological Assessment which consider the impacts of the development on protected species including birds and reptiles and includes ecological enhancements, and this ecological assessment has been amended following discussions with the council's Ecological and Environmental Adviser. The council's Ecological and Environmental Adviser is generally satisfied with the proposed development subject to planning conditions and obligations in relation to the matters listed in the consultation response. Similarly NRW are generally content with the proposal subject to requirements in relation to landscaping, walling and fencing as described in their consultation response.

No issues were raised by NRW in relation to protected species and it was not considered that the proposal was likely to have a significant effect on the Special Area of Conservation "SAC" or the Special Protection Area "SPA" at Glannau Ynys Cybi.

The retention of scrub areas, proposed indigenous landscaping and the provision of bird nesting boxes on the dwellings would provide an enhancement of the type required under the Environment (Wales) Act 2016.

Other Matters: Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accord with the policy. As part of the proposed development 972m² of equipped play space is to be provided and 1450m² of open space and the JPPU have confirmed that this meets the requirements of the policy.

The application site comprises agricultural land and PPW states Grade 1, 2 and 3a agricultural land should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. In this instance the application site is allocated such that the aforementioned considerations would have been systematically assessed as part of the overall process of preparing the JLDP.

The council's Education Section have confirmed that a financial contribution will be required towards providing additional year 12 and 13 pupil capacity at Holyhead High School and on this basis a planning obligation has been recommended requiring a financial contribution of £1113,3666 as part of the development.

Surface water from the development will need to be disposed of via a SuDS system and approval will be required from the Suds Approving Body which is an arm of the council. Based on the information provided by the agent the council's Drainage Advisor is content to deal with this by way of a planning condition. Similarly Welsh Water are content with the proposal on surface water drainage grounds subject to a requirements for a planning conditions requiring that full details of the scheme are provided.

Conclusion

Given the outstanding matters described in the report in relation to highways, the provision of upper and lower limits in relation to the amended house type in the Design and Access Statement and clarification of NRW's landscaping/fencing point in relation to the south eastern boundary of the application site the recommendation is to defer the planning application. Having regard to the timescales required by the council's Highway Section to undertake the transport assessment it is anticipated that that a full report on the planning application could be presented to the March planning committee.

Recommendation

That the planning application is deferred.

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Planning Committee: 05/02/2020

10.1

Application Reference: VAR/2019/84

Applicant: Rupert Paget

Description: Cais o dan Adran 73a i ddiwygio amod (02) (Dim gwaith i'w wneud adeg tymor nythu), amod (03) (Dim datblygiad tan bod mesurau lliniaru wedi cael eu cyflwyno a'u cymeradwyo) , amod (04)(Dim datblygiad tan bod datganiad dull wedi cael ei gyflwyno) ac amod (07) (Dim datblygiad tan bod cofnod ffotograffig wedi cael ei gyflwyno) o ganiatâd cynllunio 21C169/ Application under Section 73a for variation of condition (02) (No work to be done during nesting season), condition (03) (No development until mitigation measures have been submitted and approved by the Local Planning Authority), condition (04) (No development shall take place until Method Statement is delivered) and condition (07) (No development shall commence until full photographic record of the building has been submitted) of planning permission 21C169

Site Address: Rhos Bothan, Llanddaniel, Gaerwen



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The planning application is a departure from the development plan which the Local Planning Authority are minded to approve.

Proposal and Site

Planning permission (21C169) has been granted to convert an existing building which is located in a countryside location into a single dwelling. The development is currently under construction but the

following planning conditions of planning permission 21C169 have not been discharged in writing by the Local Planning Authority:

(02) No development in the conversion of the buildings hereby approved shall take place during the bird breeding season (1st March to 30th September in any year) unless the site has been surveyed by an ecologist and confirmed to be absent of nesting birds and a report on the findings has been submitted to an approved in writing by the Local Planning Authority.

(03) No development shall take place until mitigation measures for the loss of nesting bird sites, together with a timetable for their installation has been submitted to an approved in writing by the Local Planning Authority. The scheme shall thereafter proceed in accordance with the approved details.

(04) No development in respect of the conversion works shall take place until a method statement to deliver mitigation works outlined in Clwydian Ecology Protected Species Survey Report 22nd March 2016, together with a timetable for the works has been submitted to an approved in writing by the Local Planning Authority. The works shall thereafter proceed in accordance with the approved details.

(07) No development shall commence (including any demolition, site clearance or stripping-out) until a full photographic record of the building has been submitted to and approved in writing by the Local Planning Authority before being deposited with the regional Historic Environment Record.

This planning application is submitted under section 73a of the Town and Country Planning Act 1990 (as amended) to regularise the position and the information required to discharge the planning conditions above accompany the planning application.

Key Issues

- Compliance development plan policies in relation to the conversion of existing buildings in the countryside to a residential use.
- Lawfulness of the development implemented.
- Acceptability of the information submitted to discharge the planning conditions.

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan (2017) "JLDP"

TRA 2: Parking Standards

PS 5: Sustainable Development

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

TWR 2: Holiday Accommodation

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

AMG 5: Local Biodiversity Conservation

AT 3: Locally or Regionally Significant Non Designated Heritage Assets

Planning Policy Wales (10th Edition)

Technical Advice Notes 12: Design

Supplementary Planning Guidance: Design in the Urban and Rural Built Environment

Response to Consultation and Publicity

Cynghorydd Eric Wyn Jones: No observations at the time of writing.

Cynghorydd Dafydd Roberts: No observations at the time of writing.

Cyngor Cymuned Llanddaniel Fab Community Council: No observations at the time of writing.

Priffyrdd / Highways: Observations awaited at the time of writing.

CNC: No observations at the time of writing.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: No observations at the time of writing.

GCAG / GAPS: No observations at the time of writing.

The application was afforded three means of publicity. These were by the posting of a site notice near the site, the publication of a notice in the local press and the serving of personal notifications on the occupants of neighbouring properties. The latest date for the receipt of representation was 06.01.19. At the time of writing no representation had been received at the department.

Relevant Planning History

21C169 - Full application for change of use of outbuilding into a dwelling, improvements to the existing access together with the installation of a sewage treatment plant – Conditionally approved 21.07.2016.

Main Planning Considerations

Compliance development plan policies in relation to the conversion of existing buildings in the countryside to a residential use - The building subject to this application is located in the countryside under the provisions of PCYFF 1 of the JLDP. Under the former development plan the conversion of existing buildings in the countryside to a residential use such as that being applied for was permitted subject to the listed criteria. The JLDP was adopted on 31.07.17 and superseded the former development plan. Under the provisions of policy TAI 7 (Conversion of Traditional Buildings in the Open Countryside to a Residential Use) of the JLDP the conversion of existing buildings to residential purposes is only permitted where evidence is provided that an employment use of the building is not viable and then only for affordable housing purposes or as a subordinate element in a wider scheme. The planning application subject to this report does not comply with any of these requirements and has therefore been advertised as a departure from the current development plan comprising the JLDP.

Lawfulness of the development implemented - The application form states that the development commenced on the 30.09.19 which is within the statutory five year period of planning permission 21C169 but is currently in breach of planning conditions (02), (03), (04) and (07). Given that the proposal does not comply with the JLDP as described above it can only be considered acceptable if the planning permission 21C169 has been lawfully implemented and there then remains what is termed a "fall-back position".

To determine whether the development implemented is lawful requires consideration of various planning case law from which the following points can be derived and applied sequentially:

1. Is it a pre-condition to lawful development and if so, has it been complied with;
2. If it has not been complied with, can the developer bring himself within one of the recognised exceptions in case law such as if the breached condition is not central to the development non-compliance does not render the development unlawful.
3. Would a decision to initiate enforcement be judicially reviewable e.g. because it would be irrational or an abuse of power.

In terms of the first criterion planning conditions (02), (03), (04) and (07) are all conditions precedent which have not been complied with. Moving on to criterion 2. none of the conditions precedent breached are central to the development approved such that non-compliance would render the development unlawful and planning permission 21C169 is therefore considered lawful.

Acceptability of the information submitted to discharge the planning conditions - The third criterion need not therefore be applied in consideration of the lawfulness of planning permission 21C169. Information has been submitted with this planning application to regularise these planning conditions (02), (03), (04) and (07) and comments on the acceptability of these details are awaited at the time of writing.

Planning permission 21C169 included conditions requiring the implementation of the vehicular access to the development in accord with planning conditions (05) (visibility splays) and (06) (boundary details visibility splays) and the latter condition required that these details were approved in writing by the local planning authority. Work to the access have been completed and visibility splays provided with clawdd either side of the vehicular access lowered. The comments of the council's Highway Section on the acceptability of the work implemented in relation to the provisions of these planning conditions is awaited at the time of writing.

Conclusion

To sum up therefore it appears that planning permission 21C169 has been lawfully implemented and as there remains a "fall-back position" the proposal is considered acceptable notwithstanding the provisions of policy TAI 7. Subject to the comments of the outstanding consultees in relation to the acceptability of the information submitted to regularise planning permission (02), (03), (04) and (07) this application is considered acceptable.

Recommendation

Subject to the receipt of any comments from Natural Resources Wales, Ecological and Environmental Adviser, Gwynedd Archaeological Planning Service and the Highways Section that planning permission is granted subject to the following planning conditions:

(01) The development shall proceed in accordance with the following documents and plans, as amended by the conditions imposed:

ERW Consulting Project Statement (DAS) April 08, 2016;
Mitigation Method Statement (November 2019) York Associates
Rhosbothan, Llandaniel Fab Amount of Demolition plan ERW/14.03.2106;
Rhosbothan, Llandaniel Fab - Location Plan of Access drawing ERW/21.06.2016;
Maredudd ab Iestyn drawing number C2.1 Ground Floor;
Maredudd ab Iestyn drawing number C2.2 First Floor;
Maredudd ab Iestyn drawing number C2.3 Elevations b
Maredudd ab Iestyn drawing number C2.4 Block Plan Revision E

Reason: To define the scope of this permission.

(02) The development shall be undertaken in accordance with the recommendations contained within Mitigation Method Statement (November 2019) York Associates and submitted under planning reference 21C169.

Reason To safeguard protected species and secure bio-diversity improvements.

The development plan covering Anglesey consists of the Gwynedd Structure Plan (1993), the Ynys Môn Local Plan (1996) and the stopped Unitary Development Plan. The following policies were relevant to the consideration of this application:

TRA 2, PS 5, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, TAI 7, AMG 3, AMG 5, AT 3.

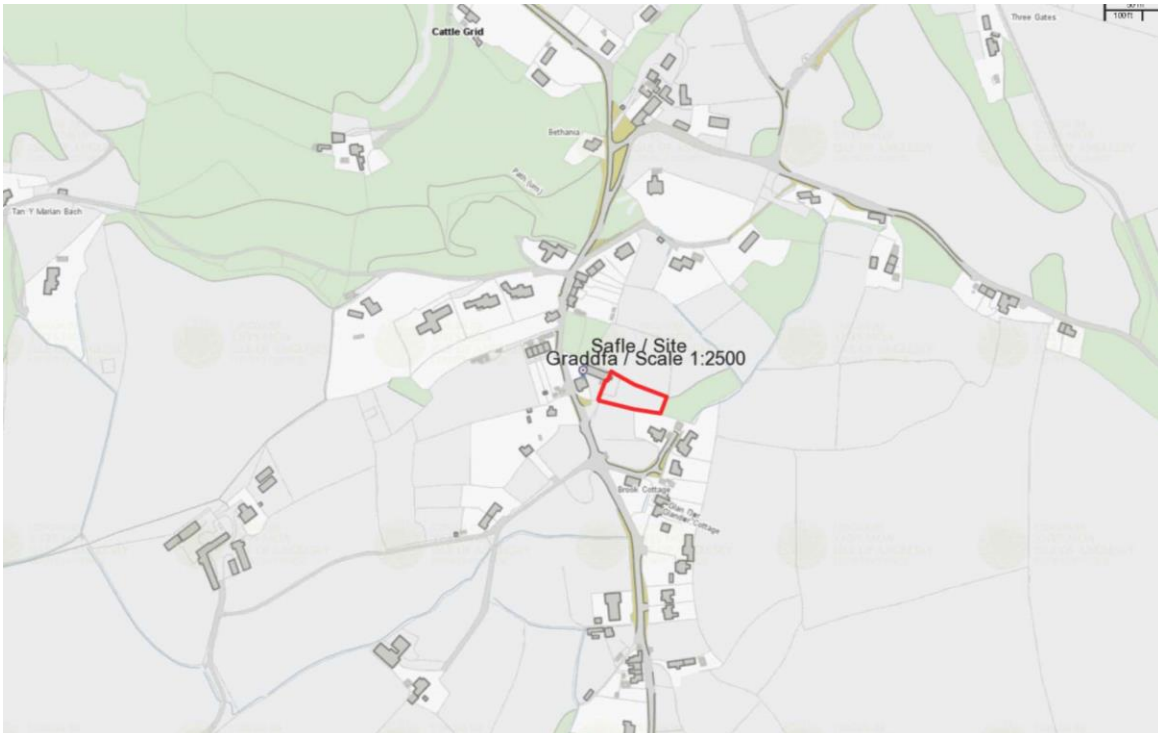
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2019/87

Applicant: Mr & Mrs Roberts

Description: Cais o dan Adran 73 i ddiwygio amod (12) (Cynlluniau a gymeradwyd) o caniatâd cynllunio rhif 35C237D/VAR (Codi annedd) er mwyn diwygior dyluniad yn / Application under Section 73 for the variation of condition (12) (Approved plans) of planning permission reference 35C237D/VAR (Erection of a dwelling) so as to allow amended design at

Site Address: Isfryn, Glanrafon



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

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

Proposal and Site

The site is located within the settlement of Glanrafon which is listed as a cluster under the provisions of the JLDP. The site is currently garden area which includes existing access. The enclosure is flanked by mature trees to the rear and a hedgerow which defines the boundary. Existing planning permission for a dwelling is valid on site under 35C237D/VAR which is a two storey dwelling. The application is made to amend the design of the approved dwelling.

