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**CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL**

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

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

RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 4 MAWRTH, 2020 am 1:00 o'r gloch yp	WEDNESDAY, 4 MARCH 2020 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752516
	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

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

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

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

Index

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES OF THE PREVIOUS MEETING_(Pages 1 - 8)

To present the minutes of the previous meeting of the Planning and Orders Committee held on 5 February, 2020.

4 SITE VISITS_(Pages 9 - 10)

To present the minutes of the planning site visit held on 19 February, 2020.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 11 - 18)

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

7 APPLICATIONS ARISING_(Pages 19 - 30)

7.1 FPL/2019/253 – Penfor, Church Bay

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 31 - 34)

10.1 VAR/2019/92 – Glan Morfa, Gaerwen

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

11.1 FPL/2020/3 – Parciau, Llanddaniel

12 REMAINDER OF APPLICATIONS_(Pages 39 - 54)

12.1 HHP/2019/301 – Tan y Fron, Pentraeth

12.2 FPL/2019/341 – Site of Former Llaingoch Primary School, Holyhead

13 OTHER MATTERS

None to be considered by this meeting.

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Planning and Orders Committee

Minutes of the meeting held on 5 February 2020

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, K P Hughes,
Vaughan Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts
and Robin Williams.
- Councillor R A Dew – Portfolio Holder - Planning
- IN ATTENDANCE:** Development Management Manager (NJ),
Senior Planning Officer (GJ),
Senior Engineer (Traffic & Parking) (AR),
Legal Service Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor T LI Hughes MBE
- ALSO PRESENT:** None
-

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

No declaration of interest received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 8 January, 2020 were presented and confirmed as correct.

4 SITE VISITS

The minutes of the planning site visit held on 22 January, 2020 were confirmed.

5 PUBLIC SPEAKING

There was no public speaker at this meeting.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 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 reported to the Planning and Orders Committee as it had been referred to Committee by Local Members. At its meeting on 8 January, 2020 the Committee resolved to visit the application site before determining the application. The site was visited on 22 January, 2020.

The Development Management Manager reported that the site has been identified for residential purposes but the Highways Authority has significant concerns with regards to the existing substandard situation on the public highway leading up to the site.

The Senior Engineer (Traffic & Parking) reported that a Transport Assessment has been commissioned by the Highways Authority as regards to this application site which will be undertaken over a period of 24 hours to gauge the congestion of traffic in the area; results of the Transport Assessment is still awaited. A Transport Assessment was submitted as part of the application by the applicant but it was undertaken during traffic movement early morning and late afternoon.

The recommendation to the Committee was to defer determination of the application.

It was RESOLVED to defer consideration of the application for the reasons given and in accordance with the Officer's recommendation.

7 APPLICATIONS ARISING

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

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 VAR/2019/84 – 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 at Rhos Bothan, Llanddaniel

The application was reported to the Planning and Orders Committee as the application is a departure from the development plan which the Local Planning Authority are minded to approve.

The Development Management Manager reported that the application has extant approval to convert an existing building into a single dwelling but the conditions of the approval of the application have not been adhered to and this application is to seek approval under the relevant conditions listed within the report. She said that the developer has submitted mitigation details to meet ecology protected species measures and photographic record of the building has been submitted to meet archaeological requirements. However, the Ecology Officer has requested further details as regards to the protection of species on site. The Officer further reported that the access to the site appears to have been constructed in accordance with the previous approval of the application but observations by the Highways Authority are awaited as regards to the access details. The recommendation was one of approval of the application subject to receipt of satisfactory details.

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

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

10.2 VAR/2019/87 – 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 Isfryn, Glanrafon

The application was reported to the Planning and Orders Committee as the recommendation is one of approval which is contrary to Policy TAI 6 of the Joint Local Development Plan.

The Development Management Manager reported that the Glanrafon area is now identified as a Cluster area under the provision of Policy TAI 6 within the Joint Local Development Plan which does not support the provision of open market housing. However, the site has an extant planning permission and the application before this Committee is to change the design of the dwelling and the proposal has been reduced in size. The application is considered acceptable in its context and within the AONB area. A screening application has been submitted for assessment. The Officer further said that an additional condition needs to be attached to the application which precludes the implementation of the previous permission.

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

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and an additional condition be imposed which precludes the implementation of the previous permission and adoption of a screening opinion.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 HHP/2019/295 – Full application for alterations and extensions at Kirkland, Gorad Road, Valley

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

The Development Management Manager reported that the application is for 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. She noted that the local Community Council has now submitted no objection to the application. The Development Management Manager further said that the public consultation period does not come to an end until the 5th February, 2020 and requested that the Officer's be afforded power to act following the public consultation period if no representations have been received.

Councillor Bryan Owen proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

12 REMAINDER OF APPLICATIONS

12.1 LBC/2019/45 – Listed Building Consent for works to church gate at St Cybi's Lower Churchyard, Victoria Road, Holyhead

The application was reported to the Planning and Orders Committee as the application has been submitted by the Council on privately owned land.

The Development Management Manager reported that the application 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.

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

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

12.2 OP/2019/16 – 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

It was reported that the application had been withdrawn.

12.3 FPL/2019/253 – 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 Penfor, Church Bay

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

Councillor K P Hughes said that as he had referred the application to the Committee he proposed a site visit be undertaken so as to allow Members to view the site due to local concerns in respect of overlooking and the condition of the road to the application site. Councillor John Griffith seconded the proposal.

It was RESOLVED to visit the site at the request of a Local Member in accordance with the reasons given.

12.4 FPL/2019/275 – Full application 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 application was reported to the Planning and Orders Committee as the application is submitted by the Local Authority on Council owned land.

The Development Management Manager reported that the proposed development comprises of single storey dwellings consisting of two blocks of two dwellings. All dwellings are provided with designated parking spaces and private amenity spaces and the access to the site is from the existing estate road. She reported that whilst it is accepted that as the application is submitted by the Local Authority for affordable accommodation additional conditions will need to be imposed for the provision of affordable housing together with a condition as to the future maintenance of the estate road.

Councillor R O Jones proposed that the application be approved and Councillor Eric W Jones seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions within the written report and additional conditions in relation to future maintenance of the estate road and the provision of affordable housing.

12.5 FPL/2019/278 – 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 Llanfachraeth Primary School, Llanfachraeth

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

The Development Management Manager reported that the application is for the demolition of the existing school building and the development of four bungalows (2, 1 bedroom and 2, 2 bedroom) at the frontage of the development four 2 bedroom houses at the rear of the development site. She noted that the mix of development dwellings is considered acceptable and is affording affordable provision in the village of Llanfachraeth. Local concerns have been expressed as to the design of the proposed dwellings and regards to the AONB opposite the site but amended plans have been submitted and the Conservation Officer is satisfied with the amended design plans as they take into account the local context and the use of stone works and slate roofing. A further letter of objections was received opposing the demolition of the building but the Conservation Officer does not consider that the building should be registered as a Listed Building. The Development Management Manager further said that the Gwynedd Archaeological Service proposed that a condition be imposed that a photographic survey be secured of the building before demolition and the Environmental Health Section has proposed a contaminated land condition is attached to any approval of the application. She said that the Highways Authority has said that the access to the site will be a substantial improvement to the current access the site. The Development Management Manager further said that the public consultation period does not come to an end until 13th February, 2020 and she requested that the Officer's be afforded power to act following the public consultation period comes to an end if no representations have been received.

