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

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

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

RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 6 HYDREF, 2021 am 1.00 o'r gloch yp	WEDNESDAY, 6 OCTOBER 2021 at 1.00 pm
CYFARFOD RHITHIOL WEDI'I FFRYDIO'N FYW	VIRTUAL LIVE STREAMED MEETING
Swyddog Pwyllgor	Mrs Mairwen Hughs 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
Dafydd Roberts
Nicola Roberts (Cadeirydd/Chair)
Ieuan Williams
Robin Williams**

Please note that meetings of the Committee are streamed 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 live stream will be retained in accordance with the Authority's published policy

A g e n d a

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.

MEMBERS OF THE COMMITTEE

Councillors:-

**John Griffith
Glyn Haynes
T LI Hughes MBE
K P Hughes
Vaughan Hughes
Richard O Jones (Is-Gadeirydd/Vice-Chair)
Eric Wyn Jones
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Ieuan Williams
Robin Williams**

INDEX the link to the Public Register is given for each individual application as shown

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 18)

To submit, for confirmation, the minutes of the previous virtual meeting of the Planning and Orders Committee held on 1 September, 2021.

4 SITE VISITS_(Pages 19 - 20)

To present the minutes of the virtual site visits held on 15 September, 2021.

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5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING_ (Pages 21 - 48)

7.1 – FPL/2021/144 - Llys Y Gwynt, Llanfawr Close, Holyhead

https://ioacc.force.com/s/papplication/a1G4H00000OKiIUAl/fpl2021144?language=en_GB

7.2 FPL/2019/338 – Cerrig, Penmon

https://ioacc.force.com/s/papplication/a1G4H00000IxyHqUAJ/fpl2019338?language=en_GB

7.3 – HHP/2021/183 – Dirion Dir, Llangefni

https://ioacc.force.com/s/papplication/a1G4H00000OKYIXUA5/hhp2021183?language=en_GB

7.4 - FPL/2021/145 – Rhosydd, Brynteg

https://ioacc.force.com/s/papplication/a1G4H00000OKjboUAD/fpl2021145?language=en_GB

7.5 - HHP/2021/157 – The Old Smithy, Marianglas

https://ioacc.force.com/s/papplication/a1G4H00000OKIeLUAX/hhp2021157?language=en_GB

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS_ (Pages 49 - 82)

12.1 – FPL/2021/220 - Canolfan Addysg Y Bont, Cildwrn Road, Llangefni

https://ioacc.force.com/s/papplication/a1G4H00000O2kh1UAB/fpl2021220?language=en_GB

12.2 – FPL/2021/163 –Ucheldre Centre, Holyhead

https://ioacc.force.com/s/papplication/a1G4H00000OKxRLUA1/fpl2021163?language=en_GB

12.3 – LBC/2021/24 –Ucheldre Centre, Holyhead

https://ioacc.force.com/s/papplication/a1G4H00000OLC9KUAX/lbc202124?language=en_GB

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12.4 – FPL/2201/108 - Fedw Uchaf, Brynrefail, Dulas

https://ioacc.force.com/s/papplication/a1G4H00000OKKItUAH/fpl2021108?language=en_GB

12.5 – FPL/2021/106 – Neuadd, Cemaes

https://ioacc.force.com/s/papplication/a1G4H00000OKHJzUAP/fpl2021106?language=en_GB

13 OTHER MATTERS

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

Planning and Orders Committee

Minutes of the virtual meeting held on 1 September 2021

- PRESENT:** Councillor Richard Owain Jones (Vice-Chair in the Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Dafydd Roberts and Robin Williams.
- Councillor R A Dew – Portfolio Holder – Planning.
- IN ATTENDANCE:** Chief Planning Officer (DFJ),
Planning Enforcement Manager (SO),
Lead Case Officer Major Projects (IWJ),
Development Management Engineer (Highways) (IWH),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillors Nicola Roberts and Ieuan Williams.
- ALSO PRESENT:** Local Members: Councillors Llinos M Huws (application 7.4); Aled M Jones (applications 7.1 and 7.3); Carwyn Jones, Gary Pritchard and Alun Roberts (application 7.2); Dylan Rees (application 12.3); Margaret M Roberts (applications 7.3, 12.2 and 12.4).
- Councillors Jeff Evans, R LI Jones, Dafydd R Thomas.
- Team Leader (DPJ), Senior Planning Officers (CR & GJ).

In the absence of the Chair, the Vice-Chair, Councillor R O Jones was in the Chair. Councillor Robin Williams was elected to serve as a Vice-Chair for this meeting of the Committee only.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous virtual meeting of the Planning and Orders Committee held on 28 July, 2021 were confirmed as correct.

4 SITE VISITS

The minutes of the virtual site visits held on 18 August, 2021 were confirmed as correct.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.1 and 7.4.

6 APPLICATIONS THAT WILL BE DEFERRED

None were considered by the Planning and Orders Committee.

7 APPLICATIONS ARISING

7.1 FPL/2019/251/EIA – Full application for the erection of a free range poultry unit (egg production) together with a manure store, feeding bins and associated works at Cae Mawr, Llannerchymedd

The application was reported to the Planning and Orders Committee as it is accompanied by an Environment Impact Assessment and has also been called in to the Committee by a Local Member. At the meeting held on 28 July, 2021 it was resolved to visit the application site. A virtual site visit took place on 18 August, 2021.

Public Speakers

Ms Wendy Pugh, spoke against the application and she expressed that the Council are under pressure to approve the application as the applicant's agents would appeal any refusal of the application and would claim costs against the Authority. She said that there are numerous poultry units in Powys that are similar to this planning application and are detrimental to the environment with cases of air and water pollution. Ms Pugh urged the Committee to refuse the application as there is a threat to neighbouring properties with regard to avian flu (bird flu) and water pollution. She further said that there is a potential of other farming enterprises converting to poultry businesses on the Island; the Island would face a similar situation as Powys with extensive poultry units in the county. Ms Pugh said that it is important that Anglesey keeps a reputation of good food production and this application will provide zero jobs to the area as was stated in a letter by NRW to the Council in 2019 which referred that hard standing construction will entail on the farm at Cae Mawr and staff will be able to walk from the farm to manage the poultry business. She further said that there has been limited consultation with the neighbouring properties as regards to this development and it is understood that there will be changes to the access to the site. Ms Pugh had concerns as to whom the neighbouring community would be able to complain to if any issues arose from such a development at Cae Mawr as it will have a detrimental effect on the area.

Councillor John Griffith questioned as to the opinion of the objector as to the size of the poultry shed at Cae Mawr. Ms Pugh responded that the size of the shed is extensive within the local countryside and will be visible from the road and a neighbouring property. She said that there are deep concerns in the area as to the odour that will entail from the site and she further said that she had been in contact with people across Wales who have such a development near their homes and who have commented on the effects of such poultry farms on the environment.