Key Issues

The key issue is whether the proposal is an improvement to that originally approved under application reference 35C237D/VAR.

Policies

Joint Local Development Plan

Joint Local Development Plan

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

Response to Consultation and Publicity

Ymgynghorydd Tirwedd / Landscape Advisor: Observations
Cynghorydd Carwyn Jones: No response
Cynghorydd Lewis Davies: No response
Cynghorydd Alun Roberts: No response
Cyngor Cymuned Llangoed Community Council: No objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: No response

Relevant Planning History

35C237D/VAR - Cais o dan Adran 73 i diwygio amod (01) o caniatâd cynllunio rhif 35C237C (full application for the erection of a dwelling) er mwyn rhoi estyniad 5 mlynedd i ddechrae y datblygiad yn / Application under Section 73 for the variation of condition (01) from planning permission reference 35C237C (full application for the erection of a dwelling) so as to allow a further 5 years to commence the development at Isfryn, Glanrafon, Llangoed. Approved 16/9/2015

35C237E/SCR - Screening Opinion - Barn sgrinio ar gyfer codi annedd yn / Screening opinion for the erection of a dwelling at - Isfryn, Llangoed. EIA NOT REQUIRED 20/8/2015.

35C237B - Adnewyddu cais cynllunio 35C237A cynlluniau llawn ar gyfer codi annedd ynghyd ag addasu'r fynedfa bresennol yn / Renewal of planning permission 35C237A full plans for the erection of a dwelling together with the alterations to the existing access at Former Coal Yard, Glanrafon, Llangoed. Approved 21/6/2010.

35C237C - Cynlluniau llawn ar gyfer codi annedd newydd ynghyd ag addasu'r fynedfa bresennol yn / Full plans for the erection of a dwelling together with alterations to the existing access at Former Coal Yard, Glanrafon, Llangoed. Approved 18/8/2010.

35C237 - Cais amlinellol ar gyfer codi annedd yn/Outline application for the erection of a dwelling at Coal Yard, Llangoed. Approved 30/9/2004.

35C237A - Cynlluniau llawn ar gyfer codi annedd ynghyd a addasu'r fynedfa presennol yn / Full plans for the erection of a dwelling together with alterations to the existing access at Former Coal Yard, Llangoed. Approved 2/8/2005.

Main Planning Considerations

The principle of a dwelling in this location has been established under previous planning permission 35C237D/VAR which was permitted on the 16/09/2015 and therefore valid until 16/09/2020.

Joint Local Development Plan

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

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

A full application reference 35C237D/VAR was approved on the 16/09/2015 and is likely to be implemented.

Amendments

The original proposal had a total external floor area of 181m² spanning two storeys whilst this proposed scheme has a reduced total external floor area of 157m² which again spans two storeys.

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

Residential Amenities

The adjoining property is situated close to the boundary and at a distance of 19 metres away from the kitchen window of the new dwelling. This distance complies with the required supplementary planning guidance distance of 15 metres therefore it is considered that any potential overlooking would be to an acceptable level and would not warrant refusal. The first floor balcony which serves bedroom 2 will not overlook the adjoining property as the angles of viewing would only make the drive area visible from the balcony.

The application is contrary to Policy TAI 6 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for an open market dwelling.

Conclusion

It is considered that the previous application 35C237D/VAR is likely to be implemented and the amendments are an improvement to that previously approved. A condition will be placed on the permission which will preclude the implementation of the previous permission.

Recommendation

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

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

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

- **Location Plan / S723.01**

- Proposed Site Plan / D723.03
- Proposed Floor Plans / D711.06
- Proposed Elevations / D711.07

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

(03) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

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

(04) The turning area shall be completed in full accordance with the details as submitted before the dwelling is occupied and thereafter retained solely for those purposes.

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

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

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

(06) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Contamination Proposals' then revised 'Contamination Proposals' shall be submitted to the local planning authority.

Reason: To prevent pollution of the water environment.

(07) If during development work site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed 'Contamination Proposals'.

Reason: To prevent pollution of the water environment.

(08) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

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

(09) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(10) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

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, TAI 6.

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

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Planning Committee: 05/02/2020

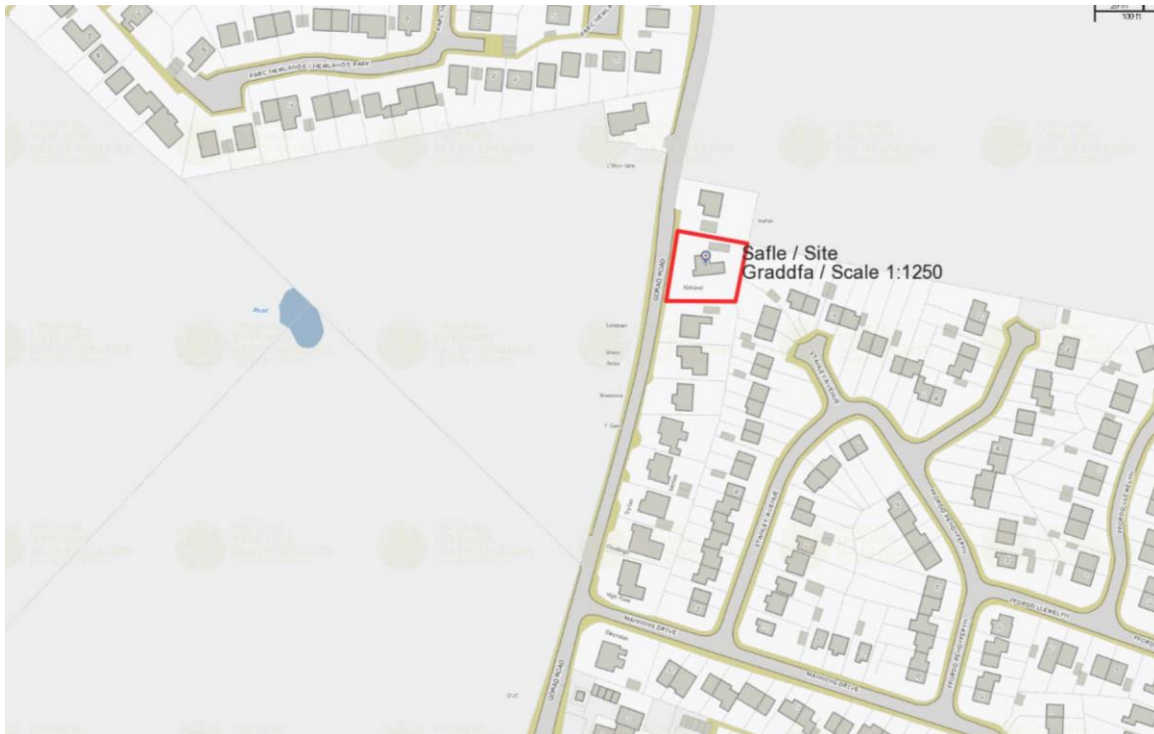
11.1

Application Reference: HHP/2019/295

Applicant: Mr. Anthony Wyn Pursglove

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

Site Address: Kirkland, Gorad Road, Valley



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The applicant is related to a senior officer in the council.

Proposal and Site

The plans submitted with the planning application show a single storey extension along the side of the property with a lean to roof and a porch on the front elevation. Only the porch shown on the plans requires planning permission as the side elevation is permitted development which does not require planning permission.

The porch would be sited centrally on the front elevation of the existing two storey dwelling and the design would include a pitched slated roof. The porch measures 2.1 by 1.5 metres, giving a footprint of 3.15 sq m. A porch of 3sqm or less would be permitted development.

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

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 Richard Dew	No observations at the time of writing.
Cynghorydd Gwilym O Jones	No observations at the time of writing.
Cyngor Cymuned Y Fali / Valley 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 05.02.20. 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 Porch would be sited on the front elevation of the dwelling and would be visible from Gorad Road which runs along the frontage of the property.

The design and scale of the porch is considered appropriate in this context and aligns 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 extension is of a modest scale and is single storey in height it is not considered that it 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. This extension in any case is permitted development.

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 / Block Plan Existing 1773-A3-01
- Existing Floor Plan 1773-A3-04
- Existing Elevations 1773-A3-03
- Location Block Plan Proposed 1773-A3-02
- Proposed Floor Plan 1773-A3-06
- Proposed Elevations 1773-A3-05

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: 05/02/2020

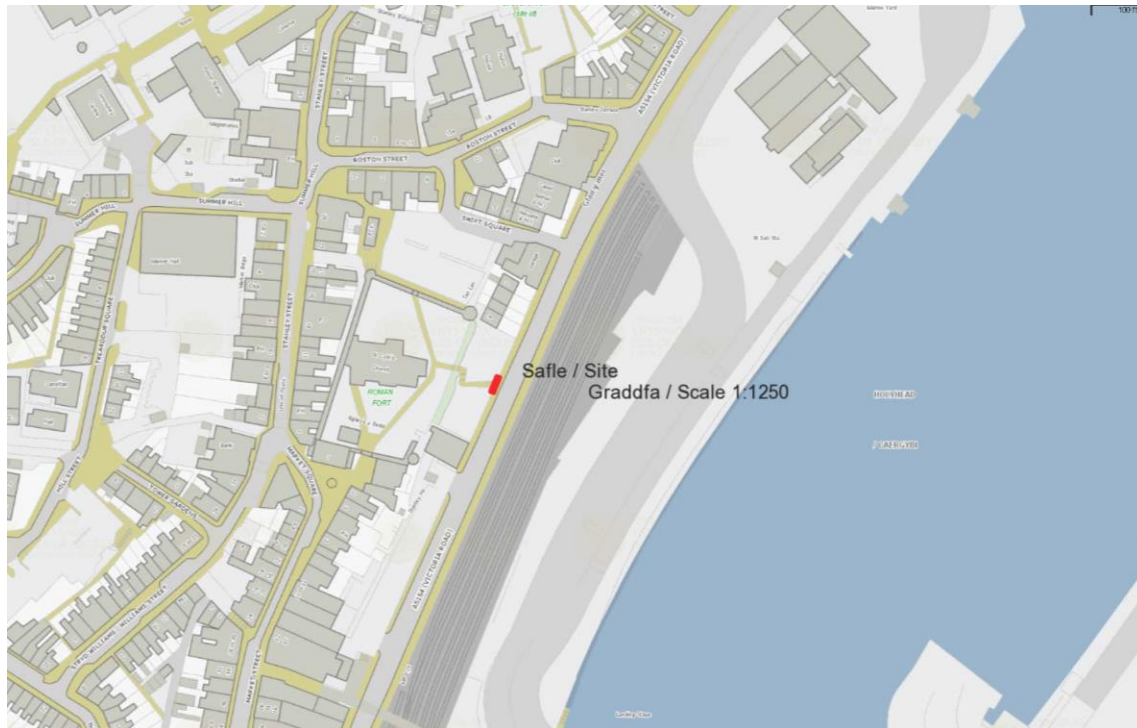
12.1

Application Reference: LBC/2019/45

Applicant: Adran Rheoleiddio a Datblygu Economaidd / Regulatory and Economic Development

Description: Caniatâd Adeilad Rhestredig ar gyfer gwaith i giat y'r eglwys yn/ Listed Building Consent for works to church gate at

Site Address: St Cybi's Lower Church Yard, Ffordd Victoria Road, Caergybi / Holyhead



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

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

Proposal and Site

The gate is located below St Cybi's Church, parallel to Victoria Road (A5154) enclosing lower level of churchyard.