Councillor K P Hughes said that a public consultation was held within the village of Llanfachraeth in 2018 to ascertain the housing needs of the area. It was affirmed that there was a lack of affordable dwellings and dwellings for the elderly in the village and as a Local Member he was pleased that the local authority has listened to the local residents in submitting this application. He noted that he was not aware that there was any objections to the demolition of the school and proposed that the application be approved. Councillor John Griffith seconded the proposal of approval of the application.

It was RESOLVED:-

- **to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end;**

- **that additional conditions be attached to the approval of the application in respect that photographic survey be secured of the building and a contaminated land condition.**

12.6 FPL/2019/337 – Retrospective application for the creation of an access road at Mona Industrial Estate, Gwalchmai

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

The Development Management Manager reported that the retrospective application comprises the construction of a permanent access road and pedestrian path from an existing spur from an adjacent roundabout with the Mona Industrial Estate to former runways adjacent to the Mona Airfield. 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 in severe weather conditions affecting their ability to cross the Britannia Bridge. It was also stated that in the event of a 'No Deal' Brexit, HGV parking facility would be provided on the hard standings to alleviate traffic on the A55. The Development Management Manager said that in response to the Ecological and Environmental Advisor advice it is proposed that the ground of the site be allowed to regrow naturally and not to impose the planting of trees on the site to mitigate any effects on the airfield as regards to attracting birds to the site. She further noted that the public consultation period does not come to an end until the 5th February, 2020 and she requested that the Officers be afforded power to act following the public consultation period coming to an end if no representations have been received.

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

13 OTHER MATTERS

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

**COUNCILLOR NICOLA ROBERTS
CHAIR**

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PLANNING SITE VISITS

Minutes of the meeting held on 19 February, 2020

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

1. FPL/2019/253 – FULL APPLICATION FOR THE CONVERSION OF OUTBUILDINGS INTO TWO HOLIDAY UNITS WHICH INCLUDES ALTERATIONS AND EXTENSION TOGETHER WITH THE INSTALLATION OF A PACKAGE TREATMENT PLANT AT PENFOR, CHURCH BAY

The context of the planning application and a description of the proposals for each of the listed buildings were provided by the Development Control Team Leader.

The application site and roads leading to the site were viewed.

**COUNCILLOR RICHARD O JONES
VICE-CHAIR IN THE CHAIR**

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Planning Committee: 04/03/2020

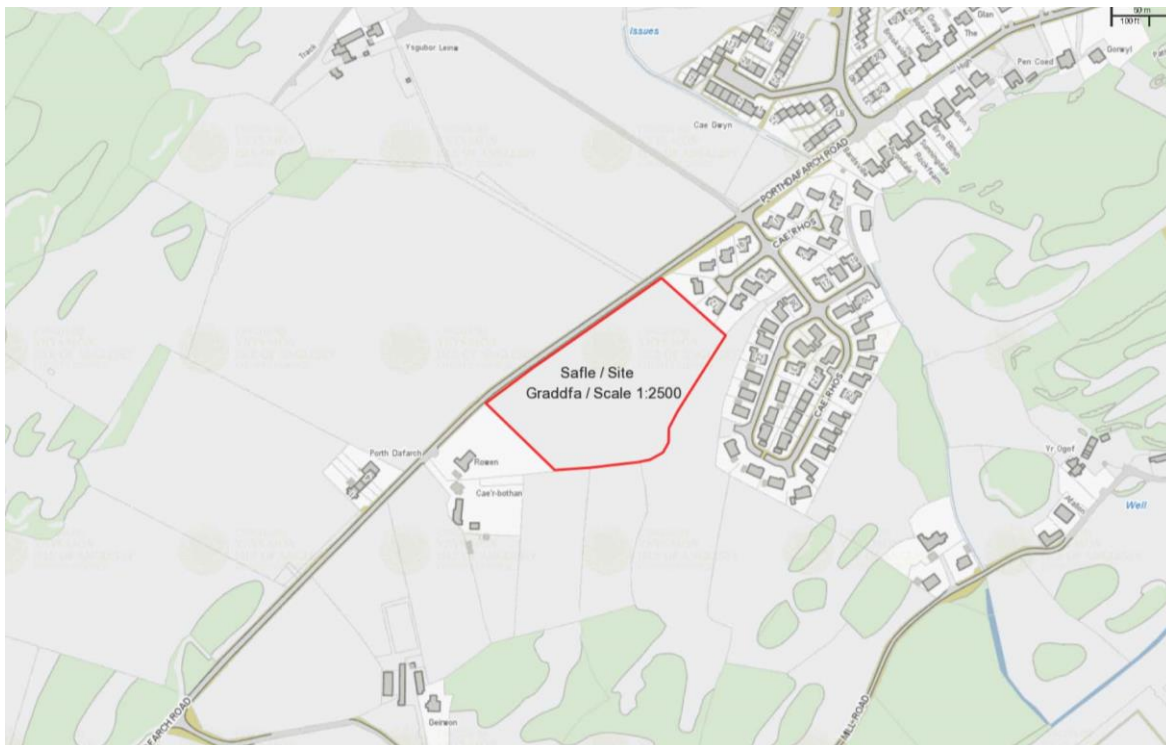
6.1

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 Henydd 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.

Cyngor 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 £110,366 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 area 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. Since the planning application was last considered by the planning committee in February the Highways Section have confirmed that a video survey was undertaken on the 4th February 2020 between the junction of

Kingsland Road and the Tan yr Efail Estate to record any traffic problems on this section of the road including any queuing of vehicles. Further if queuing occurred it was recorded how many cars were involved and the duration of time taken in queuing, it was also recorded whether it was necessary for vehicles to mount the pavement to pass each other. Further that analysis of this video survey should occur by the week ending the 21.02.20 and that a recommendation should be available by the end of February 2020.

Highways also require 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 that 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).

Following detailed comments on the landscaping scheme it has now been confirmed that NRW are content with the proposal subject to the requirement for a detailed landscaping scheme and management plan. Further that they are satisfied that the proposed development has taken into account the Anglesey AONB and rural context.

Llywodraeth Cymru (Priffyrdd) / 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, though it is understood at the time of writing that their recommendation should be available prior to consideration of the planning application by the planning committee in March 2020.

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. Since the last committee report in February NRW have confirmed that they are content with the proposals subject to a requirement for a detailed landscaping and management plan the requirements of which can be drafted into a planning condition by the Local Planning Authority.

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.

Outstanding matters whereby the upper and lower limits in the Design and Access Statement nor corresponding with the amended plans submitted have now been addressed.

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

It is recommended that the planning application is deferred because the recommendation of the Highway Serve is awaited though it is understood that their recommendation should be available prior to consideration of the planning application by the planning committee in March 2020.

Recommendation

That the planning application is deferred.

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Planning Committee: 04/03/2020

7.1

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.

It was resolved to convene a site visit at the February Planning Committee.

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.

Swyddog 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.

Prifffyrdd a Trafnidiaeth / Highways and Transportation: The amended plan and the transport engineers report is satisfactory and there are no objections to the proposed development as the impact on the existing road network will be minimal. It is also confirmed that the T junction of the unclassified highway and the classified highway leading to Porth Swtan is satisfactory. Conditional planning permission is recommended.

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 Following the submission of a transport assessment the council's Highways Section have confirmed that the impact of the development on the surrounding road network will be

minimal. Further that they are content with the development subject to planning conditions which include requirements for a travel plan and for car parking to be provided prior to the commencement of the use.

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.