Ms Gail Jenkins spoke in support of the application and said that the applicants wish to extend their business venture at Cae Mawr and intend to be able to produce high standard local food whilst protecting the environment and wildlife together with being respectful to the local community. Through the planning process the applicants have considered the concerns of their neighbouring dwellings and have worked with the Planning Authority to address any issues. The application has received detailed scrutiny by all Statutory Consultees, the Planning Officer, and an Independent Consultant, since its validation on the 2nd March 2020. The comprehensive report of the Planning Officer recommends the development be permitted subject to planning conditions. The development is adjacent to the existing farm complex in line with national and local planning policies. The height of the building - to the eaves the proposed building is 3.5 metres, 6.39 m to the ridge this is lower than existing farm buildings and indeed lower than many agricultural buildings across the Isle of Anglesey. The buildings, and feed bins have been coloured Juniper Green to assist with their integration into the landscape. Additional landscaping has been proposed in the form of a new native species hedgerows, retaining, and allowing existing hedgerows to grow in height along the county highway to screen the development, extensive woodland planting and planting native species plants in existing hedgerows on the farm. The development is a state-of-the-art agricultural facility that will meet and exceed current legislation through innovation and technology.

The unit is one of only a handful across Wales that will utilise ammonia scrubbers within to purify the air and extract ammonia prior to it entering the atmosphere reducing any negative impact on adjoining protected sites, in particular Llyn Alaw, as detailed in the ammonia modelling reports, NRW are the governing body in this regard and are supportive. A manure store is proposed, which will provide sealed poultry manure storage with six months capacity in line with the Water Resources (Control of Agricultural Pollution) Regulations 2021. The Highways Authority have considered the Transport Statement and a Highways Improvement plan is proposed to provide visibility splays in both directions, parking and turning areas on site. Over the course of a year the additional movements to the site will be 3.76, considered negligible. Noise, flies, odour and amenity have all been addressed and the Environmental Health Officer is supportive. The application is subject to lengthy detailed conditions proposed by the many Statutory Consultees who are all supportive. The applicants agree with all conditions. The proposal is in line with Planning

Policy Wales, TAN 6, TAN 23, and the polices of the Isle of Anglesey Joint Local Development Plan.

Councillor John Griffith questioned whether the access to the site is adequate to be able to sustain the amount of HGV's that will be travelling to and from the site on a regular basis in delivering feed and processing cycle of the poultry off site after a period of 14 months. He further questioned whether the access to the site is sustainable to alleviate any risk to motorist travelling past the site. Ms Jenkins responded that there are highways improvements within the application which has been supported by the Highways Authority. She noted that HGV's already visit the Cae Mawr farm with the delivery of feed for the farming enterprise of sheep and cattle that already exists on the farm. The visibility splay from the access of the farm will be enhanced and will have no impact on passing traffic.

Councillor John Griffith expressed that there is a risk of discharge of effluence from the site into the watercourses that could contaminate the drinking water at Llyn Alaw. Ms Jenkins responded that with regard to risk of pollution the application is supported by a Risk Pollution Plan and the development if granted approval would be regulated by the RSPCA with regard to the welfare standards and via Welsh Government as regards to compliance of regulations. She noted that a manure store will be located on site which has a six months capacity and will be a sealed unit with no possibility of rain water seeping into the manure store. The manure store has a manure drying system within the poultry production unit that alleviates ammonia. She further said that a Manure Management Plan is attached to the application which will restrict the spreading of manure on the land and 10 metres from the watercourses.

Councillor Dafydd Roberts questioned whether there are examples of similar process of ammonia scrubbing equipment on other poultry farms and whether they are efficient to alleviate odour which can be detrimental to neighbouring properties. Ms Jenkins responded that all the manure will be within a sealed unit and will only be spread on the land when required which could only be twice a year, the applicants wishes to be sensitive to their neighbouring properties. She gave an example of a similar poultry unit in Carmarthenshire area which is similar to this application and there have been no issues relating to odour and noise from that farm.

Councillor Aled M Jones, a Local Member said that this application has been submitted by a farming family who wish to ensure the future success of the farm for future generations. He noted that the proposed development will secure the 2 workers employed on the farm together with the creation of 2 jobs if this application was approved. The access to the farm will be enhanced as part of the planning conditions and a Transport Impact Assessment has been submitted with the application. The poultry shed will not be visible from the highway as it will not be any higher in height than the current buildings on site. Councillor Jones further said whilst the application site falls within the Llyn Alaw drinking water catchment area, NRW and Welsh Water have assessed the application together with regulated agricultural consultees.

The Chief Planning Officer reported that there are policy frameworks to support such agricultural developments within the countryside but it must consider the effects on the environment and amenities of the locality. The noise, odour and transports effects is highlighted within the report to the Committee. He said that on balance it is considered that the proposed development respect the main thrust of planning policy by providing an economic opportunity within the open countryside whilst also protecting the environment. The recommendation is therefore of approval with conditions as highlighted within the Officer's report.

Councillor John Griffith and a Local Member gave an in-depth assessment of the concerns locally as regards to the detrimental impact upon the environment and on the nearby Llyn Alaw, SSSI and Ancient Woodland. Concerns also as regards to drainage and foul water from the site, the size of the shed to hold 32,000 poultry and the increase traffic and highway safety. He noted that the proposed development would have a detrimental impact upon the landscape and upon the tourism industry. Councillor Griffith referred that pollutants will occur in the air from the housing of poultry on the site which could affect the wildlife. He said that odour an amonia will come from the site that will affect the local residents and especially when the manure is spread on the land.

Councillor K P Hughes, and a Local Member said that whilst there are local concerns as regards to this development the statutory consultees have addressed these concerns as is noted within the Officer's report. He noted that concerns as regards to the drinking water at Llyn Alaw have been addressed by Welsh Water as all the mitigation measures have been addressed as regards to the manure control on the site. He considered that the local amenities will not be affected as there is adequate distance between neighbouring properties.

Councillor Eric W Jones said that there is emphasis now for food production and he noted that the applicants have said that they will use local contractors and builders to erect the shed and hard standings at Cae Mawr. Feeding for the poultry will also be sourced locally. Councillor Eric Jones proposed that the application be approve in accordance with the Officer's recommendation. Councillor K P Hughes seconded the proposal of approval.

Councillor John Griffith proposed to refuse the application contrary to the Officer's recommendation. There was no seconder to 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.

7.2 FPL/2019/338 – Full application for the part removal of the existing concrete sea defence wall and the erection of a replacement sea defence wall in its place on the boundary of Cerrig, Penmon

The application was reported to the Planning and Orders Committee at the request of the Local Members. At the Committee's 7 July, 2021 meeting it was resolved that a site visit was required. A virtual site visit was subsequently carried out on 21 July, 2021. The application was deferred at the previous meeting held on 28 July, 2021 following the receipt of amended plans which

change the design of the proposed sea wall from a sheet pile reinforced concrete plinth.

The Chief Planning Officer reported the applicant has indicated that if the application was to be approved by this Committee a request would be made to extend to working hours of the development from 6.00 a.m. to 9.00 p.m., Monday to Friday so as to complete the works as soon as possible. He noted that the site is located within the designated Special Area of Conservation (SAC), AONB, Site of Special Scientific Interest (SSSI) and within a Scheduled Monument Boundary. The site also lies within the Anglesey Coastal Management Area and the C2 Flood Zone. The Wales Coastal Path adjoins the application site also. The Planning Authority considers that the construction of private sea defence is acceptable, however such a sea defence will affect the area but the current sea defence wall is not of the highest standard at present. The Chief Planning Officer further reported that extensive consultation has taken place with statutory consultees as noted within the Planning Officer's report and it is considered on balance that the development is acceptable in planning terms. However, it is accepted that stringent control on works on the site will be required to protect the environment and a number of conditions have been attached to any approval of the application. The recommendation was of approval of the application.