The gate is dated 1926 with the wall probably dating to early C19 with both Grade II listed as Lower Churchyard Walls and Gateway (Cadw Ref.: 14750) and described as: Dark grey rubble wall circa 2 high with central gateway (in style of Clough Williams Ellis, architect). Gateway in paler stone has shaped gable, round-headed archway with elaborate wrought iron gates. Above gateway, inscriptions on slate; to Victoria Road 'Sancte Kybi Ora Per Nobis'; towards church 'Cared Coeth Yr Encilion', and date '1926', together with monogram consisting of letters 'AJH' (?) following monogram of Albrecht Durer, renaissance

artist. [Wall links back to upper walls by rubble walls to each end.]. The gate and wall are listed for its group value with Roman walls to upper churchyard.

The adjacent Roman Wall surrounding St Cybi's Churchyard is a Scheduled Ancient Monument (SAM - Cadw Ref.: AN031) as well as being Grade I listed (Cadw Ref.: 5415). St Cybi's Church is also Grade I listed (Cadw Ref.: 5413). The gate is also located within the Holyhead Central Conservation Area (CA).

The proposal is for listed building consent the temporary removal of the wrought iron gate to specialist workshop for corrosion treatment and the repair and reinstatement of features.

Key Issues

The application's key issues are:

- Does the proposal comply with relevant policies and policy considerations.
- Does the proposal significantly affect the character of the listed building.
- Does the proposal significantly affect the character and appearance of the conservation area.

Policies

Joint Local Development Plan

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
PPG (Wales) 9th Edition, Chapter 6. The Historic Environment.
TAN 12: Design and TAN 24: The Historic Environment.
Anglesey and Gwynedd Joint Local Development Plan (2017) Policy PS 20.
Historic Environment (Wales) Act 2016 & Best Practice Guidance.

Legislative and Policy Requirements: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Paragraph 6.1.2 of Planning Policy Wales states that:

"Local planning authorities have an important role in securing the conservation of the historic environment while ensuring that it accommodates and remains responsive to present day needs".

Paragraph 6.5.8 of Planning Policy Wales states that:

"There should be a general presumption in favour of the preservation of listed buildings ...the application of development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival".

Paragraph 6.5.9 of Planning Policy Wales states that:

"Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses".

Policy PCYFF 3: Design and Place Shaping.

Policy PCYFF 4: Design and Landscaping.

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets.

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

Holyhead Conservation Area Character Appraisal SPG (2005).

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No response at the time of writing this report
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing this report
Cynghorydd Shaun James Redmond	No response at the time of writing this report
Cynghorydd Robert Llewelyn Jones	Supports the proposal
Cynghorydd Glyn Haynes	No response at the time of writing this report
The Royal Commission on the Ancient and Historical Monuments of Wales	No response at the time of writing this report

Under The Planning (Listed Buildings and Conservation Areas) Regulations 1990 there is a requirement for the display of a site notice and advertisement of the application in the local press with a consultation period of 21 days. The consultation period expiry date is 29/01/2020. One Local Member has provided a written letter of support with no other representations having been received by the Local Planning Authority at the time of writing.

Relevant Planning History

None.

Main Planning Considerations

The proposal is for listed building consent for the temporary removal of the wrought iron gate to specialist workshop for corrosion treatment and the repair and reinstatement of features.

The proposals are in the main repair and restoration works that are considered to be sympathetic, and necessary, to prevent further loss of detailing and to safeguard the listed gate's long term future.

Some elements, particularly the finer detailed parts, of the existing Arts and Crafts style wrought iron gate are corroded, missing, or in a fragile state whilst other more robust parts appear to be in good condition.

The significance of the gate has been appropriately identified in the Heritage Impact Statement. Both the Heritage Impact Statement and Method Statement, included with the proposed elevation drawing, provide a clear and detailed list of works together with supported justification.

The proposed works are considered to be sympathetic and necessary to prevent further loss of detailing and to safeguard the gate's long term future.

The works comply with listed building legislation, guidance, and relevant local planning policies and are acceptable, necessary, and justified and would result in the enhancement the listed building, conservation area and setting of the adjacent listed buildings and scheduled ancient monument.

At the time of writing this report the department has not received any letter of objection with the Local Member having expressed his strong support.

Conclusion

At the time of writing this report the department has not received any letter of objection with the Local Member having expressed his strong support.

The proposals have considered the character and significance of the listed building and conservation area, and its heritage features and submitted a proposed scheme that both protects and enhances the listed buildings, conservation area, and setting of adjacent listed buildings/scheduled ancient monument subject to specific listed building consent conditions.

Recommendation

The proposals have considered the character and appearance of the listed building, conservation area, and setting of nearby listed buildings and scheduled ancient monument, and it is recommended that approval is granted subject to specific conditions.

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

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(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 / 10/12/19

Site Plan / 12/12/19

Proposed Elevation / SCLA.01

Heritage Impact Statement / December 2019

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4, and PS 20.

NOTE: This decision notice refers to the granting of Listed Building Consent only. Planning Permission may also be required and until such time as the necessary permission is granted no development may be carried out at the property.

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: OP/2019/16

Applicant: Mr. Wyn Jones

Description: Cais amlinellol ar gyfer dymchwel annedd presennol ynghyd a chodi 4 annedd yn ei le (un fforddiadwy) sydd yn cynnwys manylion llawn am y fynedfa a'r gosodiad yn / Outline planning application for the demolition of the existing dwelling together with the erection of 4 dwellings in lieu (one affordable) which includes full details of the access and layout at

Site Address: Beecroft, Station Road, Y Fali / Valley



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

Recommendation: Gwrthod / Refuse

Reason for Reporting to Committee

The application has been called into the planning committee by the local member Cllr Gwilym O Jones.

Proposal and Site

This is an outline planning application for the demolition of the existing dwelling together with the erection of 4 dwellings in lieu (one affordable) which includes full details of the access and layout at Beecroft, Station Road, Valley.

Key Issues

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

Policies

Joint Local Development Plan

Policy TAI 2 – Housing in Local Service Centres
 Policy TAI 8 - Appropriate Housing Mix
 Policy TAI 15 - Affordable Housing Threshold and Distribution
 Policy PCYFF1 - Development Boundaries
 Policy PCYFF2 – Development Criteria
 Policy PCYFF3 - Design and Place Shaping
 Policy PCYFF4 - Design and Landscaping
 Strategic Policy PS4 - Sustainable Transport, Development and Accessibility
 Policy TRA2 - Parking Standards
 Strategic Policy PS5 - Sustainable Development
 Strategic Policy PS1 - Welsh Language and Culture
 Strategic Policy PS2 - Infrastructure and developer contributions
 Policy ISA1 - Infrastructure Provision

Technical Advice Note 12: Design

Technical Advice Note 15: Development and Flood Risk

Supplementary Planning Guidance: Design for the Urban and Rural Built Environment

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gwilym O Jones	Requested that the application be presented to the Planning and Orders Committee for consideration.
Gwasanaeth Addysg / Education Service	No Education Contribution would be required.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No comments.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No response at the time of writing the report.
Dwr Cymru/Welsh Water	Welsh Water has confirmed that they have no objection to the application and has advised that the development would require approval of Sustainable Drainage Systems features.
Cyngor Cymuned Y Fali / Valley Community Council	The Community Council has confirmed that the existing site is an eyesore and has been a source of constant complaint to the Community Council over the years. The Community Council considers that the development of the site will not only improve the amenity of the area but will provide four new quality homes, one of which is to be affordable. There has been no history of flooding and the flood-gates at Valley Cobb are regularly maintained and inspected therefore the risk of these failing has to be minimal.
Cynghorydd Richard Dew	No response at the time of writing the report.

<p>Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor</p>	<p>A request has been made by the Ecologist that the type of bat and bird boxes is clearly specified by model, make and number and shown on the proposed plans. The agent is currently working on this information.</p> <p>A condition should be placed on any permission to request details of external lighting in order to ensure they are low-impact.</p> <p>The ecologist states that there is an overall biodiversity loss on the site and the Council's duty under the Environment Wales Act (2016) is to seek to maintain and enhance biodiversity whilst carrying out its functions:</p> <p>Proposals risk leading to overall biodiversity loss at the site; although the required bird and bat boxes will go some way towards addressing this matter, the present proposal plans show only some limited token indicative planting on the site. Further planting should be included in the scheme, and an outline for further areas should be added to the plans. Consideration should be given to retaining some existing trees on the site, and marking these on the plans.</p> <p>Without further planting, the overall loss of greenery at the site would represent a clear loss of biodiversity, and in view of the duty and Welsh Government guidance, this is likely to be unacceptable.</p>
<p>Iechyd yr Amgylchedd / Environmental Health</p>	<p>The Environmental Health have provided standard comments and has also confirmed that due to the sensitive location, a demolition and Construction Management Plan is required to demonstrate measures to be taken to minimize neighbourhood problems.</p>
<p>Pennaeth Gwasanaethau Tai / Head of Housing Services</p>	<p>Satisfied for one of the dwellings to be affordable.</p>
<p>Cyfoeth Naturiol Cymru / Natural Resources Wales</p>	<p>No response at the time of writing the report.</p>
<p>Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit</p>	<p>Standard Policy Comments</p>

Site notices was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 13th January, 2020. At the time of writing the report no letters were received.

Relevant Planning History

49C191 - Change of use of part of ground floor of property into car sales offices and use of land adjoining the property as a car sales area together with the construction of a new vehicular access at Beecroft, Valley - Refused 9/10/97 Appeal Dismissed - 3/9/98

49C191A - Demolition of existing property together with the erection of seven houses and the construction of a new vehicular access at Beecroft, Valley - Refused 4/7/07

49C191B - Demolition of existing property together with the erection of seven houses and construction of a new vehicular access at Beecroft, Valley - Refused 3/11/08

49C191C - Outline application for the demolition of the existing dwelling together with the erection of 4 dwellings, the construction of a new vehicular and pedestrian access and the construction of an access road on land at Beecroft, Valley - Approved 10/4/13

49C191D/FR - Full application for the demolition of the existing dwelling, the erection of four houses together with the construction of a vehicular and pedestrian access at Beecroft, Valley - Application Returned to the Applicant - 21/4/16

49C191E/FR - Full application for the demolition of the existing dwelling together with the erection of 4 dwellings and construction of a new vehicular access at Beecroft, Valley - Withdrawn 2/11/16

49C191F/FR - Outline application for the demolition of existing dwelling together with the erection of 4 dwellings at Beecroft, Valley - Withdrawn 6/12/19

Main Planning Considerations

Site and Setting

The site is situated within the development boundary of the village of Valley. The site lies between a Chapel and commercial property. A number of properties in the immediate locality are commercial units with residential properties and their curtilages to the North boundary. Access to the site is afforded off Station Road (B4545).

The application is an outline application for the demolition of the existing redundant building and the erection of 4 number properties. Two properties will front the B4545 with the remaining two units located to the rear of the site. The two properties at the front of the site will be two storey, semi-detached units and the units at the rear of the site will be two detached two storey dwellings.

Policy Context

Valley is identified as a Local Service Centre under the provision of Policy TAI2 of the Joint Local Development Plan, the policy supports housing to meet the plan's strategy through suitable unallocated sites within the development boundary providing it complies with other other policies of the Joint Local Development Plan. The application site is within the development boundary of Valley.

Policy TAI15 seeks an appropriate provision of affordable housing. The threshold for providing an element of affordable housing in Valley is 2 or more units. Since the proposed development proposes an increase of 3 units, providing 1 affordable dwelling meets the threshold noted in Policy TAI15 for making an affordable housing contribution.

Policy TAI 8 Appropriate Housing Mix and the Supplementary Planning Guidance on Affordable Housing 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 proposal would provide 2 x three-bedroom semi-detached dwellings and 2 x three-bedroom detached dwellings. The Housing Department has confirmed that they are satisfied with the housing mix proposed.

Education Contribution

Policy ISA 1 of the Joint Local Development Plan needs to consider whether a financial contribution is required to enable the development. The Education Department has confirmed that there is no requirement to provide an education contribution in this instance.

Flood Zone

The application site is within the C2 flood zone and therefore the Technical Advice Note (TAN) 15 'Development and Flood Risk' is applicable as well as Policy PCYFF2 of the Joint Local Development Plan.

The tests of TAN 15:

Paragraph 6.2 of TAN 15 states new development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted.

Highly vulnerable development is classed as being: all residential premises (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites.

This application is for the demolition of an existing dwelling together with the erection of 4 number residential dwellings, therefore it is classed as highly vulnerable development which cannot be supported.

A Flood Risk Assessment has not been provided with this planning application.

The application site lies entirely within zone C2. Residential Development within a C2 flood zone is classed as highly vulnerable development which cannot be supported under the provisions of TAN 15.

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

Effect on amenities of surrounding properties

The Layout of the site is also a consideration of the Outline application. It is considered that the layout is contrary to the advice contained within the Supplementary Planning Guidance, Urban and Rural Environment. The dwellings would fail to comply with the required distances as noted in the SPG.