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

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

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

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

(ii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on access routes to the site, particularly in regard to nearby schools;

(iii) Measures to minimise and mitigate the risk to road users including non-motorised users;

(iv) The arrangements to be made for on-site parking for personnel working on the site and for visitors;

(v) The arrangements for loading and unloading and the storage of plant and materials;

(vi) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

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

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

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.

Planning Committee: 04/03/2020

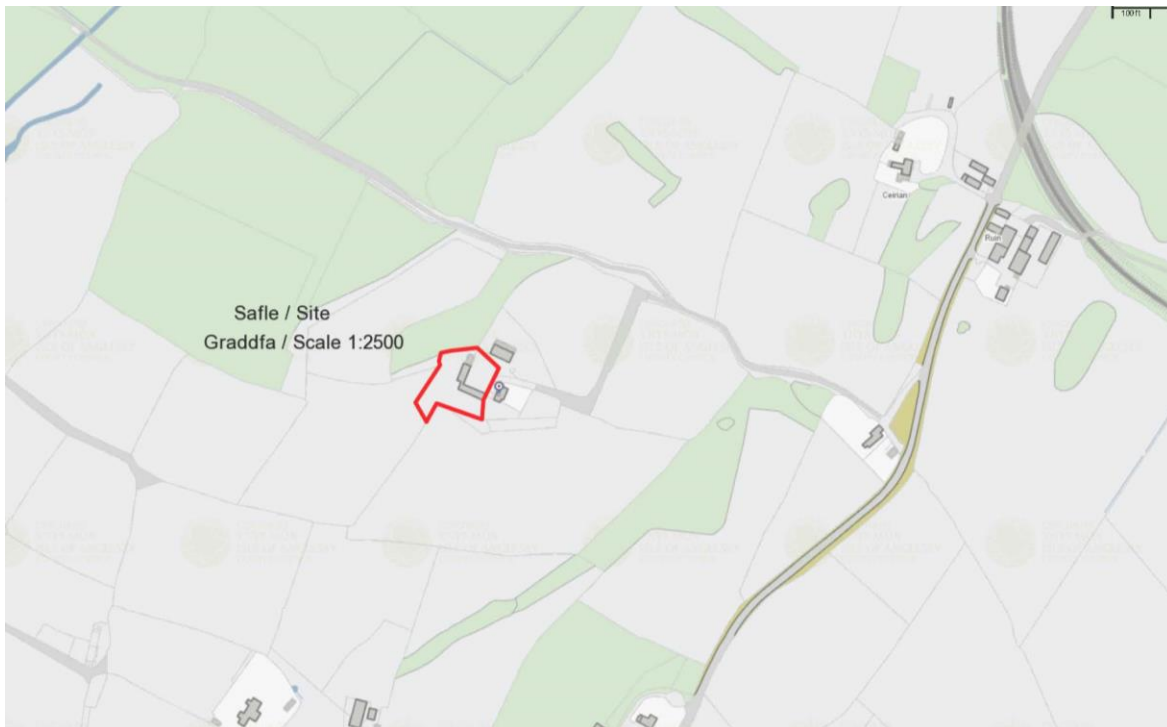
10.1

Application Reference: VAR/2019/92

Applicant: Mr Alan Hardman

Description: Cais o dan Adran 73 i ddiwygio amod (08) o caniatâd cynllunio rhif 33C265 (Trosi adeilad allanol) er mwyn diwygio'r dyluniad yn / Application under Section 73 for the variation of condition (08) of planning permission reference 33C265 (Conversion of outbuilding) so as to allow amended design at

Site Address: Glan Morfa, Gaerwen



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

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

Proposal and Site

Application under Section 73 for the variation of condition (08) of planning permission reference 33C265 (Conversion of outbuilding) so as to allow amended design at Glan Morfa, Gaerwen.

Key Issues

The key issue is whether the proposal is an improvement to that originally approved under application reference 33C265.

Policies

Joint Local Development Plan

Policy PCYFF2 – Development Criteria
 Policy PCYFF3 – Design and Place Shaping
 Policy TAI7 – Conversion of Traditional Buildings in the Open Countryside to Residential Use
 Strategic Policy PS19 - Conserving and where appropriate enhancing the natural environment
 Policy AMG5 - Local Biodiversity Conservation

Supplementary Planning Guidance - Replacement Dwellings and Conversions of Rural Buildings in the Open Countryside

Response to Consultation and Publicity

Consultee	Response
Awdurdod Glo / Coal Authority	No comments
Cynghorydd Eric Wyn Jones	No response at the time of writing the report.
Cynghorydd Dafydd Roberts	No response at the time of writing the report.
Cyngor Cymuned Llanfihangelesceifiog Community Council	Supportive of the planning application.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response at the time of writing the report.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No response at the time of writing the report.
Ymgynghoriadau Cynllunio YGC	Confirmation from Drainage that it may be necessary to provide a SUDS application prior to commencement of work on site.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.

Site notices were placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 19/2/20. At the time of writing the report no letters were received.

Relevant Planning History

33C265 - Conversion of the outbuilding into a dwelling together with the installation of a septic tank at Glan Morfa, - Approved 21/4/09

33C265A/VAR - Application under Section 73 for the variation of condition (08) of planning permission 33C265 so as to allow an amended design at Glan Morfa, Pentre Berw – Withdrawn 27/9/18

Main Planning Considerations

The principle of developing the site has already been established under planning application 33C265 where permission was granted for conversion of outbuilding into a dwelling on the 21/04/09. Works commenced on the new access in August 2010 and the existing access serving the site closed off. The access is in accordance with the approved plan and it is considered that previous planning permission 33C265 has been safeguarded.

Joint Local Development Plan

The Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could provide an affordable unit. However, as the application site has an extant planning permission the following must be considered:-

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

Application reference 33C265 was approved on the 21/04/09 and has been safeguarded by the closing off of the existing entrance and construction of a new vehicular access.

The amendments proposed in the current planning application are as follows:-

* The amendments involve removing some windows, inserting some new windows and changing the type of some windows previously approved. It is considered that the amendments maintain the architectural characteristics of the original outbuilding.

* Erection of a small extension to the outbuilding measuring 2.7m long x 4.6m wide x 4.3m high. The extension is a small addition to the North East gable.

The existing outbuilding measures 291.42 square metres; the extension only equates to 12.42 square metres which is a 4.2% increase. This is considered acceptable as the original permission did not include any extensions to the outbuilding.

It is considered that the amendments maintain the architectural characteristics of the original outbuilding and does not worsen that of the original scheme previously approved under planning permission 33C265.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations being 19/02/20. At the time of writing the report no objections were received. It is not considered that the proposal will have a negative impact upon neighbouring properties.

Conclusion

The application is contrary to Policy TA17 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for the conversion of an outbuilding into a dwelling which has been safeguarded by the construction of a new vehicular access.

The amendments are not considered to be a deterioration of that approved under the previous permission.

Recommendation

(01) The car parking accommodation shall comply with the Authority's Parking Standards with details to be submitted and approved by the local planning authority before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(02) The provisions of Article 3, Part 1, Classes A, B, C, D and E of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: To ensure a satisfactory appearance of the development.

(03) The development work shall take place in accordance with Section 7 Recommendations of the Dusk Emergence Survey Report prepared by Alison Johnston Ecological Consultant dated June, 2019 amended February 2020 submitted under application reference VAR/2019/92.