Councillor Carwyn Jones, a Local Member said that whilst appreciating the Committee having had a virtual site visit to the site it does not compare to being on site to appreciate the sensitivity of the area in terms of biodiversity. The sea defence wall will be 7 metres in height and over 100 metres in length within a sensitive area of SSSI and SAC and serious damage will result as regards to a historical ecological site. The Ffordd Lleiniog Beach attracts geologist, historians and ecologist from across the World to visit this part of this important area with rock formations from the Ice Age. This site is of International importance and the damage of approving this application will never restore the site to its current position. Councillor Jones further expressed that there are 50 properties along the coastal area and he noted that a properties known as The Pines will be affected by this development due to the sea defence being erected and tidal erosion will occur.

Councillor Gary Pritchard, a Local Member said that he was given to understand that permission to use the car park for storage of heavy machinery at the Lleiniog Beach would have been refused and he was disappointed therefore that the application was before the Planning Committee for consideration. He noted that driving and dragging heavy machinery across the beach would have a detrimental effect on an important and significant beach at Lleiniog and there are serious concerns within the local community, local elected members and Community Council to the damage that will result to the Ice Age geological site that would be lost if this development was approved and would be environmental vandalism. He noted that Bangor University Geology Department regularly visit the site to educate and research the rock formation which is identified as the best example in Europe.

Councillor Alun Roberts, a Local Member reiterated his fellow Local Members concerns as regards to this controversial application as this area is of International importance due to the rock formation during the Ice Age. He noted that whilst he appreciated that the applicant wishes to defend his property from coastal erosion, detrimental effect to the area will be significant and will not be restored to its original state and will also affect marine processes. He further said that local concerns have been expressed that a comprehensive report on other neighbouring properties and land near the site has not been available. Allowing heavy machinery on the beach will have a detrimental effect on the beach which is of significant importance due to sensitivity of the area and will not be able to be restored.

The Local Members expressed strongly that the application should be refused for the reasons given.

Councillor John Griffith referred that the applicant having expressed that if the application was approved that a request would be made to extend the working hours to 6.00 a.m. to 9.00 p.m. Councillor Griffith ascertained that if the works was to commence in the winter months there would be a need for flood lighting to carry out the work and this would have an effect on neighbouring properties. The Chief Planning Officer responded that there are a number of planning conditions that would need to be adhered to and also the developer would need to secure the use of the Lleiniog car park as a compound for the heavy machinery for the work to be able to commence but this is a matter outside planning permission. The Planning Officer said that a condition has been imposed for a Restoration Plan before commencement of work with regard to the car park. Councillor Griffith further said that the applicant has expressed that he is unable to use the land around his property for sea defence due to the different levels of the land and the beach. He questioned whether the Planning Officer has checked the level of the land and whether they agree with the statement by the applicant. The Chief Planning Officer responded that the statement by the applicant refers that it would be dangerous to carry out the works above the wall. He noted that rocks will be removed from under the wall which would result in weakening the wall. Councillor Griffith further questioned whether the footpath near the site will remain. The Chief Planning Officer responded that there will be no effect on the footpath.

Councillor Dafydd Roberts ascertained whether the applicant will mitigate any side effects on neighbouring properties as regards to this development of the sea wall defence as it will have an effect on the hydrodynamics of the sea. The Chief Planning Officer considered that such a condition would not be appropriate as there would need to be evidence that a direct link to the development would have an effect on other properties. The Legal Services Manager said that any displacement of sea defence ought to have been considered by NRW (as the relevant consultee) during the statutory consultation on the application. The Planning Officer said that a Marine License will be required which is regulated by Natural Resources Wales.

Councillor Eric Jones ascertained whether the applicant is the owner of the current sea wall. The Planning Officer responded that the applicant is the

owner of most of the sea defence wall but part of the wall is in the ownership of the Crown Estate. A Certificate B has been submitted with the application and it is understood that the applicant is in the process of purchasing a piece of land from the Crown Estate.

Councillor Robin Williams said that having listened to the concerns of the Local Members it proposed that the application be refused contrary to the Officer's recommendations. Councillor Glyn Haynes seconded the proposal of refusal.

In the subsequent vote the proposal to refuse the application contrary to the Officer's recommendation was carried by 6 votes.

Councillors K P Hughes and T LI Hughes MBE abstained from voting.

It was RESOLVED to refuse the application contrary to the Officer's recommendation as it was deemed that the development would have a detrimental effect on the sensitive area and there is a lack of assurances as to the side effects in the future of such a development. The development is considered contrary to policies PCYFF 2 and 3 and PS20 of the Joint Local Development Plan.

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

7.3 VAR/2021/27 – Application under Section 73 for the variation of condition (02) (Approved plans) and (03) (Access and parking accommodation) of planning permission reference FPL/2019/322 (conversion of a church into a dwelling together with a construction of a new vehicular access) so as to amend the parking accommodation to omit the provision of a turntable at Christ Church, Rhosybol

The application was reported to the Planning and Orders Committee having been called in by the Local Member due to highway and impact on the landscape surrounding the church. At the Committee's 2 June, 2021 meeting, members resolved to visit the site. A virtual site visit took place on 16 June, 2021. At the previous meeting held on 28 July, 2021 it was resolved to refuse the application contrary to the Officer's recommendation as it was deemed a turn circle is required in the interests of highways safety.

Councillor A M Jones, a Local Member asked the Committee to refuse the application for the variation of condition so as to amend the parking accommodation to omit the provision of a turntable at Christ Church, Rhosybol as was resolved at the last meeting as it deemed essential to highways safety. He said that it was evident at the virtual site visit the applicant's vehicle coming into contact with stones alongside the boundary when turning his vehicle.

The Chief Planning Officer said that the Planning Officer's recommendation is to approve the application as it is considered that it is possible to manoeuvre a vehicle on site and the Highways Authority is in agreement. There is already

consent for the conversion of the Church with a parking space on site. The wall that the applicant's car came to contact with on the virtual site visit will be demolished as part of the planning approval.

Councillor R O Jones, the Vice-Chair in the Chair ascertained whether the proposal was for a one or two bedroomed accommodation; the development would need space for 1 ½ parking spaces if it was a 2 bedroomed dwelling. The Planning Officer confirmed that the development was for a two bedroomed dwelling.

Councillor John Griffith proposed that the application be approved. Councillor Dafydd Roberts seconded the proposal of approval.

Councillor R O Jones proposed that the application be refused as he considered that a turntable needed to be on site contrary to the Officer's recommendation. There was no seconder to the proposal of refusal.

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

7.4 FPL/2020/215 – Full application for the erection of 23 dwellings (including 4 apartments) together with the creation of two new access and associated development on land adjacent to Lon Lwyd, Pentraeth

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the Committee's 27 July, 2021 meeting, members resolved to visit the site. A virtual site visit took place on 18 August, 2021.