A ground floor main window of a dwelling to the boundary of the site should achieve a distance of 10.5 metres. Both dwellings to the rear of the site is sited within 2.9m of the boundary.

A side elevation of a dwelling to the boundary should achieve a distance of 2.5m; however, the dwelling in the front of the site is located within 1.1m of the boundary.

It is therefore considered that 3 of the 4 dwellings fail to comply with the required distances of the SPG and is therefore contrary to the provision of Policy PCYFF2 which seeks to protect the amenity of occupiers of local residences, and other land and property uses.

Ecology and Biodiversity

An Evening Emergence Survey was carried out by Enfys ecology. There was no evidence of bats using the building. The Environmental and Ecological Advisor has requested that the plans are amended to include the model, make and number of the bat and bird boxes. The agents are in the process of amending the plans. Any external lighting should be low-impact lighting features and a condition should be imposed to agree any outdoor lighting.

The Environmental Wales Act (2016) seeks to maintain and enhance biodiversity. The proposal risk leads to overall biodiversity loss at the site; although the required bird and bat boxes will go some way towards addressing this matter. More planting will be required in view of the duty and Welsh Government guidance and this could be a condition should the application be permitted.

Conclusion

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

In accordance with TAN 15, the development category is regarded as a highly vulnerable development which cannot be permitted within zone C2. The application is therefore contrary to TAN 15 and Policy PCYFF2 of the Joint Local Development Plan.

The location of the dwellings as shown on the layout plan submitted with the planning application fails to comply with distances of the SPG.

Recommendation

(01) The application is for a residential development located within zone C2, as defined by the Development Advice Maps referred to under Technical Advice Note 15 'Development and Flood Risk' (July 2004). The proposal is therefore contrary to Policy PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan and Technical Advice Note 15 – Development and Flood Risk (July 2004).

(02) The proposed dwellings would be located too close to the boundary of the application site contrary to Policy PCYFF2 of the Anglesey and Gwynedd Joint Local Development Plan (2017) and would fail to comply with the required distances set out in the Supplementary Planning Guidance: Design in the Urban and Rural Built Environment (2008)

Application Reference: FPL/2019/253

Applicant: Mr Paul Wharmby

Description: Cais llawn ar gyfer trosi adeiladau allanol i ddau uned gwyliau sydd yn cynnwys addasu ag ehangu ynghyd a gosod paced trin carthffosiaeth yn / Full application for the conversion of outbuildings into two holiday units which includes alterations and extensions together with the installation of a package treatment plant at

Site Address: Penfor, Porth Swtan / Church Bay



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

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

Proposal and Site

The planning application relates to two grade II listed buildings comprising the former Melin Drylliau windmill and the adjacent Granary and stable range. These listed buildings are constructed of stone and are considered to be in a poor condition, the slate roof of the granary in particular is open to the elements such that the interior of the building was exposed and there is clear evidence of timber decay. The listed buildings are located within the curtilage of an existing residential dwelling known as Penfor. The property is located in a group of dwellings located in a countryside location at Church Bay. Access to the development is via an unclassified tarmacked road which terminates and then becomes an unsurfaced

road for over a 100 metres which serves a number of properties including that subject to this planning application. At the point that the road becomes unsurfaced a Public Right Of Way "PROW" starts then follows the unsurfaced road to its end at which point it separates into two PROW.

There are existing residential properties to the north and north east of the application site. The gable end of the granary building directly abuts the residential curtilage of the residential property to the north.

The planning application is made to change the use of the listed buildings to self-serviced holiday use which could be operated as a group or sold off individually. As part of the conversion proposals a cap would be constructed at the top of the windmill and a single storey contemporary type extension elevated with a stone plinth above the existing ground level. Accommodation would be provided at 5 levels comprising a three bedroom holiday unit and associated living facilities. The granary would be converted into a four bedroom holiday unit with associated living facilities. A single storey extension would be provided at the side of the granary which would replace a wooden/asbestos sheet structure which is currently present. As part of the proposal a former window on the gable of the granary would be reinstated and glazed with a frosted glazed panel.

Indicative details have been provided of foul and surface water drainage arrangements. These illustrate that foul drainage will be disposed of via a treatment plant into a raised drainage mound. Surface water drainage will be pumped into a similar raised drainage mound.

Concerns were expressed by consultees in respect of the extent of the glazing proposed at the top of the windmill and the consequent effects in terms of light emission and the impact on dark skies. Amended plans were submitted reducing the extent of the glazing such that roughly half of the windmill cap was glazed with non-glazed panels.

Key Issues

- Principle of Development
- Listed Building Considerations
- AONB Considerations
- Highway Considerations

Policies

Joint Local Development Plan

Joint Local Development Plan "JLDP"

TRA 2: Parking Standards

PS 5: Sustainable Development

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

PCYFF 1: Development Criteria

PCYFF 2: Development Criteria

PCYFF 3: Design and Landscaping

PCYFF 4: Design and Landscaping

TWR 2: Holiday Accommodation

PS 20: Preserving and Where Appropriate Enhancing Heritage Assets

AMG 1: Area of Outstanding Natural Beauty Management Plans

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

AMG 5: Local Biodiversity Conservation

Technical Advice Note 5 (Wales) Nature Conservation & Planning (2009)

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

Technical Advice Note 18 (Wales) Transport

Technical Advice Note 23: Economic Development (February 2014) "TAN 23",
Technical Advice Note (TAN) 24: The Historic Environment (2017) "TAN 24"
Isle of Anglesey Council Supplementary Planning Guidance Design Guide For The Urban & Rural Environment (2008) "SPG Design Guide"
Supplementary Planning Guidance Holiday Accommodation (2007)
Draft Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2019)
Isle of Anglesey Parking Standards (2008)

Isle of Anglesey Council AONB Management Plan 2015 -2020

Response to Consultation and Publicity

Cynghorydd John Griffith: No observations received.

Cynghorydd Kenneth P. Hughes: Called the planning application to the planning committee on the following grounds:

- Local concerns regarding the condition of the road to the application site.
- Overlooking.

Cynghorydd Llinos Medi Huws: No observations received.

Cyngor Cymuned Cylch-y-Garn Community Council: Councillors are very supportive of the planning application and are glad that the windmill will be reconstructed. Whilst this is occurring it was considered that this was a fantastic opportunity to extend the tarmac along the public highway from where it currently ends to the entrance of the windmill so as to mitigate the disturbance that will occur for local residents in the in construction of the development.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: Main policy considerations in relation to policy TWR 2, listed building considerations and the AONB are described.

Ymgynghorydd Treftadaeth / Heritage Advisor: Both listed buildings are considered to be in a poor state of repair as highlighted in the structural report and in the Heritage Adviser's opinion are in increasingly urgent need of repair to prevent further deterioration and probable eventual collapse that would result in the loss of important historic buildings. From a listed building perspective it was confirmed that the proposal were acceptable and that the scale, form, height and layout of the proposed single storey extension to the mill is respectful of the mill structure. The proposed contemporary design and materials are deemed to be honest and transparent and would allow a clear distinction between the old and new. The Heritage Adviser had concerns in relation to the proposed design of the mill cap, lack of clarity regarding the proposed windows and the lack of detailed drawings in relation to the tie in of the extension to the mill.

Following the submission of amended plans the Heritage Adviser advised as follows:

Windmill - The structural report has highlighted that the roofless mill tower has significant structural defects that need to be addressed. The proposed conversion to holiday accommodation and associated alterations are deemed to be critical, in safeguarding the building's long term future. The proposals utilise all existing openings with no new openings created. No original windows remain or evidence of their form. Consequently, the proposed anthracite grey metal sash windows are deemed to be acceptable. The current roofless tower will be capped by a glazed and opaque viewing gallery, that will reduce light pollution and overlooking concerns, and a segmented conical anthracite grey metal roof, that although is of modern materials, replicates a traditional form of a mill tower roof. The design of the proposed relatively small single-storey contemporary extension to side is clearly subservient to the mill tower and will allow the mill to continue to dominate the landscape. The high quality contemporary design allows the historic fabric to be clearly distinguishable from the new and would not, in my opinion, be detrimental to the character and appearance of the listed building.

Granary - The existing roof of the granary building is in a poor and deteriorating condition. The proposed re-roofing, of principal roof in natural slate and side extension in metal sheeting, is critical in safeguarding the building's future. It is considered that the proposals have been well considered and justified. The

proposed traditional style windows and doors to principal granary building are sympathetic to the character of the listed building. The proposed contemporary materials to frontage and roof of later lean-to building, that is currently roofed with inappropriate corrugated cement sheets, would not in my opinion be detrimental to the character of the listed building. The existing modest detached outbuilding proposed to be demolished is not considered to be of significant historic or architectural interest and its demolition is supported.

Swydddog Cefn Gwlad a AHNE / Countryside and AONB Officer: No observations received.

Ymgynghorydd Tirwedd / Landscape Advisor: The Landscape comments from NRW cover considerations with regard to AMG 1: AONB Management Plans. The AONB special quality of interest in this location is the Built Environment and Peace and Tranquillity. With regard to the former, internal conservation (Heritage) comments are relevant and further plans are awaited to address comments. With regard to the latter, NRW comments 26.11.19 indicate that previous comments with regard to Peace and Tranquillity (dark sky considerations) have been addressed through the potential reduction of light emitting from the windmill.

Ecological and Environmental Adviser: Based on the submitted ecological report is content with the proposal on the basis of the findings in relation to bats and birds. It is noted that choughs were found to be using the mill tower for roosting and whilst there is no reason to doubt the conclusion of no negative impact of chough, in light of presence of the Special Protection Area designated habitat elsewhere locally (Glannau Ynys Gybi SPA) it is advised that NRW be given opportunity to comment to ensure there are no potential issues in relation to this, or any other protected species matters. Planning conditions are recommended to be attached in relation to biosecurity measures and reptile protection in the relation of a dry stone wall.

Priffyrdd a Trafnidiaeth / Highways and Transportation: Although it is clear that the existing use is low and the proposed use will likely also be low, the proposed use will generate a significant increase to the existing. It is considered that there will be a material increase in traffic along the unclassified highway to the T junction with the classified highway leading to Porth Swtan. The applicant has been requested to demonstrate that the existing highway network in the immediate vicinity can accommodate the development. If the T junction has substandard visibility in terms of national guidance then it is recommended that a speed survey is undertaken to find out what the speed of traffic is there will then be evidence at hand as to what the actual vision splay should be. Confirmed that the Highway Service were content to condition car parking and a requirement for a Travel Plan.

GCAG / GAPS: Initially expressed concerns regarding some of the design features namely the openings of the windmill as well as the cap on top of it notably in terms of the amount of glazing proposed, but are now content with the amended plans. As the proposed development will also result in the partial loss of original fabric, fixtures and fittings as well as the potential for disturbing sub-surface material of a historical agricultural structure a planning condition is recommended requiring a photographic record of the building and an archaeological mitigation scheme in order to assess the potential remains that survive below ground level.

Draenio Gwynedd / Gwynedd Drainage: An informative is recommended as regard the requirement for the approval of a Sustainable Drainage System under separate legislative requirements by the SuDs Approval Body.

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections as follows:

Area of Outstanding Natural Beauty – The proposed alterations to the existing buildings would retain the disused windmill's distinctive form and character there are therefore no concerns with regards to the daytime effects on the character of the AONB. The amended plans which utilise non-glazed panels amongst the glazing at a ratio of 2:1 addresses previous concerns on lighting requirements and will help conserve AONB dark skies.

European Protected Species – Base on the ecological report submitted with the application which indicates that no bats are present on the application site NRW consider that the development is a lower risk for bats is also not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Where the Report makes reference to choughs using the mill tower for roosting (Para.5.2), Para. 7.3 it is stated that no negative impact on choughs is anticipated as the species is not nesting in the mill and there

are other well documented roosting locations in the Church Bay area. NRW concur with this statement and anticipate no negative impact on Glannau Ynys Gybi SPA as a result of the proposals.

Standard advice regarding permitting requirements in relation to the septic tank are provided.

Joint Planning Policy Unit "JPPU": Main planning policy considerations in relation to the AONB, Listed Buildings and the conversion of existing buildings to holiday accommodation are provided. No further observations but would bring to your attention that the SPG Holiday Accommodation was adopted in September 2019.

Public Rights of Way: No comment.

The planning application has been publicised by way of a site notice and adjacent properties have been notified by letter. The notification period for the amended plans expired on 13.01.20. Four objections have been received on the following grounds:

- The impact of increased traffic (during construction and operation) along the single track poorly maintained road on occupants of other properties served by the access. Contended that the access is unsuitable for these purposes. Also conflict with agricultural traffic is referred to.
- Impact of the development on neighbours in terms of noise and general disturbance.
- The glazed panel would unacceptably overlook the property to the north. Textured or patterned glass would mitigate the impact.
- Church Bay is already well served by existing holiday accommodation which leads to congested roads/car parking problems and the development is not required.
- Two of the properties present including the existing residential property on the application are already rented for holiday purposes and it is contended that they are not well maintained, will add to the number of cars present.
- The temporary use for holiday purposes weakens local community and impact on the character of the area and the quality of life of residents in this rural area.
- Existing houses are not connected to the public sewer as part of any planning permission granted they should be.
- Statutory provisions in relation to listed buildings are described and it is stated that granting planning permission for the proposed development would not comply with these.