Reason - To safeguard any protected species which may be present on the site

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

***Proposed Elevations - 1574:07:9b received 13/2/20**

***Proposed Ground Floor Plan - 1574:07:10b**

***Proposed Site Plan - 1574:07:2a**

***Proposed First Floor Plan - 1574:07:11b**

***Structural Report - Datrys - dated May 2019**

***Amended Dusk Emergence Survey - Alison Johnston Ecological Consultant - dated June 2019 Amended February 2020**

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

(05) The developer shall write to the Local Planning Authority within 7 days of the commencement of the development (as that term is defined in Section 56 of the Town and Country Planning Act 1990 as amended) to advise it of the fact. At no time thereafter shall the developer commence development or undertake any further work amounting to development on any of the following permission: [33C265 – Conversion of outbuilding into a dwelling at Glan Morfa, Pentre Berw].

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

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

Planning Committee: 04/03/2020

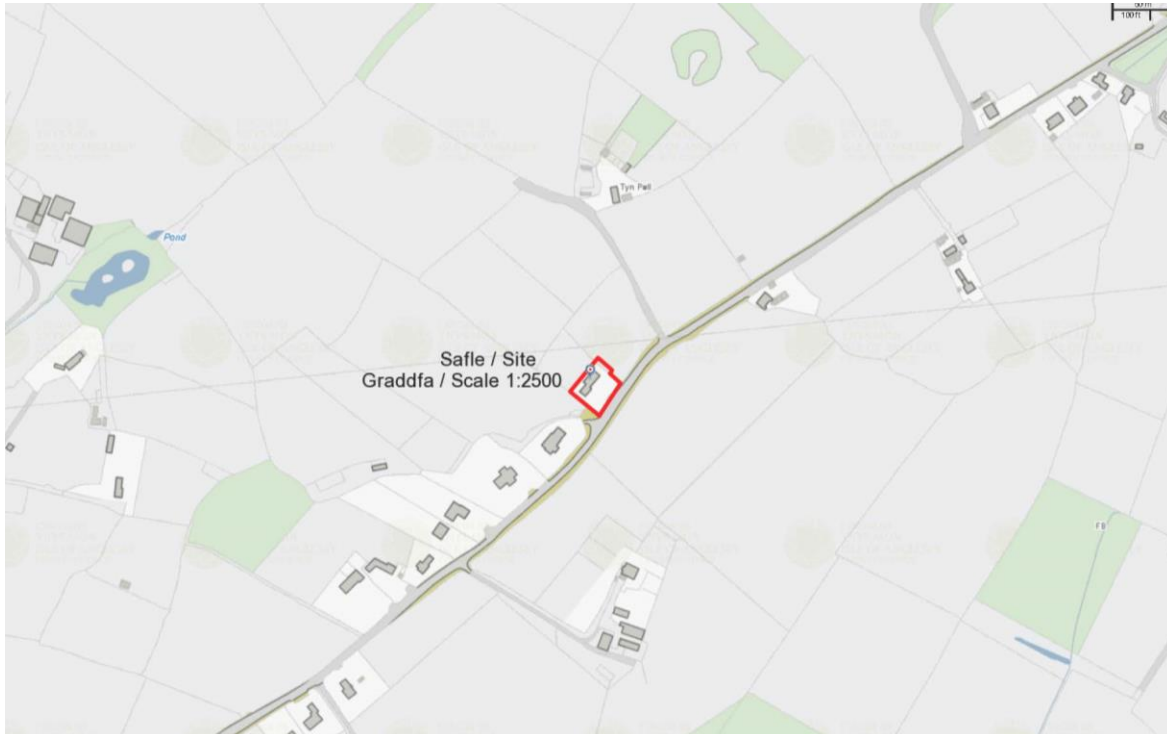
11.1

Application Reference: FPL/2020/3

Applicant: Mr & Mrs D P & N Jones

Description: Cais llawn ar gyfer addasu ac ehangu yn cynnwys anecs ynghyd a ymestyn cwrtil yn / Full application for alterations and extensions including annex together with extension to curtilage at

Site Address: Parciau, Llanddaniel



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

Applicants work in the Planning Service. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution.

Proposal and Site

The site is located on the outskirts of the village of Llanddaniel Fab and is the last of a “row” of large, detached dwellings set in open countryside and alongside the road which leads north-eastwards from the village to Star Crossroads. The property subject to the application is of two storeys, finished to render with slate roof and an attached double garage clad in stone.

The property stands in a lawned garden with a substantial hardstanding area to the front to accommodate vehicle parking and turning. The front boundary of the site is provided by a stone wall with a post and rail fence providing the boundary to the field adjoining the site to the north east.

The application proposes to extend the existing dwelling to its north-eastern aspect to provide an annexe. Due to the limited space to the north east, given the field boundary, it is proposed to extend the curtilage of the dwelling into the adjoining field to provide space for the building's maintenance. The new boundary will be fenced with a post and wire fence and landscaped with indigenous species to provide screening.

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Eric Wyn Jones	No response
Cynghorydd Dafydd Roberts	No response
Cyngor Cymuned Llanddaniel Fab Community Council	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	<p>Confirms that the species and specification proposed for the boundary planting are acceptable, but advises that planting should be 1m further from the fence than is proposed if a post and wire fence is to be used to define the boundary. This would protect from grazing.</p> <p>The proposed development is unlikely to impact protected species, however care should be taken where features in roof areas that could potentially hide bats have to be removed/ disturbed; this includes tiles, wooden boards/ facings, ventilation features and suchlike. If bats were to be found during work, then Natural Resources Wales should be contacted for advice before further work is carried out.</p> <p>If active birds' nest(s) were to be found when working, disturbance/ harm should be avoided and work should be delayed until nesting has finished.</p>
Cyfoeth Naturiol Cymru / Natural Resources Wales	Advise that, from the information provided they do not consider that the proposed development affects a matter listed on their Consultation Topics

	and therefore have no comment to make on the proposed development.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response

The application was publicised by means of neighbour notification letters and displaying a site notice. The latest date for the receipt of observations was 13 February 2020. At the time of writing this report, no letters of representation had been received in relation to the application.

Relevant Planning History

21C162 - Cais amlinellol ar gyfer codi dau annedd gyda manylion llawn am y mynedfa ynghyd a dileu defnydd cyfreithlon o dir fel lard Glo o dan rhif cais cynllunio a ganiatawyd A\2792 yn / Outline application with some matters reserved for the erection of two dwellings together with full details of the access in lieu of the lawful use of land as a Coal Yard granted under full planning application reference A\2792 at Parciau, Llanddaniel – Gwrthod / Refused 01/02/2016

Main Planning Considerations

Location and Design

Policy PCYFF3: Design and Place Shaping states that proposals are expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context. It continues that proposals must complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment. Whilst the extension is a relatively large, two storey one, it is proportional in relation to the existing dwelling. The materials proposed to be used match those of the existing dwelling, that is, slate roof and uPVC windows, doors and rainwater goods. Whilst the render applied to the existing dwelling is of black and white spar, the extension will be finished to the front in a granite coloured cement render with stone cladding to match that of the existing garage. This will add interest and provide contrast to the remainder of the property, thus breaking up what would otherwise be a long, uniform façade were the finish to match that of the existing.

Landscaping

Similarly, Policy PCYFF4: Design and Landscaping states that all proposals should integrate into their surroundings, and proposals that fail to show how landscaping has been considered from the outset as part of the design proposals will be refused. The extended curtilage provides an opportunity to introduce additional planting which will, when mature, provide screening which will reduce visual impact when viewing the property from outside the site and privacy for to occupiers of the property.

Effect on amenities of neighbouring properties

Given the position of the extension relative to other residential properties in the locality, it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of properties in the immediate or wider neighbourhood. To reinforce this, no adverse representations have been received following the statutory consultations.