Public Speaker

Mr Tony Hughes, in support of the application said that the application is for the erection of 23 no affordable dwellings together with associated development including accesses, internal estate roads, public open space including community orchard and play areas, and soft/hard landscaping. The proposed development is supported by Policy TAI 16 of the Joint Local Development Plan. It will to provide 100% affordable housing for local people on land immediately adjacent to the village boundary as defined by the Local Development Plan. It has been confirmed by the Council's Housing Department that there is a significant need for all the affordable houses within the development, so much so that of 10 of the units will be constructed for the Councils Housing Service. There are no other available suitable sites which can provide this level of affordable homes either within, or adjacent to, the development boundary of Pentraeth. The proposed development is within the Anglesey Coastal AONB. The application is supported by Landscape Visual Appraisal (LVA) and it is considered by officers that the proposed development would not have a detrimental impact upon the surrounding landscape so as to make it unacceptable. A key benefit of the development will be the provision of land for a public open

space, play area and community orchard area, designed to enhance the site setting. In addition a commuted sum of £28,742.85 will be provided to equip the area. We agree with the Planning Officer's assessment that there is an identified need in Pentraeth for affordable dwellings with no alternative sites within the development boundary which can be delivered in a reasonable timescale to address the need. In respect of AONB impact, this part of Pentraeth is bounded by dwellings to one side and housing/employment land to the other. The proposed development includes sensitive boundary treatment, open space and landscaping which will help integrate the built form of the development boundary and AONB / open countryside when viewed from within the AONB. This view is supported by NRW and the Council's AONB Officer during the consultation responses who both offered no objection. The ambition of Welsh Government to increase supply and shorten the timescales for delivery of more housing including social rented across Wales, remains a high priority. The shortage of affordable housing is growing and ClwydAlyn support this planning application to meet the high need for affordable homes. New housing, also delivers many other benefits to local economies and communities including through material supplies, labour and skills, creating communities which contribute to the village economy and community retain Welsh speaker, support schools, apprenticeships and provide employment through long asset management. Overall ClwydAlyn are to invest over £60 million pounds with approximately £35 million in Welsh Government investment to deliver about 260 units in Ynys Mon for the next 5 to 7 years.

Councillor Margaret M Roberts, a Local Member expressed concerns as to the lack of information afforded as regards to this application. She ascertained whether there are assurances that the affordable housing will be for local people. She further said that the unreasonable house prices and influx of holiday homes throughout Britain is of immense concern and especially in Wales and Anglesey as the threat to the Welsh language is also of concerns. The Welsh Government and all residents identify the need to protect the Welsh language and she questioned whether this development would protect the Welsh language. Councillor Roberts said that the access to Lon Lwyd from the A5025 is extremely busy and especially during the summer months and the development of the site will increase traffic problems in the area. Local residents with children have expressed concerns as having to walk on a narrow pavement to take their children to Pentraeth Primary School and she questioned whether there is an intention to widen the pavement. She further said that the area is within an AONB with historical hedges which provides nesting for birds and other wildlife habitats. She said that much more information is needed before a decision is taken as regards to this application.

The Chief Planning Officer reported the application site is within the AONB and lies immediately adjacent to the settlement boundary of Pentraeth as identified within the Joint Local Development Plan. He noted that there are planning policies which allow for such development as they are for

affordable dwellings and that there is a local need within area. The Housing Service has conducted a housing needs assessment which has resulted in identifying local need for such affordable dwellings. The site is on the main Programme Development Plan (PDP) to receive Social Housing Grant by the Authority during 2021/22 and it is therefore considered there is a high element that this site will be brought forward within a reasonable timescale. He further said that it is considered that the development will merge into the area as it will fill in the gap between the development boundary of the village of Pentraeth. The Chief Planning Officer further reported that the application includes a Welsh Language Assessment which resulted that it would not have a detrimental effect on the language in the area. The recommendation is of approval of the application subject to a Section 106 agreement securing affordable housing and open space provision. The Planning Officer reported that planning policy TAI 16 of the Joint Local Development Plan is relevant to this application as all units would have to be affordable housing that meets a defined local need. A survey of housing need has been presented with the application and the Housing Service has confirmed that there is a need for such development of affordable housing in the area.

Councillor Vaughan Hughes said that the applicants will need to sign a Section 106 agreement for the whole site to be affordable dwelling. He questioned as the prices that is expected to be for such affordable dwellings in this specific site. The Chief Planning Officer responded that the dwellings will be let for social rented accommodation, affordable rents or intermediate rents of which a share of the dwelling can be sold below the market value of the property. The prices of the dwellings has not been shared with the Planning Authority but there is a specific criteria as to whom is eligible for affordable housing. The Planning Officer said that there will a mixture of dwellings within the development with 2, 3 and 4 bedroom dwellings and the prices will vary.

Councillor T LI Hughes MBE ascertained whether the Social Housing Grant was guaranteed for the construction of this development. The Chief Planning Officer responded it is part of the Council's Development Plan for the Social Housing Grant.

Councillor K P Hughes proposed that the application be approved as there is a need for social housing across the Island and a housing needs survey has been undertaken within the Pentraeth area which has shown the need for affordable dwellings. Councillor Eric W Jones seconded the proposal of approval of the application.

Councillor Vaughan Hughes abstained from voting.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and that a Section 106 agreement be imposed that 100% of the development be

for affordable dwellings together with a play area and communal area as detailed in the report.

7.5 FPL/2021/111 – Full application for change of use of agricultural land into holiday chalet site, siting of 30 holiday chalets buildings, erection of reception building, engineering works to create lake, construction of private roads, construction of parking areas, soft and hard landscaping together with associated works on land at Penmynydd Farm, Caergeiliog

The application was reported to the Planning and Orders Committee as it has been called in by a Local Member. At the meeting held on 28 July, 2021 it was resolved to visit the application site. A virtual site visit took place on 18 August, 2021.

The Chief Planning Officer reported that additional information has been submitted by the applicants as was noted within the Planning Officer's report. An application for a similar proposal was refused by the Council and subsequent appeal was dismissed in February, 2020 on the basis that the proposed development was not deemed to be in a sustainable location as it is not so well served by local services and public transport for it to be described as accessible by means of active travel and public transport being instead of overly dependent on private car use. Some amendments to the proposal have been made with the introduction of a reception building and an on-site café and boating lake as well as cycle and canoe hire facilities. However, the inclusion of these retail elements to make the development more self-contained reinforces the Council's view that the proposal is located in an unsustainable location. Since the appeal was dismissed in February, 2020 the SPG on Tourism Facilities and Accommodation has been formally adopted by the Council and this lists factors that will be assessed in determining whether a development is high quality or not and includes as a consideration sites being in a sustainable location which serves to lend further weight to the objections on sustainability grounds. He further said that in planning terms the proposal has not materially changed and the proposed development is therefore deemed to be still situated in an unsustainable location making it reliant on private car use. The recommendation is to refuse the application.