Relevant Planning History

LBC/2019/33 Listed Building Consent for the conversion of outbuilding into holiday accommodation at the existing granary Recommendation made to grant listed building consent 10.01.20.

LBC/2019/33 Listed Building Consent for the conversion of outbuilding into holiday accommodation at the existing mill Recommendation made to grant listed building consent 10.01.20.

Main Planning Considerations

Principle of Development - Policy PS 14 supports appropriately scaled new tourist provision in the countryside where this involves the reuse of existing buildings or as part of farm diversification.

Policy TWR 2: (Holiday accommodation) permits the conversion of existing buildings into holiday accommodation provided that they are high quality in terms of design, layout and appearance and provided that the material criteria listed i. to v. are met. There are also national planning policies material in assessing the acceptability of converting existing buildings in the countryside and these are assessed below.

The buildings subject to this application are listed and a detailed assessment of the merits of the design is provided in the comments of the council's Heritage Adviser who is supportive of the proposals. On this basis the proposed development is considered to attain policy TWR 2's requirements of being high quality

in terms of design, layout and appearance. Material considerations in relation to listed buildings in the relevant section of the report below.

In terms of the existing building TAN 23, SPG Design Guide requires that the existing building is suitable for conversion without extensive alteration, rebuilding or extension. The Structural Report concludes that building is suitable for conversion subject to the recommendations made. On the basis of these details the existing building is considered suitable for conversion and the extent of the rebuilding and extensions is considered to accord with the aforementioned policies.

Criterion ii of TWR 2 requires that the proposed development is appropriate in scale considering the site, location and or settlement in question. The application site is located in a group of dwellings which is located in the countryside under the provisions of policy PCYFF 1 of the JLDP. The application site is also located some distance from the nearest settlements at Rhydwyn and Llanfaethlu and limited bus services are available from Church Bay. In addition due to the distances to the nearest settlements and limited width of the road and lack of pavements, it is likely that occupants of the development would be reliant on private cars. It is acknowledged, however, that there are some facilities in Church Bay being a public house, restaurant and café. Having regard to the provisions of strategic policy PS 5 and PS 6 and the thrust of national planning policies the proposed development, however, due to the application site being located in the countryside, away from local infrastructure with access to facilities/services and a reliance on private motor vehicles this would weigh against the development being applied for. A travel plan could be required by way of a planning condition and could mitigate these impacts to a certain degree.

Criterion v. requires that the development does not lead to an over-concentration of such accommodation within the area. The supporting text of the policy at paragraph 6.3.67 explains that an oversupply in an area could mean that applicants may not receive expected returns and on this basis a business plan needs to be submitted under this policy to enable the LPA to assess the robustness of the scheme. The council's JPPU have assessed the business plan submitted with this planning application as acceptable under the provisions of this policy.

Criterion iv. requires that the proposed is not sited within a primarily residential area or does not significantly harm the residential character of the area. The application site is located in a small group of residential dwellings surrounded by agricultural land. It is a moot point as to whether the application site can be regarded as being within in a residential area under the provisions of the criterion. The second point of the criterion requires that proposed development does not significantly harm the residential character of the area and the indication in the objections received is that the impact of traffic along the unclassified road, the impact on neighbours in terms of noise and disturbance and impact on the general community will impact on the residential amenity of occupants of adjacent dwellings. Objections have been received on the basis that a reinstated window at first floor level on the gable which directly abuts the residential curtilage of the property to the north will also result in unacceptable overlooking.

Taking all of the above considerations into account it is clear that one of primary concerns is the impact of constructions traffic. The details submitted with the planning application indicate that it is estimated that the duration of the project build will be 12 months each and that this could occur simultaneously. Whilst the comments of the council's Highway Sections are awaited at the time of writing it is anticipated that a Construction Traffic Management Plan CTMP would mitigate the impacts of construction traffic movements along the unclassified road and the public right of way to the application site. Whilst Construction Environmental Management Plan would normally be used in larger developments given the close proximity of adjacent properties, the fact that there is an unsurfaced private road for over a 100 metres which serves a number of properties between the public highway and the development which is also a PROW a requirement for a CEMP by way of a planning condition is considered to meet circular tests in this instance.

In the operational phase of the development the use of the listed buildings for holiday purposes is likely to result in vehicle movements and parking pressures of the type described in the objections. These impacts are likely to be limited by the fact that two units of 3 and 4 bedrooms are being applied for and the existing residential property at Penfor has a large curtilage which means that it can accommodate parking

and provide adequate amenity area for activities in connection with the units. The use of non-glazed panels on the windmill cap and a fixed glazed panel on the gable end of the granary would mitigate overlooking impacts to an acceptable degree a planning condition has been recommended on these matters.

In accord with criterion v. of TWR 2 a business plan has been submitted with the planning application which has been assessed as acceptable such that it is not considered that the proposed development will lead to an over concentration of holiday development in the area.

Listed Building Considerations – In planning policy terms PPW explains that there is a general presumption in favour of the preservation of a listed building and its setting further that in any development affecting a listed buildings or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special or architectural or historic interest which it possesses.

The council's Heritage Adviser explains that both listed buildings are considered to be in a poor state of repair as highlighted in the structural report and are in increasingly urgent need of repair to prevent further deterioration and probable eventual collapse that would result in the loss of important historic buildings. In addition the Heritage Adviser is supportive of the proposals on both buildings the basis that they are considered to be high quality, sympathetic and on the basis that they would enhance the listed buildings. Given the policy and statutory considerations described this is a significant material consideration which weighs in favour of the proposed development.

AONB Considerations - The application site is located in an elevated position with the the AONB. The application site is prominent in views from the public footpath which runs along the unsurfaced road to the north of the application and the leg of the footpath which is situated in the agricultural field to the south east of the application site.

Being within the AONB, policies require that the proposed development will conserve or enhance the AONB. Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan. The Countryside and Rights of Way Act 2000 requires that the council have regard to the purpose of conserving and enhancing the natural beauty of AONBs when performing their functions. The Isle of Anglesey Council AONB Management Plan includes policy CCC 3.2 which states that new developments will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the special qualities and features of the AONB.

The comments of the council's Landscape Adviser and NRW who are the statutory consultee also consider the special qualities of the area and other relevant provisions in the AONB Mangement Plan 2015-2020. NRW's initial concerns about the design of the mill cap and the impact on dark skies have been resolved by the amended plans incorporating non-glazed panels. Having regard to the comments of the council's Landscape Adviser and the Heritage Adviser it is considered that bringing these historical listed buildings into a beneficial use and enhancing them would also enhance this part of the AONB. Again having regard to the policy and statutory provisions described in relation to the AONB this is considered to be a significant material consideration.

To mitigate the impacts of the development on the AONB and having regard to the provisions of PCYFF 4 a means of enclosure and landscaping condition has been recommended to screen views of the curtilage of the development which will likely be more intensively used for car parking and possibly general activity. A landscaping scheme will also serve to provide an ecological enhancement having regard to the council's duties under the Environment Act Wales. Conditions have also been recommended requiring full details of all external lighting required in connection with the proposed development to mitigate impacts on the AONB and dark skies.

Highway Considerations The council's Highways Section have indicated that there will be a material increase in traffic at the T junction of the unclassified/classified road as described in their consultation response. The applicant has been requested to demonstrate that the existing highway network in the

immediate vicinity can accommodate the development, discussions are ongoing and an update will be provided at the planning committee. The Highways Section have already confirmed that the parking arrangements are satisfactory and they a content for a travel plan to be subject to a planning condition.

Other Considerations Both NRW and the council's EEA are content based on the submitted ecological report that there will not be an unacceptable impact on protected species such as bats. The ecological report acknowledged that Choughs roost on the windmill but given that there are other locations in Church Bay used for roosting NRW do not anticipate a negative impact on Glannau Ynys Gybi SPA as a result of the proposals and on this basis can be deemed to be screened out for the purposes of the Habitat Regulations (2017, as amended) by the council as the competent authority.

Indicative details are provided of the proposed foul and surface water drainage arrangements. Building Control approval will be required for both foul and surface water drainage. In addition approval of the surface water drainage system will be required from the council as the SuDs Approval Body "SAB".

Conclusion

The proposal is considered to comprise high quality development under the provisions of policy TWR 2 and for the most part compliant with the material criteria of this policy. The report acknowledges that occupants of the development are likely to be reliant on private motor vehicles and that there will be some impacts on the amenities of occupants of adjacent properties but that this can be mitigated with planning conditions. Significant positive weight has been attributed to the development based on the fact that it is considered that it will enhance these historical listed buildings and this part of the AONB. The planning application is thus recommended for approval but the comments of the council's Highway Section are awaited at the time of writing.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contributes towards a more resilient Wales.

Recommendation

That subject to the receipt of comments from the council's Highways Section that planning permission is approved subject to the following conditions:

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

Reason To comply with the requirements of 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 tabled 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 25/09/2019 (Groundsure)
Existing Site Plan CH-846-05/17-SU01
Existing Elevations 02 CH-846-05/17-SU06
Existing Mill Section & Elevation CH-846-05/17-SU07
Windmill Ext Levels 01 CH-846-05/17-SU08
Windmill Ext Levels CH-846-05/17-SU09
Proposed Site Plan CH-846-PL001
Proposed Floor Plans - Mill CH-846-PL201
Proposed Floor Plans - Mill CH-846-PL202
Proposed Elevations - Mill CH-846-PL203A
Proposed Elevations and Sections - Mill CH-846-PL204
Window Detail CH-846-PL206

Window Detail Windmill Turret CH-846-PL208
Door Detail CH-846-PL209
Window and Door Schedule CH-846-PL210
Existing Ground Floor Plan CH-846-05/17-SU02
Existing First Floor Plan CH-846-05/17-SU03
Existing Sections CH-846-05/17-SU04
Existing Elevations 01 CH-846-05/17-SU05
Proposed Floor Plans - Granary CH-846-PL101B
Proposed Elevations - Granary CH-846-PL102
Proposed Section - Granary CH-846-PL103
Wall Abutment Detail CH-846-PL207
Drainage Scheme / Datrys 19097
Structural Report / Datrys 19097/E/01
Heritage Impact Statement (Amended 6.1.2020) / Jeff St Paul
Building Conversion Bat, Protected Species & Habitat Surveys Cambrian Ecology Ltd (10 September 2018)

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

(03) The holiday unit(s) shall be occupied for holiday purposes only; the holiday unit(s) shall not be occupied as a person's sole, or main place of residence; the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the holiday unit(s), and their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: To define the scope of this permission and ensure that inappropriate uses do not take place in the locality.

(04) No development shall take place until full specifications of all internal, external finishes and hard landscaped areas (which shall include trade descriptions, materials and colours as appropriate) have been submitted to and approved in writing by the Local Planning Authority. The details so approved under the provisions of this condition shall be used in the implementation of the development hereby approved.

Reason: To ensure that the development conserves the Area of Outstanding Natural Beauty and to safeguard the setting of the listed buildings.

(05) Notwithstanding the plans hereby approved no development shall commence until full details and specifications of the following have been submitted to and approved in writing by the Local Planning Authority "Approved Details":

1. Non-glazed infill panels to be installed on the windmill cap including their positions so as to prevent overlooking of adjacent residential properties (currently shown as being shaded on drawing CH-846-PL203A).
2. A non-opening and obscure glazed panel at first floor in northern elevation of the granary (denoted as Existing blocked up opening re-instated as frosted glazing on drawing number CH-846-PL102).

The windmill shall not be occupied for the purposes hereby approved until the Approved Details under the provisions of condition (05) 2. have been installed and completed and these Approved Details shall thereafter be maintained and retained for the lifetime of the use of this building for the purposes hereby approved.

The granary shall not be occupied for the purposes hereby approved until the Approved Details under the provisions of condition (05) 2. have been installed and completed and these Approved Details shall thereafter be maintained and retained for the lifetime of the use of this building for the purposes hereby approved.

Reason To safeguard the residential amenities of adjacent residential properties and conserve the Area of Outstanding Natural Beauty.

(06) Notwithstanding the plans hereby approved no development shall commence until full details of a scheme indicating all the proposed means of enclosure which shall include the use of hedging and landscaping have been submitted to and approved in writing by the Local Planning Authority. The details so approved under the provisions of this condition shall be used in the implementation of the development hereby approved.

Reason: To ensure that the development conserves the Area of Outstanding Natural Beauty and safeguards the setting of the listed building.