Conclusion

Having considered the above and all other material considerations it is recommended that the planning application be permitted subject to a condition restricting the use of the annexe for purposes ancillary to the residential use of the dwelling known as Parciau.

Recommendation

Permit the application subject to the following 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 annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Parciau.

Reason: For the avoidance of doubt.

(03) 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 1735-A3-01**
- **Proposed Elevations 1749-A3-05 and 1749-A3-06**
- **Proposed Ground Floor Plan 1749-A3-07**
- **Proposed First Floor Plan 1749-A3-08**
- **Proposed Block Plan 1629-A3-02**

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.

Planning Committee: 04/03/2020

12.1

Application Reference: HHP/2019/301

Applicant: Barry Lowe

Description: Cais ol-weithredol ar gyfer addasu ac ehangu yn cynnwys ardal terras, pwll nofio, ystafell gemau ynghyd a codi sied domestic yn / Retrospective application for alterations and extensions including terraced area, swimming pool and games room together with erection of domestic shed at

Site Address: Tan y Fron, Pentraeth



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The application was called in by the local member to be determined by the planning committee amid concerns over the scale of the development.

Proposal and Site

The site is located within the coastal area of outstanding natural beauty in the Pentraeth area. Local viewpoints of the site are limited to a footpath which runs along the bottom of the site access and distant views from Red Wharf Bay Beach. Access is afforded to the site via a series of unclassified tracks and a private lane which also serves as access for another property. The proposal is made retrospectively for the demolition of the existing extensions and agricultural buildings together with the erection of a domestic storage shed, extensions to the dwelling, a games room and a terraced area which will create space for a swimming pool and decked area.

Key Issues

The key issues are whether the design of the scheme is considered acceptable in respect of the location of the site within the Area Of Outstanding Natural Beauty.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping
Technical Advice Note 12: Design (2016)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Response to Consultation and Publicity

Cynghorydd Vaughan Hughes: No response
Cynghorydd Ieuan Williams: No response
Cynghorydd Margaret Murley Roberts: Called in
Cyngor Cymuned Pentraeth Community Council: Concerns over scale
Ymgynghorydd Tirwedd / Landscape Advisor: No damage to AONB
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: Comments
Cyfoeth Naturiol Cymru / Natural Resources Wales: Informatives
Cynghorydd Nicola Roberts: Called in

Relevant Planning History

FPL/2019/292 - Cais llawn ar gyfer addasu ac ehangu yn cynnwys ardal teras ac pwll nofio ynghyd a codi sied amaethyddol yn / Full application for alterations and extensions including terraced area and swimming pool together with the erection of an agricultural shed at - Tan y Fron, Pentraeth - Tynnwyd yn ôl / Withdrawn 18/12/2019

FPL/2018/16 - Cais llawn i dymchwel yr annedd presennol a sied gyfagos, codi annedd newydd yn ei le ynghyd a thirlunio caled a meddal cysylltiedig yn / Full application for demolition of the existing dwelling and adjoining shed, the erection of a replacement dwelling together with associated hard and soft landscaping at - Tan Y Fron, Pentraeth - Caniatáu / Permit 19/02/2019

42C269 - Full Planning - Cais llawn i ddymchwel yr annedd presennol, codi annedd newydd yn ei le ynghyd â thirlunio caled a meddal cysylltiedig yn / Full application for demolition of the existing dwelling and the erection of a replacement dwelling together with associated hard and soft landscaping at Tan y Fron, Traeth Coch / Red Wharf Bay. Refused 30/5/2018.

42C269A/SCR - Screening Opinion - Barn sgrinio ar gyfer ddymchwel yr annedd presennol, codi annedd newydd yn ei le ynghyd â thirlunio caled a meddal cysylltiedig yn / Screening opinion for the demolition of the existing dwelling and the erection of a replacement dwelling together with as - Tan y Fron, Traeth coch / Red Wharf Bay. No EIA required 31/1/2018.

Main Planning Considerations

The site is located within the coastal area of outstanding natural beauty in the Pentraeth area. Local viewpoints of the site are limited to a footpath which runs along the bottom of the site access and distant views from Red Wharf Bay Beach. Access is afforded to the site via a series of unclassified tracks and a private lane which also serves as access for another property. The proposal is made retrospectively for the demolition of the existing extensions and agricultural buildings together with the erection of a

domestic storage shed, extensions to the dwelling, a games room and a terraced area which will create space for a swimming pool and decked area.

The site is relatively isolated in nature therefore it is not anticipated that the scheme would result in the amenities of any of the surrounding properties being negatively impacted to an extent that would warrant a refusal. The main considerations of the scheme are its scale and design. The scale of the scheme is large, with only 49% of the proposed building being original. Consideration must be given however to the original building which had a footprint of 186m² vs the 227m² footprint of the proposal (22% increase). The increase in volume is considered acceptable as the form of the original building is maintained and the design is considered acceptable by the Authority landscape advisor. In line with the authority's supplementary planning guidance on design, the ridge line of the extensions have been dropped from the existing ridge line so as to ensure their appearance remains subservient. The finishing materials are deemed sympathetic to the original building and the AONB therefore will allow the proposal to integrate seamlessly into the landscape without appearing visually obtrusive.

Despite the scheme including many elements, it is not anticipated that the curtilage would be overdeveloped as the applicant has ample space to accommodate them. The storage shed will be situated within the curtilage and will be used for domestic storage. It has been requested by the landscape advisor that the shed is finished in green iron sheeting as opposed to box profiling so as not to appear commercial. Queries were raised by some of the neighbouring properties in regards to the discharge of pool water. NRW gave guidance on the matter which stated that a license would be required if discharge exceeded a certain threshold.

Conclusion

The scheme is appropriately designed, allowing the original dwelling to be clearly identified and the proposed materials representing the redundant sheds that were previously on site.

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 / 101**
- **Proposed Elevations / 121**
- **Proposed Floor Plan / 111**
- **Site Section / 128**
- **Proposed Domestic Storage Building / 125**
- **Proposed Site Plan / 103**

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

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

Reason: In the interests of residential and visual amenity.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, AMG 1.

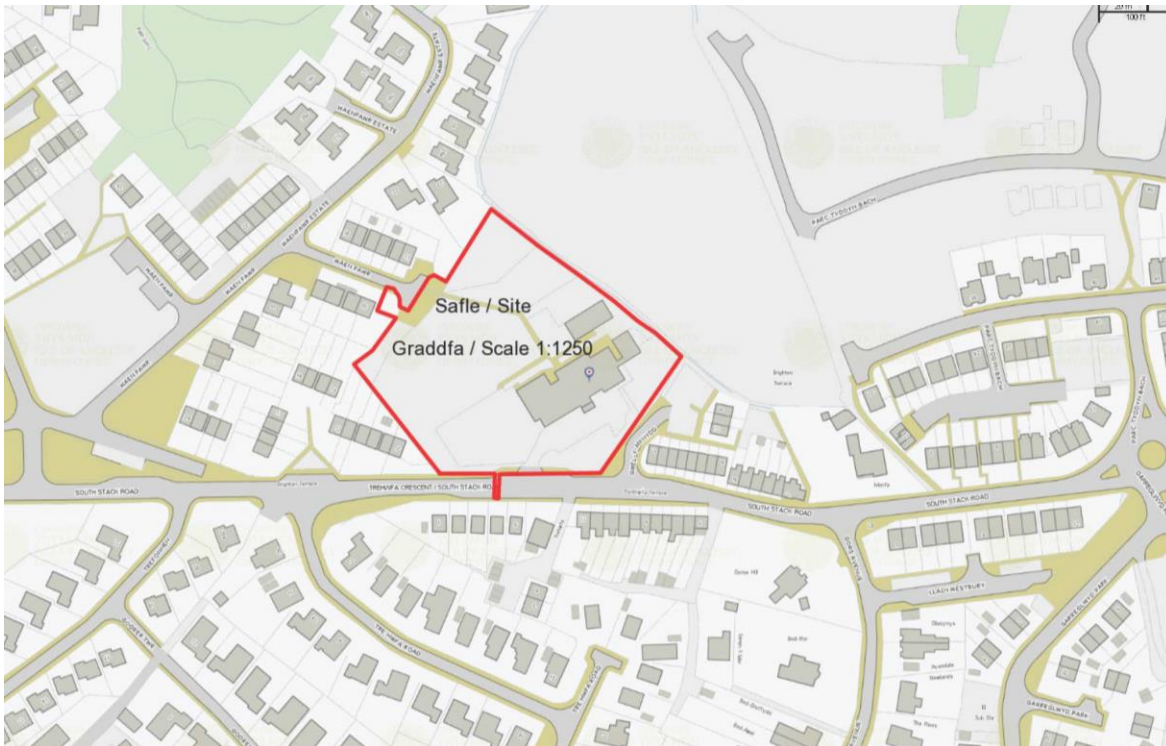
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/341