Councillor Llinos M Huws, a Local Member said that the recommendation of the Officer's in respect of the previous application that was refused was due to environmental issues and not sustainability issues. However, during the appeal process the Planning Inspector had raised issues of sustainability issues on the site. The applicant's has included within the proposed application on-site facilities, however he would like to have seen the visitors to the site having been able to help the local economy with shopping locally in the area. She further noted that the VOSA site is located at the entrance to the Penmynydd Farm, Caergeiliog at it is evident that the access to the site is convenient. Councillor Huws further referred that the Planning Inspector during the appeal process visited Caergeiliog village rather than the village of Bodedern where there is a butcher, shop, garage and hairdressers. A footpath has also been developed as part of the Route to Schools grant that was afforded to the Authority to the village of Bodedern. She further said that the applicant

considers that the development of such a facility will alleviate the problem of local properties been purchases for holiday facilities and would result in the availability of houses to be purchased by local residents. The Chief Planning Officer said that the previous application was deemed unsustainable by the Planning Officers. He accepted that the VOSA site is located at the entrance of the proposed site and is accessible from the A55 but it is evident that visitors to the site would be dependent on using their cars.

Councillor John Griffith and a Local Member referred to appeals recently on other facilities on the Island as regards to sustainability and environmental issues. Councillor Griffith ascertained the view of the Planning Officer's in this regard. The Chief Planning Officer responded that this application needs to be considered by the Committee in respect of its own merit. He expressed that this application is a substantial application in respect of its size and the applications that the Elected Member has referred to are different within planning context.

Councillor K P Hughes and a Local Member said that as in the last meeting he took a different view to that of the Officer on the basis of policy. National policy guidelines recognise the importance of tourism development to the rural economy as long as developments are in a suitable location. The JLDP notes that new developments should be in a location that is unobtrusive which means that it is well screened by existing landscape features without too many features that are not natural. Councillor Hughes expressed that the application site is within a sustainable area and is located in an unobtrusive area and lends itself to this type of development. The Planning Inspector had no concerns on this point and disagreed with the Officer's standpoint at the time concluding instead that the development was appropriate in its location and would not have a harmful impact on the character or appearance of the surrounding countryside. There has been reference to road safety concerns for pedestrians, however, Highways Authority does not share these concerns as there has been the construction of a footpath towards the village of Bodedern and along Junction 4 of the A55 and is recognised as a safe route to schools. Councillor Hughes considered that there is no planning reasons to refuse the application and proposed that the application be approved contrary to the Planning Officer's recommendation. Councillor Eric W Jones seconded the proposal of approving the application.

Councillor Robin Williams proposed that the application be refused in accordance with the Officer's recommendation. Councillor John Griffith seconded the proposal of refusal.

In the subsequent vote the proposal to refuse the application in accordance with the recommendation of the Officer's was carried by 6 votes to 2.

It was RESOLVED to refuse the application in accordance with the Officer's recommendation.

8 ECONOMIC APPLICATIONS

8.1 FPL/2021/100 – Full application for the erection of 6 business units (Use Class B1, B2 and B8) together with associated development on Plot 1 Tregarnedd Industrial Park, Llangefni

The application was reported to the Planning and Orders Committee as the Council has submitted the application.

The Planning Enforcement Manager reported that the proposed development is considered to be acceptable and conforms with planning policies. As noted in the report NRW have raised concerns in relation to the potential impact of the development upon protected species but these concerns can be overcome through imposing appropriate conditions.

Councillor Eric W Jones proposed that the application be approved and Councillor T LI Hughes MBE seconded the proposal.

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 VAR/2021/48 – Application under Section 73A for the variation of condition (06) (Approved Plans) of planning permission reference VAR/2020/76 (Erection of a dwelling) so as to amend the design on land adjacent to Brynteg, Llansadwrn

The application was reported to the Planning and Orders Committee as the proposal is contrary to planning policies of the Joint Local Development Plan which the Local Planning Authority is minded to approve.

The Planning Enforcement Manager reported that the application is made under Section 73A for the variation of condition (06) a condition on the previous permission VAR/2020/76 so as to amend the design of the dwelling at Brynteg, Llansadwrn. The application is contrary to Policy TAI 6 of the Joint Local Development Plan, however a fall-back position exists as the site benefits from an extant planning permission.

Councillor K P Hughes 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 and report subject to the planning conditions contained therein.

10.2 VAR/2021/51 – Application under Section 73 for the variation of condition (13) (approved plans) of planning permission reference 36C328B (erection of dwelling and garage) so as to allow amended garage plans on land adjacent to Bodafon, Llangristiolus

The application was reported to the Planning and Orders Committee as the proposal is contrary to planning policies of the Joint Local Development Plan which the Local Planning Authority is minded to approve.

The Planning Enforcement Manager reported that the application is made under Section 73A for the variation of condition (06) a condition on the previous permission 36C328B to allow an amended design for the proposed garage, to slightly increase the footprint to incorporate a second floor for a home office and studio/gym. He noted that the previous planning permission has been lawfully implemented and as there remains a 'fall-back position' the proposal is considered acceptable and represents an overall improvement to the previously approved plans.

Councillor Eric W Jones 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 and report subject to the planning conditions contained therein.

10.3 VAR/2021/22 – Application under Section 73 for the removal of condition (02) (flood defence structure) of planning permission reference 49C289K/VAR at Cleifiog Fawr, Gorad Road, Valley

The application was reported to the Planning and Orders Committee as the proposal is contrary to planning policies of the Joint Local Development Plan and the Local Planning Authority is minded to approve the application.

The Planning Enforcement Manager reported that the application is made under Section 73 for the removal of condition (02) (flood defence structure) of planning permission reference 49C289K/VAR. He noted that NRW have confirmed that they are satisfied with the Addendum Flood Consequence Assessment which is a revision of the previously compiled report from 2016. NRW have also confirmed that they are satisfied with the finished floor level being set a 3.82m Above Ordnance Datum.

Councillor John Griffith said that flooding occurs near this area as the land is below sea level. The Planning Enforcement Manager responded that NRW have been consulted as regards to this application and are satisfied as is noted within the Officer's report to the Committee.

Councillor John Griffith proposed that the application be approved and Councillor T LI Hughes MBE seconded the proposal.

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 FPL/2021/144 – Full application for part demolition works together with alterations and extensions to create additional units at Lllys y Gwynt, Llanfawr Close, Holyhead

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

Councillor Glyn Haynes proposed that a virtual visit be conducted so as to allow the Committee to view the site in its context. Councillor T LI Hughes MBE seconded the proposal of a site visit.

It was RESOLVED that a virtual site visit be carried out in accordance with the Local Member's request for the reasons given.

12.2 FPL/2021/145 – Full application for the siting of 2 shepherd huts at Rhosydd, Brynteg

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

Councillor Margaret M Roberts, a local member requested that a virtual site visit be conducted to allow the Committee to view the site in its context.

Councillor Robin Williams proposed that a virtual site visit be conducted and Councillor T LI Hughes MBE seconded the proposal of a site visit.

It was RESOLVED that a virtual site visit be carried out in accordance with the Local Member's request for the reasons given.

12.3 HHP/2021/183 – Full application for alterations and extensions together with the erection of a garden room at Dirion Dir, Llangefni

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

Councillor Dylan Rees, a local member requested that a virtual site visit be conducted to allow the Committee to view the site in its context.

Councillor Robin Williams proposed that a virtual site visit be conducted and Councillor K P Hughes seconded the proposal.

It was RESOLVED that a virtual site visit be carried out in accordance with the Local Member's request for the reasons given.

12.4 HHP/2021/157 – Full application for alterations and extensions at The Old Smithy, Marianglas

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

Councillor Margaret M Roberts, a local member requested that a virtual site visit be conducted to allow the Committee to view the site in its context.