(07) No development shall take place until a scheme of landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented not later than the first planting season after the occupation of the buildings or the completion of the development, whichever is the sooner.

Reason: In the interests of the amenities of the area, to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty, safeguards the setting of the listed buildings and secures an ecological enhancement.

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

Reason: In the interests of the amenities of the area, to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty, safeguards the setting of the listed buildings and secures an ecological enhancement.

(09) No development shall take place until full specifications of all external lighting required in connection with the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted under the provisions of this condition shall include detailed report(s) on any light spillage (lux levels) onto any surrounding land and properties, times of operation, measures to reduce energy consumption and light pollution. The details approved under this condition shall be implemented in full and adhered to and there shall be no other lighting in connection with the development hereby approved.

Reason: To ensure that the development conserves the Area of Outstanding Natural Beauty and safeguard the listed buildings and their settings.

(10) The development hereby approved shall not commence until a photographic survey of the building(s) has been undertaken in accordance with the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings, and the survey thereafter submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an adequate record is made of all historic structures affected by the proposals and that the record is held within the public domain for future reference and research.

(11) a) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

11 b) A detailed report on the archaeological work, as required by condition 11 a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons: i) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

ii) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(12) The developments hereby approved shall not be occupied until:

i. A written Travel Plan has been submitted to and approved in writing by the Local Planning Authority. "Approved Travel Plan"

ii. The "Approved Travel Plan" shall include at the very least the following matters:

1. Provision(s) for encouraging the use of public of public transport, walking and cycling and a reduction in single occupancy private car usage.

2. A Timetable for the implementation of its Provision(s).

iii. The windmill shall not be occupied for the purposes hereby approved prior to the implementation of the Approved Travel Plan or prior to such parts of it as are intended to be implemented prior to the occupation of this part of the development. Otherwise, the approved Travel Plan shall be implemented in accordance with the Timetable for implementing its Provision(s).

iv. The granary shall not be occupied for the purposes hereby approved prior to the implementation of the Approved Travel Plan or prior to such parts of it as are intended to be implemented prior to the occupation of this part of the development. Otherwise, the approved Travel Plan shall be implemented in accordance with the Timetable for implementing its Provision(s).

v. Those Provision(s) of the Approved Travel Plan envisaged to remain in force during the use of the developments hereby approved shall so remain in full force and effect for so long as the developments hereby approved remain in use.

Reason To reduce the reliance of the developments on private motor vehicles.

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: TRA 2, PS 5, PS 6, PCYFF 1, PCYFF 2, PYFF 3, PCYFF 4, TWR 2, PS 20, AMG 1, AMG 3, AMG 5.

Cyngor

Rhyddhawyd caniatâd cynllunio ar yr amod bod yr adeilad yn cael ei addasu yn unol â'r gwaith y manylir arno yn yr arolwg strwythurol a'r cynlluniau a gyflwynwyd. Petai angen dymchwel unrhyw waliau allanol neu fewnol, a hynny heb ei gymeradwyo yn y manylion a gyflwynwyd, fe'ch cynghorir i gysylltu gyda'r Adran Rheoli Datblygu ar unwaith oherwydd gall hyn annilysu'r caniatâd cynllunio.

Informatives

Planning permission has been granted on the basis of the building being converted in accord with the works specified in the submitted structural survey and plans. Should any external or internal wall be demolished, and was not been approved in the submitted details you are advised to contact the Development Management Section immediately as this may invalidate the planning permission.

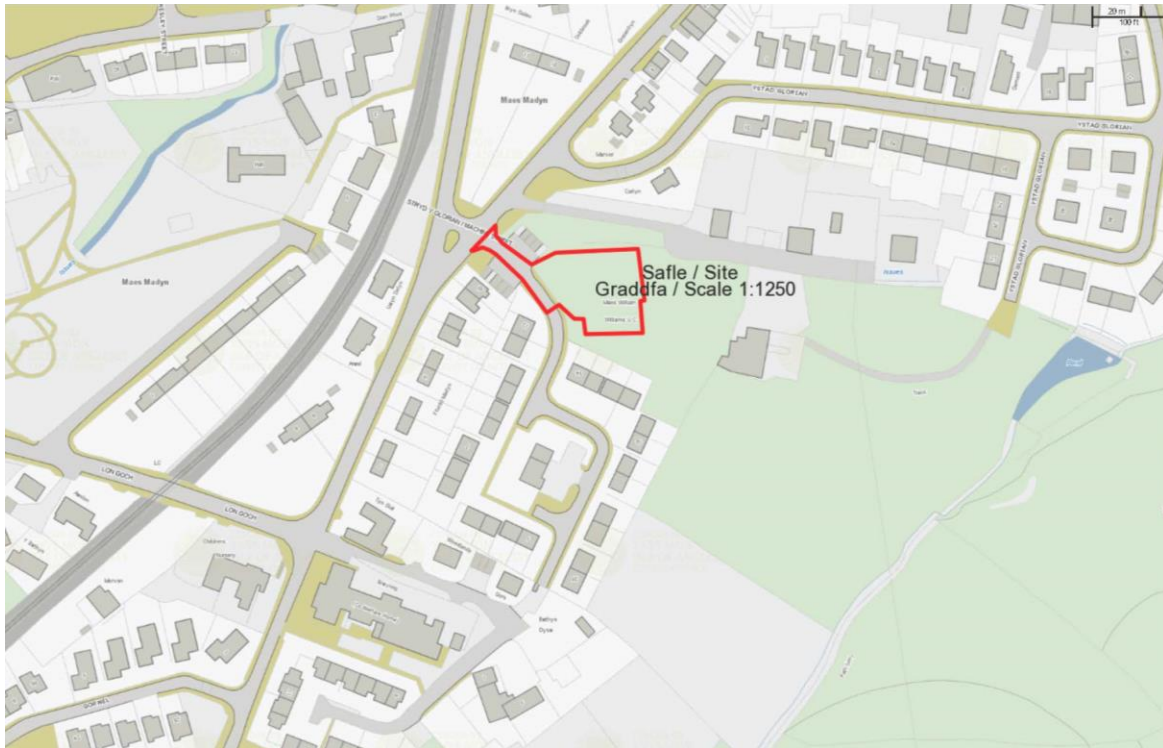
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/275

Applicant: Pennaeth Gwasanaeth (Tai) Head of Service (Tai)

Description: Cais llawn ar gyfer codi 4 annedd newydd ynghyd a creu mynedfa i gerbydau ar dir ger / Full application for the erection of 4 new dwellings together with the construction of a vehicular access on land adj to

Site Address: 14 Maes William Williams, Amlwch



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The application has been submitted by the Local Authority on Council owned land.

Proposal and Site

The application is submitted for the erection of 4 new dwellings together with the construction of a vehicular access on land adjacent to 14 Maes William Williams, Amlwch.

The land is currently vacant and mainly consists of rough scrubland. The proposed development comprises of single storey dwellings consisting of two block of two dwellings. All dwelling are provided with designated parking spaces and private amenity spaces. The proposed access to the application site is from the existing estate road to the west.

Residential properties are located to the north, east and south of the site whilst garages are located to the west.

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 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 1: Housing in Sub-Regional Centre & Urban Service Centres
- Policy TAI 15: Affordable Housing Threshold & Distribution
- Policy TAI 8: Appropriate Housing Mix
- Policy ISA 1: Infrastructure Provision
- Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
- Strategic Policy PS 1: Welsh Language and Culture
- Strategic Policy PS 2: Infrastructure and Developer Contributions
- Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
- Strategic Policy PS 5: Sustainable Development
- Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
- Policy TRA 2: Parking Standards
- Policy TRA 4: Managing Transport Impacts

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	The site is within the Historic landscape Amlwch and Parys Mountain (JLDP Policy AT1). The proposal would have a neutral effect on the significance of the Historic Landscape.
Asiantaeth y Bibell Brydeinig / British Pipeline Agency	No Objection
Cynghorydd Richard Griffiths	No Response
Cynghorydd Aled Morris Jones	No Response
Cynghorydd Richard Owain Jones	No Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval

Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Dwr Cymru/Welsh Water	Conditional Approval
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.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments within the main core of the report
Pennaeth Gwasanaethau Tai / Head of Housing Services	Supportive of the proposed development
Gwasanaeth Addysg / Education Service	No contribution required
Cyngor Tref Amlwch Cyngor Tref Amlwch	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 08/01/2020. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

None

Main Planning Considerations

In the JLDP Amlwch is identified as an Urban Service Centre under Policy TAI 1 (Housing in Local Service Centres). 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.

The proposed site is located within the development boundary as defined in the JLDP. It is important to consider the principle of the development against Policy PCYFF 1 ('Development Boundaries'), Policy TAI 1 ('Housing in Sub-regional Centre and Urban Service Centres'), and Policy TAI 15 ('Affordable Housing Threshold and Distribution').

Housing considerations

The indicative provision for Amlwch over the Plan period is 533 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 28 units have been completed in Amlwch. The total land bank (windfall and allocated sites), i.e. sites with extant planning permission, in April 2018, was 73. This means that at present there is capacity within the indicative supply for the settlement of Amlwch.

Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable houses in the plan's area. The threshold is two or more housing units in Amlwch. Since the proposed development proposes an increase of 4 units, this meets with the threshold noted in Policy TAI 15 for making an affordable housing contribution. One of the dwellings will be allocated as an affordable dwelling.

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 proposed development entails two 1 bedroom units and two 2 bedroom units. The Housing Service has assessed the application and confirmed there is a demand for one and two bedroom bungalows in Amlwch. The Housing Mix (2018) Supplementary Planning (SPG) notes that there is little choice in many parts of the Plan area for older people who want to move from houses that are too large for their needs and are expensive to live in and maintain. Housing Services therefore notes that the proposed bungalows will contribute towards providing more choice for older people.

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

Heritage:

The site is located within the Amlwch and Parys Mountain Landscape of Outstanding Historic Interest. Therefore, the proposal should be considered against Policy AT1 ('Conservation Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens') of the JLDP. The Built Environment Section have been consulted regarding the application and concluded that the proposed development would have a neutral effect on the significance of the Historic Landscape.

Character of the area:

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

The development is located within the town of Amlwch and adjoining the Maes William Williams Estate. Within this context, achieving the correct design and appearance is important and it is noted that a mixture of development are located within the vicinity. These include a mixture of single and two storey dwelling of various designs.

As previously noted, the proposed development will essentially form part of the Maes William Williams estate which comprises of single storey dwellinghouses. It is therefore considered that the proposed development will not harm the character of the area to warrant refusal of the application.

Effect upon the amenities of neighbouring properties:

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

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties. Although residential properties are located to the north, east and south part of the application site, no residential dwelling is located within the immediate vicinity. The distance away from neighbouring properties complies with the guidance contained within the Supplementary Planning

Guidance (Design for the Urban and Rural Environment). It is therefore not considered that the proposal will unacceptably affect the amenities of any adjacent properties.

Local Highways Authority:

The Local Highways Authority have assessed the application and are satisfied with the proposed development subject to conditions.

Other matters:

Consultees including 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 Amlwch. Given due consideration to distances between existing properties and the character of the area, the proposal is considered acceptable subject to conditions and will not detrimental harm the amenities currently enjoyed by the occupants of the surrounding properties or future occupiers to such a degree as to warrant refusal of the application.

Recommendation

(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 - 2554:18:1a
- Proposed Site Plan - 2554:18:3c
- Proposed Floor Plans and Elevations 2 Bedroom- 2554:18:5
- Proposed Surface and Foul Water Drainage Design - 6870/DR/100
- General Arrangement of Vehicle Tracking Ingress and Egress of Refuse Vehicle to Propose Estate - 6870/GA/001
- General Arrangement of Highway Constriction - 6870/GA/001
- Proposed Floor Plans and Elevations 1 Bedroom- 2554:18:5

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

(03) 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 the occupation of the building(s). 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

(04) 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.

(05) The proposed development shall be carried out in accordance with the Cambiran Ecology LTD Extended Phase 1 Habitat Survey.

Reason: In the interest of protected species

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

Reason: In the interest of residential amenity

(07) The access shall be laid out and constructed strictly in accordance with the submitted plan before any of the dwellings are occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

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

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

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

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

(10) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any of the dwellings are occupied.

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

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

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

(12) 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.

(13) 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.

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/2019/278

Applicant: Pennaeth Gwasanaeth (Tai) Head of Service (Tai)

Description: Cais llawn ar gyfer dymchwel adeiladau ysgol presennol a codi 8 annedd ynghyd a creu mynedfa i gerbydau ar dir yn / Full application for the demolition of existing primary school buildings in addition to the erection of 8 dwellings together with the construction of a vehicular access on land at

Site Address: Llanfachraeth Primary School, Caergybi / Holyhead



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The Isle of Anglesey County Council are the applicant and the landowner.