Applicant: DU Construction

Description: Cais llawn ar gyfer codi 26 annedd (3 fforddiadwy), addasu mynedfa presennol i gerbydau ynghyd a chreu gwaith cystylliedig yn / Full application for the erection of 26 dwellings (3 affordable), alterations to existing vehicular access together with associated works at

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



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The application is made on land within the council's ownership.

Proposal and Site

The application site comprises a disused former school building which has now been replaced by a larger school at Ysgol Cybi. The former school building on the application site has been demolished and a secure hoarding of around 2.4 metres in height has been erected along the frontage of the site with South Stack Road.

There are residential properties abutting the western (Waun Fawr and Brighton Terrace) and eastern boundaries (Gwel-Y-Mynydd) of the application and on the opposite side of the road (Trehwfa Crescent).

The agricultural land abutting the northern boundary of the application site benefits from planning permission for 46 residential units (under planning permission FPL/2018/57) which would form part of the Tyddyn Bach development, Phase 1 of which is currently under construction. Parts of this agricultural land are currently being used as storage compounds in connection with the construction of the Phase 1 development.

This is a major planning application which has been subject to pre-application consultation and publicity under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

The proposal is made for 26 residential units comprising of the following mix :

- Eight one bedroom flats in two 2 storey semi-detached blocks (2 pairs).
- Two 2 bedroom semi-detached bungalows (1 pair).
- Fourteen 2 bedroom two storey semi-detached houses (7 pairs).
- Two detached 4 bedroom two storey houses.

Vehicular access to the development is via an improved T junction with South Stack Road which is in substantially the same position as the existing access to the school. As part of the development pedestrian access is being provided from the Waen Fawr Estate where the public highway forms a hammerhead adjacent to the western boundary of the application site and then along a pavement and footway through the proposed development to the access with South Stack Road. In addition vehicular parking spaces are being provided at the end of this hammerhead for the benefit of residents of the Waunfawr Estate.

The layout plan illustrates that the proposed properties either side of the vehicular access would have their front elevations facing South Stack Road. Within the development the all the dwellings face the proposed highway which extends to the west and east of the application site to shared turning areas.

As part of the proposals 1434M2 of informal open space is being provided which comprises an open area for informal recreation. This informal open space in association with a turning head on the western part of the development also serve as attenuation in an extreme event for surface water drainage in connection with the development. To accommodate the engineering work required four existing trees in this area would be removed though others in the most northerly corner would be retained. Surface water would be discharged into a small watercourse on the agricultural field abutting to the north eastern boundary of the application site. Foul drainage would be connected to the public sewer.

Key Issues

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

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026 “JLDP”

PS 1: Welsh Language and Culture

ISA 1: Infrastructure Provision

ISA 2: Community Facilities

ISA 4: Safeguarding Existing Open Space

ISA 5: Provision of Open Space in New Housing Developments
PS 4: Sustainable Transport, Development and Accessibility
TRA 2: Parking Standards
TRA 4: Managing Transport Impacts
PS 5: Sustainable Development
PS 6: Alleviating and Adapting to the Effects of Climate Change
PCYFF 1: Development Boundaries
PCYFF 2: Development Criteria
PCYFF 3: Design and Place Shaping
PCYFF 4: Design and Landscaping
PCYFF 6: Water Conservation
TAI 1: Housing in Sub Regional Centre & Urban Service Centres
TAI 8: Appropriate Housing Mix
TAI 15: Affordable Housing Threshold & Distribution
AMG 1: AONB Management Plans
AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character
AMG 5: Local Biodiversity Conservation
PS 19: Conserving and where appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 10)

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

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

Isle of Anglesey AONB Management Plan 2015-2020.

Response to Consultation and Publicity

Cynghorydd Glyn Haynes: No observations received.

Cynghorydd Robert Llewelyn Jones: No observations received.

Cynghorydd Shaun James Redmond: No observations received.

Cyngor Tref Caergybi / Holyhead Town Council: Members wished clarification on whether the properties were council houses or not and voiced their concerns over the effect of the development on highways infrastructure, sewerage and pointed out the lack of health services and possible overcrowding of schools.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: An update to various aspects of the Ecological Survey was initially requested.

Iechyd yr Amgylchedd / Environmental Health: Considerations in relation to working hours, contaminated land, demolition and the use of pneumatic rock breaking machinery, Health and Safety and Asbestos are described.

Priffyrdd a Trafnidiaeth / Highways and Transportation: Highways comments are awaited at the time of writing but it is understood that given the existing lawful use as a school that there are no objection to the development subject to a requirement for a pedestrian crossing being provided on the highway at the frontage of the application site, and amended plans illustrating this provision are awaited at the time of writing.

Ymgynghoriadau Cynllunio YGC: Informative recommended as regards a culvert present on the north eastern boundary and in relations to separate Suds approval requirements for surface water drainage.

Dwr Cymru/Welsh Water: The proposed development site is crossed by a 150mm foul and 450mm surface water public sewers. Dwr Cymru Welsh Water has rights of access to its apparatus at all times, and as such would require the protection zone of 3m either side of the centreline of these pipes to be maintained during the lifetime of the development. Should any new dwellings and/ or associated structures be located within the protection zone of the sewer crossings, there would be a requirement to divert the public sewers, which can be applied for under Section 185 of the Water Industry Act 1991. No objection to the proposed foul point of connection in principle. Statutory requirements in relation Suds approval are described.

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

1] Indicative provision of Housing - By now the 2019 House Monitoring information is available. In relation to Holyhead a further 48 units were completed in 2019 (20 on allocated sites and 28 on windfall sites). The land bank at April 2019 stood at 249 units (188 on allocated sites and 61 on windfall sites) and this means that the proposal can be supported in terms of meeting the identified housing provision for the settlement.

2] Affordable Housing - Paragraph 3.3 of the Design and Access Statement states that all of the units will comply with DQR standards and this is to be supported. The three affordable units is above the expected 10% affordable provision, this is supported within Policy TAI 15 subject to the need for affordable provision within the locality. The Housing Service will be able to confirm this need.