Councillor John Griffith proposed that a virtual site visit be conducted and Councillor Vaughan Hughes seconded the proposal of a site visit.

It was RESOLVED that a virtual site visit be carried out in accordance with the Local Member's request for the reasons given.

13 OTHER MATTERS

13.1 FPL/2021/198 – Full application for the retention of the existing structure and continuation of works for the erection of a new holiday unit together with associated works on land at Bryn Gollen Newydd, Llannerchymedd

The Chief Planning Officer reported that the application is a repeat application of the one refused by the Committee at its meeting held on 7 July, 2021 for the retention of the existing structure that has been built without planning permission and the continuation of the works for the erection of a new holiday unit together with associated works. No new material planning considerations arise from those dealt with in the refused application. He further reported that Section 70B(4)(b) of the Town and Country Planning Act 1990 gives local planning authorities the right to decline to determine planning applications that have been refused by them within which an appeal in respect of a similar application can be made to the Welsh Ministers under Section 78 has not expired; the appeal process is still valid for the applicant to appeal the decision. The recommendation was that the Planning Authority decline to determine the application before the Committee.

Councillor K P Hughes expressed that following information from planning experts he considered that the Planning Authority has a duty to determine applications received. He noted that similar applications have been determined in the past which have gone to appeal such as an application at Cae'r Ddol, Bodorgan when the planning authority considered that the application was not within a sustainable area and would be dependent on the use of private vehicles but the Planning Inspector disagreed. Councillor Hughes gave this examples as these are similar applications for holiday units within the open countryside. He noted that there has been no objection locally

to this application neither from the Community Council and he considered that it was within a sustainable area. Councillor Hughes proposed that the application be deferred to allow the rights of the applicant and his agent to speak on this application. Councillor John Griffith seconded the proposal of deferring the application.

Councillor Dafydd Roberts proposed to support the recommendation of the Officer's to decline to determine the application. There was no seconder to the proposal.

It was RESOLVED to refuse the recommendation to decline to determine the application by Officer's.

(In accordance with the decision, a report on the substantive application together with a recommendation by Officers will be brought before the Committee).

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

PLANNING SITE VISITS

Minutes of the Virtual meeting held on 15 September, 2021

- PRESENT:** Councillors John Griffith, K P Hughes, T LI Hughes MBE, Vaughan Hughes, Eric W Jones, Dafydd Roberts,
- IN ATTENDANCE:** Chief Planning Officer (DFJ),
Planning Assistant (SH) (applications 1 and 2),
Planning Assistant (HR) (applications 3 and 4),
Senior Engineer (Traffic and Parking (AR),
Development Management Engineer (Highways) (IH).
Committee Officer (MEH).
- APOLOGIES:** Councillors Glyn Haynes, R O Jones, Nicola Roberts, Ieuan Williams, Robin Williams.
- ALSO PRESENT:** Local Members : Councillors Jeff Evans, R LI Jones (application 1); Dylan Rees (application 3) Margaret M Roberts (applications 2 and 4).

Due to apologies for absence received from the Chair and Vice-Chair, Councillor Vaughan Hughes was elected Chair for this meeting only.

1. FPL/2021/144 – Full application for part demolition works together with alterations and extensions to create additional units at Lllys y Gwynt, Llanfawr Close, Holyhead

The drawings were shown as well as a video of the locality and neighbouring properties. The details of the application were discussed.

2. FPL/2021 – Full application for the siting of 2 shepherd huts at Rhosydd, Brynteg

The drawings were shown as well as a video of the locality, neighbouring properties and proposed access track to the site. The drawings of the proposed shepherd huts were also shown to the meeting.

3. HHP/2021/183 – Full application for alterations and extensions together with the erection of a garden room at Dirion Dir, Llangefni

The drawings were shown as well as a video of the locality and from neighbouring properties.

4. HHP/2021/157 – Full application for alterations and extensions at The Old Smithy, Marianglas

The drawings were shown as well as a video of the locality and the site location as regards to neighbouring properties.

**COUNCILLOR VAUGHAN HUGHES
CHAIR**

Planning Committee: 06/10/2021

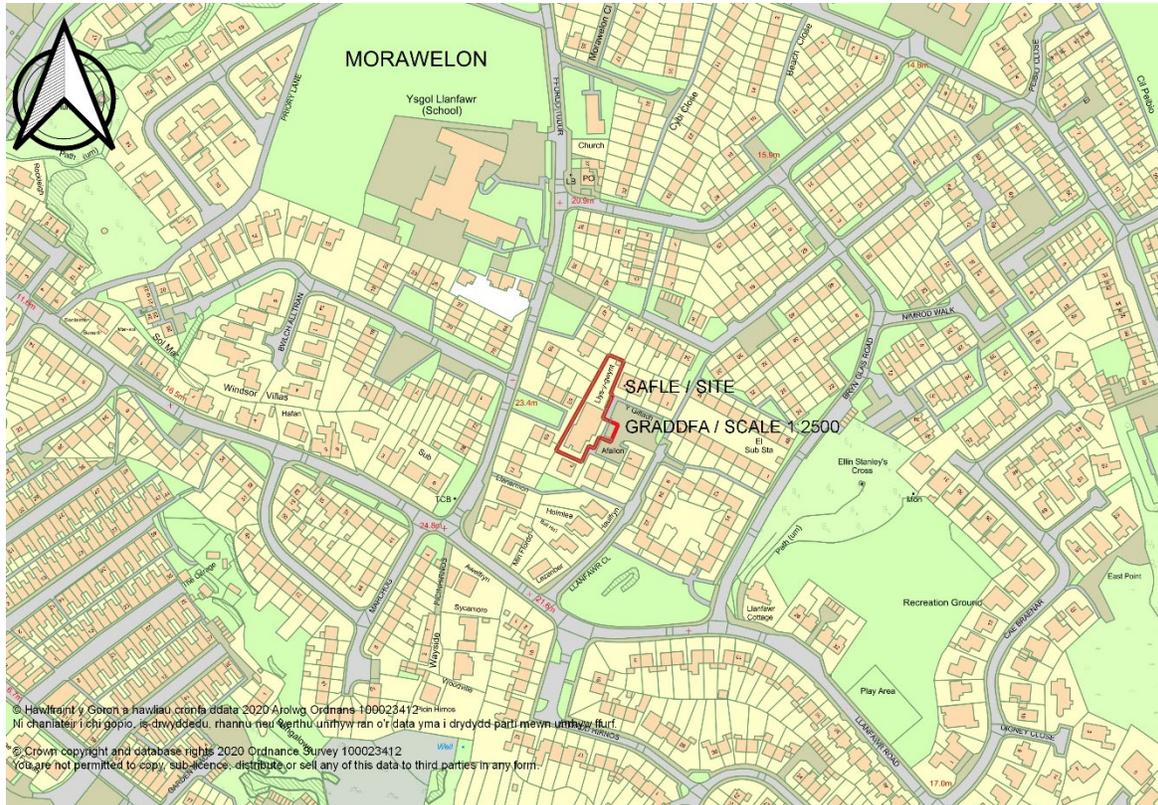
7.1

Application Reference: FPL/2021/144

Applicant: Mr Gwyndaf Williams

Description: Full application for part demolition works together with alterations and extensions to create additional units at

Site Address: Llys Y Gwynt, Llanfawr Close, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

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

A virtual site visit has been undertaken, therefore Members are now aware of the site and its settings.