Proposal and Site

The application site comprises a disused former school building which has now been replaced by a larger school at Ysgol Rhyd Y Llan. The former school and its grounds are located in a group of properties forming the northern part of the settlement of Llanfachraeth. There is an existing stone wall incorporating iron railings along the frontage of the application site with the A5025 thereafter to the west the land forms part of the Area of Outstanding Natural Beauty "AONB". To the north the application site is abutted by an existing residential property. There is a stream and existing trees along the eastern part of the application site. The northern and southern boundaries of the application site are bonded by existing hedgerow. The

application site is for the most part surrounded by agricultural land but there is an existing residential property to the north.

This is a full planning application for the demolition of the existing school building and the development of eight houses comprising four bungalows (2 1 bedroom and 2 2 bedroom) at the frontage of the development and four 2 bedroom houses are proposed at the rear of the development. A new access with the A5025 is proposed leading to an internal access road serving the rear of the bungalows and the frontage of two storey properties proposed at the rear.

Amended plans were submitted which introduced natural stone work on parts of the front elevation of the bungalows facing the A5025, changed the roof covering on the dwellings from tiles to slate and also detailed information in relation to external materials to be used in the development. In addition the amended plans illustrate the visibility splay available at the proposed vehicular access with the A5025 and the retention at a reduced height of 1 metre of the existing stone wall along the frontage of the application site with the A5025. Changes were also made to the internal road layout and pavements following the initial comments from the council's Highways section. In addition details of bird and bat boxes to be attached to the gables of the dwellings were shown on the plans.

Key Issues

- Principle of Residential Development
- Highway Safety Considerations
- Relationship of the Development with Surrounding Land Uses
- Residential Amenity

Policies

Joint Local Development Plan

Joint Local Development Plan "JLDP"

PS 1 – Welsh Language and Culture.
PS 2 – Infrastructure and Developer Contributions.
PS 4 – Sustainable Transport, Development and Accessibility.
PS 5 – Sustainable Development.
PS 6 – Alleviating and Adapting to the Effects of Climate Change.
PS 16 – Housing Provision.
PS 17 – Settlement Strategy.
ISA 2 – Community Facilities
TRA 2 – Parking Standards.
TRA 4 – Managing Transport Impacts.
PCYFF 1 – Development Boundaries.
PCYFF 2 – Development Criteria.
PCYFF 3 – Design and Place Shaping.
PCYFF 4 – Design and Landscaping.
TAI 4 – Housing in Local, Rural & Coastal Villages
TAI 8 – Appropriate Mix of Housing
PS19 Conserving and Where Appropriate Enhancing the Natural Environment
ISA 4 – Safeguarding Existing Open Space
AMG 1 - AONB Management Plans
AMG 3 - Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
AMG 5 - Local Biodiversity Conservation

Planning Policy Wales (Edition 10 December 2018)

Technical Advice Note (TAN) 12: Design (2016).
Technical Advice Note (TAN) 18: Transport (2007).
Technical Advice Note (TAN) 24: Historic Environment

SPG Parking Standards, 2008.
SPG Design in the Urban and Rural Built Environment, 2008 "SPG Design Guide"
Supplementary Planning Guidance Housing Mix (October 2018)

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

Response to Consultation and Publicity

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 Llanfachraeth Community Council: Initially confirmed that the community council were very unhappy with the planning application. When a meeting was held with the officer the building of bungalows for the elderly was discussed. It is considered that there is no need for 8 houses of this type in the village and this is the opportunity for 4 bungalows?

Priffyrdd a Trafnidiaeth / Highways and Transportation: In relation to the initially submitted plan indicated that the visibility splay at the vehicular access should be shown on the plan in accord with the requirements of Technical Advice Note 18 Transport. Detailed comments were also made on the internal layout of the highway which it was explained would mean that the road could not be adopted by the Highway Authority.

Gwasanaeth Addysg / Education Service: No requirement for a financial contribution.

Gwasanaeth Cynllunio Archaeolegol Gwynedd / Gwynedd Archaeological Planning Service:

Llanfachraeth primary school is present in a historic map regression starting from the 1st edition of the OS 1:2500 (1889) suggesting a construction date of sometime in the mid-to-late 19th century. The building retains much of its original exterior features and looks to be fairly well survived and on this basis a planning condition requiring a photographic survey is recommended.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: The ecological report found no evidence of bats. Advised that no demolition shall take place in the bird nesting season. The biodiversity bird nesting boxes forming part of the biodiversity enhancements should be added to the elevation plan and this was done on the amended plans submitted with the application. Also recommends that a soft planting scheme is required by way of a planning condition to ensure that there is no overall vegetation loss as part of the development. This advice is in view of the Council's duty under the Environment Wales Act (2016) to seek to maintain and enhance biodiversity, and in doing so promote the resilience of ecosystems, whilst carrying out its functions.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: The number of dwellings proposed will not exceed the indicative threshold set in the JLDP for the settlement and there is no need for a Welsh language statement but a record of how the Welsh language was taken into account in preparing the scheme will be required. Twenty percent of the units will need to comprise affordable housing which equates to 1.4 units. Policy and other considerations in relation to ensuring that the mix of the development are described and it is confirmed that this will be assessed by Housing Services. The JPPU have confirmed that the council's Property Services have confirmed that there is no public access to the former school playing field and that on this basis the re-development of the site would not lead to the loss of open space as defined within policy ISA 4.

Adain Dechnegol (Draenio) / Technical Section (Drainage): No observations at the time of writing.

Ymgynghorydd Tirwedd / Landscape Advisor: Acknowledged NRW comments that the proposed development will not affect the AONB and that the advice provided them relates to design and place shaping requirements under the provisions of policy PCYFF 3.

Cyfoeth Naturiol Cymru / Natural Resources Wales: Based on the ecological report submitted the proposed development represents a lower risk for bats and as such it is not considered that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. Additionally recommend the inclusion of bat and bird boxes and advise that bitumen felt is used as opposed to breathable membrane.

In landscape terms it is advised that the application site is opposite the Area of Outstanding Natural Beauty "AONB". Whilst this scheme is not likely to be an issue for the AONB it currently responds poorly to the rural character of the locality and what is distinctive about the existing settlement. The A525 has a pleasant rural character and outlook given the low-key scattered nature of rural roadside settlement, set in between fields. The presence of stone walls, hedgerows and mature trees add to the rural character. Much of the original local housing stock is late 19th - early 20th Century in origin. Some infill just to the north of the site is however less sympathetic with late 20th Century housing and more suburban characteristics. The school itself is a building of status – evident in its scale, visually interesting principle elevation, with a variety of roof profiles, building setbacks and spaces with trees, hedgerows and stone walls. Therefore, the LPA may wish to consider pursuing a revised scheme to better accord with its LDP policies on design, local distinctiveness and development quality. These comments were reiterated following consultation which was undertaken on the amended plan. Advisories are recommended in respect of environmental consents required in the construction of the proposed development.

Dwr Cymru/Welsh Water: A condition requiring the submission of a foul drainage scheme is recommended and an advisory in respect of SuDS approval requirements in respect of surface water.

Strategol Tai / Housing Strategy: To achieve the Local Development Plan the aim is to achieve 20% of affordable units, which equates to 1.6 units. Housing Services are therefore satisfied that at least two of the dwellings will be developed as affordable units. From the information listed above from the Social Housing Register, Tai Teg Affordable Housing Register and the Rural Housing Enabler survey, there appears to be a need for affordable housing in Llanfachraeth. Housing Services are satisfied that there is a good mix of properties on this development, with one and two bedroom bungalows provided for older people and two bedroom semi-detached houses provided for small families and young couples. The Housing Mix SPG notes that there is a need for smaller homes on Anglesey. Housing Services are satisfied that any social rented units will be allocated through the Council's Common Allocations Policy, and that any intermediate rent/shared equity etc. units will be advertised on the Tai Teg website and offered/allocated to local people.

Iechyd yr Amgylchedd / Environmental Health: The consultation response describes requirements in terms of hours of operation, vibration, building control and asbestos removal in the construction of the development. It is also recommended that a contaminated land condition is attached to any planning permission granted.

Cynghorydd Treftadaeth / Heritage Adviser: The school probably dates to mid-late C19. Whilst it retains architectural quality that is of local interest I would not consider it to be of sufficient quality or interest to render it worthy of listing. The proposed redevelopment site would not impact on the setting of any listed building the nearest of which is situated over 200m to South. Elements of the existing façade fronting the highway retains sufficient architectural and historic merit that, in my opinion, would be worthy of incorporating into an amended design. In relation to the initially submitted plans did not consider that the proposed roofing tiles and cedar cladding reflected the local context.

Llwybrau Cyhoeddus / Public Footpaths: No comment.

Following initial the publicity two objections have been received at the time of writing on the following grounds:

- Existing school is one of the oldest buildings on the island its demolition would result in historical loss of a building which has associations for inhabitants of the village.
- The area is an AONB and the destruction of the school would be criminal. Reports prepared by the council indicate that the school is in an excellent state of repair.
- The building should be preserved by giving it Listed Building status and converted to an appropriate use.
- The plans do not include provision for upgrading the foul drainage in the vicinity problems where problems have occurred previously.
- Concern that the development could be the start of larger expansion of a quaint little village.

The amended plans described earlier are currently being re-advertised and the publicity period will expire on 05.01.20.

Relevant Planning History

No material planning history.

Main Planning Considerations

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

The redevelopment proposals relate to an existing school and its grounds. Policy ISA 2 of the JLDP resists the loss of existing community facilities unless an alternate facility is available and accessible other than by private motor vehicle or that it can be demonstrated that the facility is inappropriate or surplus to requirements. The primary school closed as a result of the council's schools rationalization and an alternate facility has been provided at Ysgol Rhyd Y Llan which meets the requirements of policy ISA 2.

The application site is located within Llanfachraeth which is a lower order settlement designated a Local Village under the provisions of policy TAI 4 of the JLDP. Strategic Policy PS 17: Settlement Strategy states that only 25% of the Plan's growth will be within villages and clusters. The supporting text of policy TAI 4 explains that in Local Villages development will be restricted to a scale and type to address the community need for housing on windfall/infill plots within development boundaries. The site is located within the settlement boundary of Llanfachraeth and as per the comments of the JPPU capacity for further residential development exists such that the proposal aligns with the forecast growth for settlement provided in the JLDP. Taking into account the comments of the JPPU it is confirmed that a satisfactory record of how the Welsh language was considered in drawing the planning application has been provided with the planning application.

Housing Services have confirmed that the mix in the development is satisfactory comprising one and two bedroom bungalows for older people and two bedroom semi-detached houses for small families and young couples which align with the need identified in the Housing Mix SPG for smaller homes.

In planning terms 8 dwellings is considered to be small scale development and the indication in the comments' of the council's Housing Services is that they are satisfied that there is local need for the development such that the proposal can be considered acceptable under the provisions of policy TAI 4.

Criterion (3) within Policies PCYFF 2 and TAI 8 seek to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development. The density of the proposed equates to 28 units per hectare and whilst is below that normally required under the provisions of policy PCYFF 2 in this instance it is considered acceptable having regard to the character and appearance of the area and the location of the application site opposite the AONB, a more detailed rationale is provided in the relevant section of the report below.

Though it is understood that this scheme is intended to be developed wholly for affordable housing purposes by the council 1.6 units in the development would normally be required to be provided for affordable housing purposes in the development. This would normally be secured by way of a legal agreement but since the council cannot complete a legal agreement with itself a planning condition has been recommended to secure this affordable housing contribution.

The application site also comprises previously developed land and strategic policy PS 5 and PPW prioritise the reuse of previously developed land wherever possible. Given that the use of the site as a school has ceased and that the majority of the site can be regarded as falling within the definition of previously developed land under PPW this weighs in favour of the development.

Relationship of the Development with Surroundings Policy PCYFF 2: Development Criteria, PCYFF 3: Design and Place Shaping, and PCYFF 4: Design and Landscaping are the primary policies encompass considerations in relation to the efficient use of land, requiring high quality development as detailed and requiring appropriate landscaping where relevant. Additionally in this the area on the opposite side of the A5025 forms part of the Area of Outstanding Natural Beauty. Paragraph 5.3.5 of PPW explains that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty. Development Management decisions affecting AONB's should favour conservation of natural beauty, although it will be appropriate to have regard to the economic and social well-being of the areas.

NRW have expressed concerns on landscape grounds about the appropriateness of the proposed development in the rural context of the application site and given that the loss of existing school building to be demolished which they deem interest and status has visually on the grounds listed in their consultation.

NRW suggest that a revised scheme should be pursued to better accord with JLDP policies on design, local distinctiveness and development quality. These comments were also reiterated following consultation which was undertaken on the amended plans which notably introduced natural stonework and slate roofs in the development.

The comments of the council's Heritage Adviser and NRW indicate that there would be merit in retaining the existing school building or its façade in any redevelopment of the site. The historic and architectural significance of the existing school building is not of such value that planning permission can be refused on this basis, nor is the building worthy of listing. GAPS are content with the redevelopment proposals subject to a photographic record being provided of the building by way of a planning condition.