3] There is a deficiency in the Outdoor Sport category of open space in the locality. Paragraph 3.2.1 of the SPG Open Spaces in New Residential Development (March 2019) states that outdoor sport facilities covers the following:

- Facilities such as pitches, greens, courts, athletic tracks and miscellaneous sites such as croquet lawns and training areas in the ownership of local government, at all tiers.
- Facilities as described above within the educational sector which are available for public use by written agreement. The informal or unauthorized use of such facilities by the public does not qualify.
- Facilities described above within the voluntary, private, commercial sectors that serve the leisure needs for outdoor sport and recreation of their members, or the public.

Therefore the JPPS did not include the playing field of the former school because there is no formal written agreement that the site was available for public use. This has been confirmed by the Authority's Property Section which has stated that there is no longer public access to none of the closed schools on the island. Furthermore the JPPS notes that the Town Council has not objected to the application.

In further comments it is acknowledged that 1434M² of informal open space is being provided as part of the development which is more than the total needed for the development the deficiency is in the playing pitches category and it is recommended that discussions are instigated with Holyhead Town Council with regard to provision off site of 688.64m² which equates to a financial contribution of £8050.20.

4] Housing Mix - Reference is made within the Design & Access Statement to the prior agreement from the Housing Service at the pre-application stage to the mixed proposed on the site. Confirmation of this position with this application should be sought from the Housing Service.

5] Welsh Language - Consideration needs to be given whether the proposed scheme addresses evidence of need and demand, if not then in line with criterion (1c) of Policy PS 1 the application would have to be supported by a Welsh language statement. The views of the Housing Service in relation to the Housing Mix should enable the Case Officer to determine whether or not this is the case.

However, even if a Welsh language statement is not required under criterion (1c), in line with Diagram 10 of the SPG 'Maintenance and Creation of Distinctive and Sustainable Communities' a record of how consideration was given to the Welsh language when drawing up the planning application should be provided. The method of recording the information needs to be tailored to the nature of the proposed development and the matters requiring attention. The methods could include a letter accompanying the planning application, a planning statement, a design and access statement or language statement or report on the language impact assessment.

Ymgynghorydd Tirwedd / Landscape Advisor: Requested that a landscaping plan is provided which also aligns with the requirements of the council's Ecological and Environmental Adviser.

Cyfoeth Naturiol Cymru / Natural Resources Wales:

European Protected Species - As this is a lower risk case for bats, we consider 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. Furthermore, we advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site, provided that mitigation for common, crevice dwelling bats described in the bat report are implemented and included in the list of approved plans.

Ymgynghorydd Treftadaeth / Heritage Advisor: From a built heritage perspective, the proposed development would not impact upon any designated heritage asset or their setting. Additionally, the proposals would not have a significant adverse impact upon views into or out of surrounding conservation areas, all of which are situated some 0.5km away.

Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service: No recommendation for mitigation in this instance. There does remain a potential for archaeology in this area, especially in relation to other nearby features as recorded in the HER. However, owing to the majority of this particular site already having been developed in relation to the school, and no substantial archaeology having been found in fields to the north-east when under investigation in 2016, mitigation in this instance is not necessary.

Gwasanaeth Addysg / Education Service: If Planning Application number FPL/2019/341 was to go ahead, according to the formula, the Learning Service of Anglesey Council would seek a total contribution of £18,469 towards the additional Year 12 and 13 pupils at Holyhead High School. It has subsequently been confirmed that this payment is not required as there was sufficient capacity to cater for the development when the planning application was submitted.

Strategol Tai / Housing Strategy: Evidence of housing need is provided based on the council's Social Housing waiting list and then Tai Teg Register and it is confirmed that they are satisfied by provision of 3 affordable housing units. And that there is a demand for affordable dwellings in Holyhead.

Housing Services are satisfied with the proposed mix, as it offers a variety of different types of housing (one bedroom flats, two bedroom bungalows, two bedroom houses and four bedroom houses), which will meet the needs of the whole community. The Housing Mix SPG notes that the provision of one bedroom apartments could help meet the needs of some single young people and young couples, whilst providing

two bedroom houses will increase the choice for smaller families, young couples or older households who wish to downsize.

Sport Wales: No observations received.

The planning application was advertised as a major planning application with a press notice, site notice and individual letters were sent to adjacent properties. The notification period expired on the 29.01.20. One representation was received on the following grounds:

- Request that the large hawthorn tree is retained given its age and that it provides screening in terms of privacy and if uprooted it could damage the objectors property.

Relevant Planning History

DEM/2019/14 - Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel ysgol bresennol yn / Application to determine whether prior approval is required for the demolition of the existing school at Permitted Development

FPL/2019/289 - Cais llawn ar gyfer codi ffens 2.4 metr uchder dros dro yn/ Full application for the erection of a temporary 2.4 meter high fence Conditionally approved December 2019.

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 by means other than by car 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 Cybi in a sustainable location accessible by walking, cycling and public transport, this meets the requirements of policy ISA 2

The application site is located on an unallocated site within the settlement boundary of Holyhead under the provisions of PCYFF 1. In the JLDP Holyhead is identified as an Urban Service Centre under PS 17 which is the highest category on Anglesey based on the settlement strategy, the level of service provision, function and size (population) and the majority 53% of the JLDP's growth is forecast in these main centres. Policy TAI 1 permits residential development on windfall sites such as the enquiry site based on the indicative provision in the JLDP. The JPPU's indicative provision for Holyhead is 833 units and as explained in the comments of the JPPU at present there is capacity within the indicative supply for Holyhead.

The proposed mix of house types has been listed in the introduction of this report. Housing Services have confirmed that the mix in the development is satisfactory and the proposed development therefore aligns with the need identified in the Housing Mix SPG for smaller homes. Though it is understood that this scheme is intended to be developed wholly for affordable housing purposes by the council 3 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 on land which is within its ownership a planning condition has been recommended to secure this affordable housing contribution.

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 and since the housing mix described in the preceding paragraph is acceptable a Welsh language statement is not required to be submitted with the planning application.

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 weights in favour of the development.

Form and 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.

Criterion (3) of policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development. The density of the development amount to around 35 dwellings per hectare which aligns with these policy requirements.

The urban vernacular in the vicinity is not uniform along South Stack Road there is a mixture of traditional terraced houses as well as more modern recently constructed developments. These more modern developments include the Gwel y Mynydd Estate adjacent, Llain Westbury and the Tyddyn Bach Estate which is currently under construction. The dwellings subject to this planning application would be of a similarly modern appearance with the external walls finished with self-coloured render and the roof covered with natural mineral slate. Similar to the other more modern developments the units closest to South Stack Road either side of the vehicular access would have their front elevations facing the public highway. The development also provides pedestrian connectivity with the Waun Fawr Estate and the provisions of additional car parking spaces for residents of this existing development which can be attributed positive weight. The development subject to the application is considered appropriate in this this context and would comprise high quality development of the type sought in the planning policies listed.

One representation has been received requesting that an existing hawthorn tree adjacent to the writer's property is retained. Though the application already includes indicative landscaping details at the time of writing this report a detailed landscaping plan which shows existing trees and vegetation to be retained as part of the development is awaited. In addition the Local Planning Authority have requested clarification on existing and proposed boundary treatment in connection with the development and these details are awaited at the time of writing.

Residential Amenity: The SPG Design Guide provides guidance on recommended distances between existing and proposed dwellings and it indicates that there should be 10.5 metres to the rear boundary and 21 metres from main elevations (which in this case means the rear of the proposed dwellings and that of existing properties abutting). The distances are recommended in order to prevent unacceptable overlooking and impacts on the outlook from the respective properties. The development is generally compliant with these distances with a couple of exceptions as follows:

Plots 3 and 4 – The distance to the rear boundary exceeds that specified in the SPG Design Guide, however, the distance to the rear elevation of the existing dwelling at Brighton Terrace is below 16 metres as these existing properties have very small rear gardens.