Proposal and Site

The building subject to this planning application is used as a hostel operated by a housing association and provides accommodation and support for young people having 9 bedrooms with occupants sharing a kitchen and communal areas.

The proposal subject to this report entails the reconfiguration of the existing building and the provision of a two storey flat roof extension within an amenity area associated with the hostel. As part of this proposal the existing units within the building would be adapted so that they have their own cooking facilities as well as other miscellaneous facilities for staff resulting in the loss of 3 units. The proposed two storey flat roof extension would accommodate 6 new units.

Key Issues

Principle of the Development
 External Appearance
 Proximity of the Proposal to Existing Properties

Policies

Joint Local Development Plan

Joint Local Development Plan

PS 1: Welsh Language and Culture
 ISA 1: Infrastructure Provision
 ISA 2: Community Facilities
 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
 TAI 11 Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly
 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 11)

Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)
 Technical Advice Note (TAN) 12: Design (2016)
 Technical Advice Note (TAN) 18: Transport (2007)
 Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance IOCC Design Guide for the urban and Rural Environment (2008) "SPG Design Guide"
 Planning and Welsh Language (2007)
 Supplementary Planning Guidance Parking Standards (2008)

Response to Consultation and Publicity

Consultee	Response
Mr Gwyndaf Williams	
Cynghorydd Jeff M. Evans	No observations at the time of writing.

Cynghorydd Glyn Haynes	Called the application to the planning committee because of concerns that have been raised by residents in the immediate vicinity and the Town Councillor for that ward. The concerns raised are the proximity of the proposed extension in relation to existing homes nearby, whether a consultation with nearby residents relating to the proposed development will take place as has been seen to be good practice in the past, also the possible increase of traffic by the increase of residents and the impact it may have on the locality.
Cynghorydd Robert Llewelyn Jones	No observations at the time of writing.
Cyngor Tref Caergybi / Holyhead Town Council	No Objection
Dwr Cymru Welsh Water	A planning condition restricting the discharge of surface water into the public sewer is recommended.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	<ul style="list-style-type: none"> - In the JLDP Holyhead is identified as an Urban Service Centre under policy TAI 1 (Housing in Sub-regional Centre and Urban Service Centres). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary and provided that the size, scale type and design of the development corresponds with the settlements character. - This site lies within the Holyhead development boundary as identified in the JLDP. The proposal can therefore be considered against Policy TAI 1. The site is not allocated in the Plan for any specific land use. - At present there is capacity within the indicative supply for the settlement of Holyhead. In light of the above mentioned figures under criterion (1b) of Policy PS 1 currently there is no need for a Welsh language statement to support the application. - In line with Policy TAI 8 consideration will need to be given to whether the proposed development addresses evidence of need and demand for housing recorded in a Housing Market Assessment and other relevant local sources of evidence. In light of the content of the Design and Access statement consideration should be given towards the views of the Strategic Housing unit in relation to the need for the proposal. - Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Urban Service centres such as Holyhead. It is unclear whether the proposed

	additional 3 units would be affordable dwellings consideration needs to be given towards this in relation to the requirement of Policy TAI 15.
Iechyd yr Amgylchedd / Environmental Health	No observations at the time of writing.
Ymgynghoriadau Cynllunio YGC	Requirements for separate consents in respect of surface water drainage arrangements are described.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Content with the application subject to a planning condition requiring a Construction Traffic Management Plan.
Gwasanaeth Addysg / Education Service	No financial contribution required in connection with the development.
GCAG / GAPS	No comments
Strategol Tai / Housing Strategy	Housing Services are very supportive of this planning application, as there is a large demand for this type of units in Holyhead.
Ymgynghorydd Tirwedd / Landscape Advisor	Landscape Advisor: Four trees are within the site, they are not subject to statutory protection. They have been assessed according to BS: 5837. T1 sycamore and T2 ash are lower 'C' category trees. T3 and T4 (both sycamore) are assessed as 'B' category. All are indicted for retention on the A3 - proposed site plan. All require future monitoring/resurveying for reasons of good practice and plant disease (ash dieback); however no specific work is proposed at this time. Protective fencing has been specified on the plan and a planning condition is recommended.
Ymgynghorydd Treftadaeth / Heritage Advisor	The existing building is of some local historic interest. However, it has been much altered over time and as a result it is not deemed worthy of statutory protection given under listing. Consequently, from a built heritage perspective, I have no comments on the proposals.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The methodology points in sections 6.1 and 6.2 for bats and birds should be conditioned to be followed during works. Any outdoor lighting plan should be conditioned. In view of the Council's duty under the Environment Wales Act (2016) to seek to maintain and enhance biodiversity whilst carrying out its functions, and instructions from the Chief Planner to Heads of Planning (Oct 2019) on application of this duty in planning cases, I advise the Section 7 enhancements should be followed and the following amendments made: - the loft roof roost detailed here will need to be included on a diagram of the roof area which will be part of case documentation.

	<ul style="list-style-type: none"> - proposed site plan should show all bird boxes. - Tree species should be shown on the proposed site plan. <p>Amended plans addressing these matters have been agreed to be submitted by the applicant.</p>
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments

The publicity period for the planning application expired on the 21.07.21. One representation has been received on the following grounds:

- Please make sure that no trees are cut down as there are so few in the area.

Relevant Planning History

19C1085 - Change of use of day centre to a temporary night shelter for a period for a period of 6 months Approved 04.11.2011.

19C1085A - Full Planning - Full application for the demolition of the existing centre together with the erection of 4 semi-detached bungalows and 1 detached bungalow Conditionally approved 06.02.2015.

19C1085B/MIN - Minor amendments to scheme previously approved under planning permission 19C1085A so as to change the external m

19C707 Erection of 4 dwellings part demolition, alterations and extensions to existing building Granted 11.12.1998.

19C707A - Alterations and extensions at Llys y Gwynt, Holyhead Withdrawn 28.11.2006.

19C707B - Alterations and extensions at Llys y Gwynt, Holyhead Conditionally approved 08.02.2007

Main Planning Considerations

Principle of the Development Given that the proposal relates to a local authority residential accommodation where care is provided for residents then the proposal would fall within the definition of a community facility under the provisions of ISA 2 of the JLDP. Having regard ISA 2 it is confirmed that the application site is located within the settlement boundary of Holyhead in what can be regarded as a sustainable location. Policy TAI 11 relates to care homes and seeks to encourage facilities in accord with the spatial strategy of the plan and to prevent over provision compared to the needs of the locality. Housing Services are very supportive of this planning application, as there is a large demand for this type of units in Holyhead. Criterion iv requires that the proposal is of an appropriate scale and type compared to the character and function of the settlement. The proposal relates to an existing facility in Holyhead which is the largest settlement on Anglesey and on this basis it is considered that the scale and type of facility being proposed is appropriate.

External Appearance The proposal is of a contemporary two storey flat roof design and given the variety of building types etc. in the area this is not considered inappropriate and complies with the requirements of policies PCYFF 2 and PCYFF 3 which require a high quality design.