The urban vernacular in the vicinity is not uniform but the density in the vicinity to the development is generally low including single and two storey dwellings. In this context it is considered that the mix, density and design of dwellings is appropriate on the application site in compliance with material planning policies. Amended plans were also received which introduced a local natural stone on the front elevations of the bungalows nearest the AONB changed the roofing materials from tiles to natural slate and retaining at a reduced height the existing stone wall along the frontage of the site with the A5025. Indicative indigenous landscaping details have also been provided which it is considered will mitigate views from the A5025 and complement landscape features along the river and it is considered that the proposed development will integrate into its surroundings. Having taken into account the comments made by NRW the council's Heritage and the Landscape Adviser are content with proposal as explained in their consultation response. On this basis it is proposed development accords with material planning policies in relation to design and place shaping requirements under the provisions of policy PCYFF 3 and other material planning policies. Further there would be very limited impact on the AONB opposite but that the introduction of stone and slate roofs on the bungalows nearest would conserve this statutory landscape designation.

Highway Safety and Sustainability Considerations In assessing the acceptability of the proposed vehicular and pedestrian access arrangements to the development it is material to weight the fact that the site has a lawful use as school which would generate vehicle movements. The council's Highway Section initially requested that that the visibility splay available at the new vehicular access with the A5025 was shown on the submitted and made a number of comments on the internal layout. Amended plans were subsequently submitted and the Highway Section are now content with the proposal on the basis that the new access will result in a betterment in comparison with the existing access which formerly provided access to the school.

The application site is considered to be located in a relatively sustainable location given that there is a shop and a public house within walking distance. It is also located on a bus route which has relatively frequent bus services between higher order settlements at Holyhead and Amlwch which provide a range of commercial and community based facilities. Taking these material considerations into account adds weight to the conclusion that 8 dwellings is acceptable in principle in this location.

Residential Amenity To the north of the application site there is a residential property. By virtue of the distance of the properties from the boundary with this residential property and the fact that there are no windows at first floor level facing north it is not considered that there will be a material impact on the amenities of the occupants of this dwelling. The internal site road forms a hammer head directly adjacent to the boundary with this residential property and the movement of vehicles particularly when headlights are on could impact on residential amenity. There is an existing hedgerow along this boundary which is indicated to be retained on the plans, in addition a 1.8 metre high timber fence is proposed along this boundary and together it is considered that these factors will mitigate any impacts to an acceptable degree. It is also material that the use of the site as school would have generated noise and disturbance particularly at certain times and that the development will result in a betterment in this regard.

Given the considerations described in the comments of the council's Environmental Health Section and the fact that there is a residential property abutting a planning condition requiring a Construction Environmental Management Plan "CEMP" has been recommended to be attached to the planning permission.

Other Considerations Objections have been received on the basis that the public sewer in the vicinity will not be able to accommodate the additional loading from the development. Welsh Water who are the responsible organisation are however condition subject to a planning condition requiring that foul drainage scheme is submitted under planning conditions of any approval.

Surface water from the development will need to be disposed of via a SuDS system and approval will be required from the Suds Approving Body which is an arm of the council. Further comments on this aspect of the proposal are awaited at the time of writing.

The council's Education Service has confirmed that no contribution will be required towards education in the locality, this will be based on sufficient capacity being available.

The council's JPPU have also confirmed that the application site does not comprise a public open space which should be protected under policy ISA 4.

Conclusion

The weight of material considerations described in the report clearly weigh in favour of the development. NRW who are a statutory consultee in relation to the AONB indicate that consideration the existing school building is of interest and status visually and a that a revised scheme should be pursued to better accord with JLDP polices on design, local distinctiveness and development quality. Whilst there is merit in the viewpoint that the existing school building should be retained in this instance the redevelopment of the site is considered acceptable for the reasons provided in the report. The application site is outside the AONB and it is the Local Planning Authority's view that the proposed development accords with material planning polices in relation to design and place shaping requirements under the provisions of policy PCYFF 3 and other material planning policies. Further there would be very limited impact on the AONB opposite but that the introduction of stone and slate roofs on the bungalows nearest would conserve this statutory landscape designation.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more resilient and cohesive Wales in terms of the economic benefits which will accrue as a result of the construction of the dwelling and in meeting the communities housing needs.

Recommendation

That planning permission is granted subject to the following planning conditions:

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

Location Plan 2542:17:PLa
Existing Elevations 2542:18:5
Existing Site Plan 2542:18:2a
Proposed Site Plan 2542:18:P3g
Proposed Elevations – Bungalows 2556:18:P5c
Proposed Floor Plans – Bungalows 2556:18:P4a
Proposed 2 Bedroom 4 Person Dwelling 2556:18:P6c
Proposed 2 Bedroom 4 Person Dwelling Plots 7 & 8
Proposed Surface + Foul Water Drainage Design 6869/DR/100
General Arrangement of Highway Construction 6869/GA/001
General Arrangement of Vehicle Tracking Ingress and Egress of Refuse Vehicle to Proposed Estate Road 6869/GA/002
Protected Species Survey.v2 (Cambrian Ecology Ltd) 14th January 2020
Dwelling Construction Material Specification (Russell-Hughes Cyf.) December 2019
Construction Traffic Management Plan (Russell-Hughes Cyf.) December 2019

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

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

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

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

Location Plan 2542:17:PLa
Existing Elevations 2542:18:5
Existing Site Plan 2542:18:2a
Proposed Site Plan 2542:18:P3g
Proposed Elevations – Bungalows 2556:18:P5c
Proposed Floor Plans – Bungalows 2556:18:P4a
Proposed 2 Bedroom 4 Person Dwelling 2556:18:P6c
Proposed 2 Bedroom 4 Person Dwelling Plots 7 & 8
Proposed Surface + Foul Water Drainage Design 6869/DR/100
General Arrangement of Highway Construction 6869/GA/001
General Arrangement of Vehicle Tracking Ingress and Egress of Refuse Vehicle to Proposed Estate Road 6869/GA/002
Protected Species Survey.v2 (Cambrian Ecology Ltd) 14th January 2020
Dwelling Construction Material Specification (Russell-Hughes Cyf.) December 2019
Construction Traffic Management Plan (Russell-Hughes Cyf.) December 2019

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

(03) The approved means of enclosure as shown on drawing number 2542:18:P3g shall be constructed or erected prior to the occupation of the dwelling(s) or part of the development to which it relates and it shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.

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

(04) The landscaping scheme as shown on drawing number 2542:18:P3g shall be implemented not later than the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner.

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

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

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

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

The sustainability of the construction methods to be employed;

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

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Water quality and drainage impacts and mitigation.

Precautionary reasonable avoidance measures "RAMS" for protected species.

Existing hedge and tree protection measures.

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

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

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

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

(07) Notwithstanding the plans hereby approved 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 foul drainage 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.

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

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

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

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. 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);
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS 1, PS 2, PS 4, PS 5, PS 6, PS 16, PS 17, TRA 2, TRA 4, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, TAI 4, TAI 8, PS19, ISA 4, AMG 1, AMG 3, AMG 5.

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/2019/337

Applicant: Mr David Cooil

Description: Cais ol-weithredol ar gyfer creu lôn mynediad yn / Retrospective application for the creation of an access road at

Site Address: Stad Diwydiannol Mona Industrial Estate, Gwalchmai



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

Recommendation: Heb Benderfyniad / Not yet Determined

Reason for Reporting to Committee

The application site is on land owned by the Isle of Anglesey Council.

Proposal and Site

The proposed development is located on land owned by the Isle of Anglesey County Council on the Mona Industrial Estate. The planning application is retrospective in that the development has been completed. The development comprises the construction of a permanent access road and pedestrian path (of around 42 metres in length) from an existing spur from an adjacent roundabout within the Mona Industrial Estate to former runways adjacent to the Mona Airfield. The track/footway have been constructed of permeable aggregate, agricultural type gates and timber post fences have also been erected. The access track would facilitate the use of the runways as hard standings so that they can be used for parking during local events (such as the Anglesey Show) and by Heavy Goods Vehicles (HGV's) in severe weather events affecting their ability to cross the Britannia Bridge in the eastern direction. The supporting statement

explains that in the event of a No Deal EU exit HGV parking would also be provided on the hardstandings away from the public highway whilst the necessary paper work is processed by the port authority in Holyhead. The supporting statement confirms that Welsh Government commenced work on the access road on the 14th October 2019 and was completed on the 25th October 2019, it is understood that this work was instigated at the time by the prospect of a No Deal EU exit.

It is clarified that this planning application relates to the construction of the access road and associated works only such that any use of the hard standings for parking on the former airfield would be on a temporary basis which would benefit from permitted development subject to adherence with the requirements of Class B, Part 4, Temporary Buildings and Uses under The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Key Issues

- Principle of the development.
- The acceptability of the proposed development in accord with material planning policies in relation to design and place shaping requirements under the provisions of policy PCYFF 3 and other material planning policies.
- Acceptability of the development in highway safety terms.

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan “JLDP”

PS 4	Sustainable Transport, Development and Accessibility
PS 5	Sustainable Development
TRA 1	Transport Network Developments
TRA 4	Managing Transport Impacts
PCYFF1	Development Boundaries
PCYFF2	Development Criteria
PCYFF3	Design and Place Shaping
PCYFF4	Design and Landscaping
AMG5	Local Biodiversity Conservation

Planning Policy Wales Edition 10 (2018) “PPW”

Technical Advice Note 18: Transport (2007)

Technical Advice Note (TAN) 23: Economic Development (2014)

Response to Consultation and Publicity

Cynghorydd Nicola Roberts: No observations received at the time of writing.

Cynghorydd Dylan Rees: No observations received at the time of writing.

Cynghorydd Bob Parry: No observations received at the time of writing.

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

Prifffyrdd a Trafnidiaeth / Highways and Transportation: No observations received at the time of writing.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: Some habitat has been lost as a result of the development and having regard to the council’s duty under the Environment Act (2016) to seek to maintain and enhance biodiversity whilst carrying out its functions it is advised that a tree/shrub planting scheme if possible is to be carried out on a nearby area.

Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding: No safeguarding objections.

Uned Datblygu Economaidd / Economic Development Unit: No observations.

Draenio Gwynedd / Gwynedd Drainage: No observations received at the time of writing.

Iechyd yr Amgylchedd / Environmental Health: No observations.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: Confirmed that the development does not affect the employment allocation which encompasses the application site.
GCAG / GAPS: No observations received at the time of writing.
Cyfoeth Naturiol Cymru: No observations received at the time of writing.

The planning application was publicised with a site notice and adjacent properties were notified in writing. The publicity period expires on 05.02.20, no representations have been received at the time of writing.

Relevant Planning History

The planning history relates to the development of the Mona Industrial Estate and there is no planning history of direct relevance to the proposal being applied for.

Main Planning Considerations

Principle of the Development The proposed development is located within an area forming part of allocation C31 under policy CYF 1 JLDP which safeguards the Mona Industrial Estate for B2 (General Industrial) and B8 (Storage and Distribution). It is confirmed that the access road is compatible with and would not affect this employment allocation.

The access road would provide access to an area of previously developed land so that it can be used for the parking of vehicles in the circumstances previously described. Policy PS 5 of the JLDP and PPW prioritise the reuse of previously developed land wherever possible. The facilitation of the temporary use of the former airfields for park and ride purposes would also align with material planning policies which seek to reduce journeys by private motor vehicles. The need for the facility to park HGV's in the event of disruption to the use of the Britannia Bridge and in the event of a No Deal EU exit are also significant materials consideration in avoiding disruption to the strategic and local highway network.

The acceptability of the proposed development in accord with material planning policies in relation to design and place shaping requirements under the provisions of policy PCYFF 3 and other material planning policies The development is located on an existing industrial estate adjacent to an industrial plot which is currently under construction. Given the scale and nature of the development it is considered appropriate in this context.

The comments of the council's EEA in relation to bio-diversity compensation planning condition are currently being assessed by the applicant and will be reported further at the committee.

Acceptability Of The Development In Highway Safety Terms The comments of the council's Highways section are awaited at the time of writing and will be reported at the committee.

Conclusion

To conclude the development would have a positive impact on the locality in terms of facilitating sustainable transport developments and in the event of being needed for HGV parking in the scenarios described.

Recommendation

Subject to the expiry of the publicity period, receipt of comments and conclusion of the matters described in the report it is considered that planning permission should be granted subject to the planning conditions below and any others recommended by outstanding consultees.

(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 400757-MMD-AX-XX-DR-C-0003**
- **Steel Single Field Gate H17**
- **General Arrangement / Cross Section 400757-MMD-AX-XX-DR-C-0004**
- **Accommodation Works Wooden Post and 3 Rail Fence H15**

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.