Plots 5/6 and 7/8 – These comprise flats and the distance to the rear boundaries is around 8.5 metres. At its closest point there is some 17 metres (taken in a straight line) between the rear elevations of the nearest property at Brighton Terrace.

Amended plans have been requested re-siting the plots such that there is an increased distance from the proposed dwelling to the existing properties.

Plots 18 and 19 – The distance to the rear boundary is around 8.5 metres. This is considered acceptable in this instance as the rear boundary abuts an access and turning area for the Gwel-y-Mynydd estate such that there will be no harm in terms of overlooking or outlook of having a slightly reduced distance.

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

Highway Considerations and Sustainable Transport Highways comments are awaited at the time of writing but it is understood that there are no objections in principle to the redevelopment of the application site subject given that it has an existing use as a school.

A Transport Assessment has been submitted with the planning application detailing the existing and proposed use and includes consideration of travel other than by means of private car in accord with TAN 18 and include measures to improve and promote connectivity. As explained previously the proposed development also includes a pedestrian access from Lon Newydd to South Stack Road as this will be the most direct access in this direction towards the town centre.

Other Matters: An ecological report has been submitted with the planning application. Further the comments of the council's EEA an update thereof is awaited at the time of writing.

In addition the Ecological and Environmental Adviser details the type of bio-diversity enhancements that would need to be included as part of the proposals such as bat boxes. Such enhancements can include also indigenous landscaping and a detailed landscaping plan is awaited at the time of writing.

The AONB is located around 1 km to the west of the enquiry site. Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan and there is also statutory requirements in this regard. The AONB Management Plan requires assessment of proposals within 2km of the AONB. In this instance given the distance from the AONB and the intervening urban uses between the development and the AONB it is not considered that the proposal affects the setting of the AONB.

There is an existing playing field on the application site and policy ISA 4 seeks to safeguard existing open spaces by the application of the listed criteria. In this instance, however, given the comments of the JPPU that there is no public access to this playing field it is not considered necessary to apply the policy as the proposal will not result in the loss of existing open space.

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 proposals 1434M2 of informal open space is being provided. As explained in the comments of the council's JPPU the deficiency is in the playing pitches category of 688.64m2 which equates to a financial contribution of £8050.20 in lieu of provision of a playing pitch being provided as part of the development.

The financial contribution above would normally be secured by way of a legal agreement but in this instance this is not possible as the council is the currently the landowner and cannot complete an agreement with itself. The recommendation below is that payment of these monies is made to the council prior to planning permission be issued.

Policy PCYFF 6 of the JLDP requires that proposals for 10 dwellings or more should be accompanied by a Water Conservation Statement, greater details are provided in the explanatory text.

Welsh Water have indicated that the application site is crossed by a foul and surface water sewer and that the development should not be constructed within 3 metres of the centre line of these apparatus. The layout of the proposed development is currently within 3 metres of this apparatus and this is being

queried with Welsh Water at the time of writing. Welsh Water have no objections otherwise to the proposed connection point with the foul sewerage system.

Plans of the surface water drainage arrangements have been provided with the planning application which illustrate that surface water attenuation in an extreme event will be provided in an attenuation basin located in the amenity area to the north of the development and in the granular material in a turning head to the west of the development. Discharge of surface water will be via an outfall into a stream on agricultural along the north eastern boundary of the application site, at the time of writing the need for the applicant to serve notice on the owners of this agricultural land is being queried. A separate Suds approval will be required for this surface water drainage scheme.

Conclusion

The applicant's have informed the Local Planning Authority that it is critical for Welsh Government funding for affordable housing that this planning application is presented to the planning committee in March. Whilst the principle of the development is clearly acceptable outstanding issues remain a host of issues remain outstanding as follows:

- A detailed landscaping plan which shows existing trees and vegetation to be retained as part of the development and clarification on existing and proposed boundary treatment in connection with the development.
- Amended plans have been requested re-siting the plots such that there is an increased distance from the proposed dwelling to the existing properties at Brighton Terrace.
- Formal comments are awaited from the council's Highways Section
- Updated ecological report is awaited.
- A financial contribution of £8050.20 in lieu of provision of a playing pitch being provided as part of the development.
- It appears that the layout of the proposed development is currently within 3 metres of Welsh Water apparatus and this is being clarified at the time of writing.
- Discharge of surface water will be via an outfall into a stream on agricultural along the north eastern boundary of the application site, at the time of writing the need for the applicant to serve notice on the owners of this agricultural land is being queried.
- It is also understood that the applicant's wish to provide all information that maybe required by way of a planning condition with the planning application such that there will be no conditions precedent as part of any planning permission granted. As such some of the planning conditions recommended may not be required or may need to be redrafted.

It will be necessary for the Local Planning Authority to consult and advertise the additional information and amended plans above which is awaited at the time of writing. This report requests delegated powers issue planning permission upon resolution of these matters.

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 but that the unacceptable form of the development would not align with the goal of seeking cohesive communities and more resilient Wales.

Recommendation

Subject to the receipt of satisfactory amended plans and additional information described in the report (which will be subject to consultation and notification):

- a) That planning permission is granted following payment being made to the council in respect of the deficiency in open space provision.

b) Thereafter the planning permission be granted subject to the following planning conditions which may be amended as a result of the amended plans /additional information awaited at the time writing and any comments from outstanding consultees, notably highways.

(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:

(drawing number to be inserted)

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

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

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

(04) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 3, 4, 18, 19, 20, 21, 22.

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

(05) The approved means of enclosure as shown on drawing number (drawing number to be inserted) 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.

(06) The landscaping scheme as shown on drawing number (drawing number to be inserted) 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.

(07) 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.

(08) 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.

(09) The development shall not commence until a scheme for the provision of Public Open Space as part of the development hereby approved has been submitted to and approved in writing by the local planning authority. The scheme shall include as a minimum:

- i. A timetable for completing and providing the Public Open Space for use for these purposes.
- ii. Details of the maintenance and long term management of the Public Open Space including associated boundaries.

The development and provision of the Public Open Space shall be undertaken in accord with the details approved under the provisions of this planning condition and it shall thereafter be retained as a Public Open Space in the lifetime of the development hereby approved. Public Open Space under the provisions of this planning condition means the public amenity area denoted as such on drawing reference: (insert reference).

Reason To ensure that sufficient public open space is provided to meet the needs of occupants of the development in accord with the provisions of policy ISA 5 of the Anglesey and Gwynedd Joint Local Development Plan (2017).

(10) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the scheme of remediation approved under the provisions of this planning condition.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Local Planning Policy.

(11) Notwithstanding the details shown on the Drawing number (drawing number to be inserted) no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The proposed development shall be constructed with the approved slab and ground levels.

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

(12) The flat(s) and dwelling(s) hereby approved shall not be occupied until the car parking space(s) for that/those flat(s) and dwelling(s) have been completed. The car parking spaces(s) shall be retained for these purposes in the lifetime of the development hereby approved.

Reason: To ensure that the development does not result in any road / parking problems.

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

The sustainability of the construction methods to be employed;

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

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Water quality and drainage impacts and mitigation.

Precautionary reasonable avoidance measures "RAMS" for protected species.

Existing hedge and tree protection measures.

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

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

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

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

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.