A representation has been received requesting that no trees are felled as part of the development. As explained in the comments of the council's Landscape Adviser there are four trees on the application site

and they will be retained as part of the development and protected in the course of the construction of the development.

Relationship with Existing Properties Adjacent There are existing residential bungalows which have their gable ends in close proximity to the proposed extension to the east at Y Gilfach and to the north west off Ffordd Tudur. The front elevation of the proposed extension faces a parking and turning area of Y Gilfach and a small front garden of the bungalow at Y Gilfach. It is not considered that this relationship is unacceptable on residential amenity grounds. The rear part of the proposed extension faces the rear garden of the property off Ffordd Tudur; windows at first floor level are for stairwells and will be obscurely glazed so there will be no overlooking. At the nearest point the proposed extension is some 2.7 metres with the boundary of this property, taking into account that the proposal faces the side of the bungalow this relationship is considered acceptable.

Conclusion

The principle of development and all other matters are acceptable and the application is recommended for approval.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contributes towards a more prosperous and resilient Wales in terms of the economic and biodiversity improvements being proposed as part of the development.

Recommendation

That the application is permitted subject to the following conditions:

(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:

Planning - Location Plan C1041 010 B

Boundary Plan C1041 019 B

Existing Elevations C1041 018

Planning – Existing Building Plan C1041 012 B

Proposed Elevations C1041 016 G

First Floor Demolitions Plan C1041 021 A

Proposed First Floor PLAN C1041 015 G

Ground Floor Demolitions Plan C1041 020 A

Proposed Ground Floor Plan C1041 014 E

A3 – Proposed Site Plan C1041 SK13

Proposed Site Plan C1041 013 G

Bat Loft C1041 022 A

DAS info Llys y Gwynt

Drainage Strategy Report (February 2021) Grwp Cynefin

Preliminary Bat Roost Assessment and Nesting Bird Survey (04/06/2021) Enfys Ecology

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

(03) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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

(04) Trees T1, T2, T3 and T4 shown on drawing A3 - Proposed Site Plan C1041 SK13 shall be protected by fencing in accordance with Appendix 5.2 of the Tree Impact Assessment 26/01/21 for the duration of the construction of the development hereby approved. The fencing shall be erected prior to any equipment, machinery or materials being brought onto the application site for the purposes of the development, and shall be retained until all equipment, machinery and surplus materials have been removed from the application site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall there be any excavation.

Reason: In the interests of the amenities of the area.

(05) The windows at first floor level in the west elevation of the development hereby permitted shall not be glazed or re-glazed other than with obscure or frosted glass.

Reason: In the interests of the amenities of occupants of the residential property adjacent.

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vi) The arrangements for loading and unloading and the storage of plant and materials;**
- (vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

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

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

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

- Concerns that the proposed developing will have a negative and detrimental impact upon the environment and nearby sensitive designations.
- Concerns whether the proposed development will have adverse side effects upon the nearby coast

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution." Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration each of the points raised.

Impact upon the environment and nearby designated sites:

The application site is located along the coast at Traeth Lleinog which is considered a highly sensitive area. Careful considerations is therefore given to the impact upon nearby designations to ensure that the proposed development does not have a detrimental impact upon the local environment and sensitive receptors.

The application site is part of the Fenai a Bae Conwy / Menai Strait and Conwy Bay Special Area of Conservation (SAC) and the Glannau Penmon – Biwmares Site of Special Scientific Interest (SSSI) which includes geological features. The application area is also immediately adjacent to the boundary of Scheduled Monument AN142 Aberlleiniog Fish Weir I.

The following documents haven been submitted with the application:

Method Statement - The document provides details with respect to the method in which the works will be undertaken together with precautions and mitigation measures being proposed.

Statement to Inform Habitat Regulations Appropriate Assessment – The report provides details regarding the extent of the proposed works and implications upon nearby designated sites. The report informed Natural Resources for Wales (NRW) when undertaking a Habitat Regulations Assessment.

Construction Environmental Management Plan – The report sets out management measures to minimise the impact of the work upon the environment and designated sites.

Construction Traffic Management Plan – The report provides details with respect to the management of the public car park during the works, measures to protect the health and safety of the general public and measures to protect the environment from the associated plant and machinery.

Assessment of Coastal Squeeze – The report assess the impact the proposed development will have on existing habitats.

Since the September Planning Committee, these documents have been updated providing further details and mitigation measures in an effort to protect the local environment and designated sites. These

measures include controlling disturbance to wildlife and ecology by managing the storage of materials and plant machinery, surface water, biosecurity, dust, noise, vibrations and spillages. Waste will be controlled and managed appropriately which includes a pollution contingency plan.

The proposal also entails a process of monitoring and reporting. This will occur at pre-construction stage, during and upon completion of the works. The monitoring will include an on-site ecologist, photographic records and topographical surveys.

With respect to the movement of vehicles across the beach, the excavators and dumpers will have low ground pressure tracks or floatation tyres to minimise disturbance to the sand and shingle. All vehicle movement will be restricted to a strip of barren shingle and sand at the top of the beach which will be clearly marked. Vehicles will avoid turning wherever possible. Upon completion, the area in which the works has been carried out will be re-graded to its original contours and the track restored as close as possible to its original condition based upon the monitoring and reporting being undertaken at various stages of the works.

Specialist consultees including NRW, the Authority's Ecologist, CADW together with Gwynedd Archaeology Planning Service (GAPS) have carefully assessed the application and its impact upon the sensitive receptors.

All consultees are of the view that given the temporary nature of the construction works together with the mitigation measures being proposed, the works will not have a detrimental impact upon the sensitive area subject to conditions.

In addition, a Habitat Regulations Assessment has been undertaken by Natural Resources for Wales who have concluded that it is not likely that the proposed development will have significant effect upon these designated areas. On the 12th February, 2021 a Marine Licence (reference CML2017) was also granted for the proposed works which takes into account the need to protect the environment.

Side effects from the proposed development upon the nearby coast

Shoreline Management Plan:

In reference to Policy ARNA 1, the site lies within Coastal Area F (Menai Strait and Conwy), Policy Development Zone 16 of the West of Wales Shoreline Management Plan 2 (November 2011). The overarching policy for the Beaumaris to Black Point section of PDZ16 is to 'Selectively Hold The Line', but the specific Policy Plan for the site (PU16.25) is for 'No Active Intervention' (NAI) for all three epochs (2025, 2055 and 2105).

Due to the proposed development's location within the Coastal Change Management Area, careful consideration will have to be given to the guidance provided within Policy ARNA 1 (Coastal Change Management Areas) of the Joint Local Development Plan. Policy ARNA 1 under the heading 'New or Replacement Coastal Defence Scheme' states:-

"Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the Shoreline Management Plan, and there will be no material adverse impact on the environment."

Due to the policy approach for the area being No Active Intervention, the proposed development would not accord with the management approach as set out within the Shoreline Management Plan.

Natural Resources for Wales (NRW) have recommended that the applicant discusses the scheme with the Local Authority in terms of seeking a sponsor to change the plan level policy for the stretch of coast under consideration. The applicant may need to apply for a policy change by informing the Local Authority and discussing a change from NAI to Hold The Line (HTL).

The paragraph below is included in the NAI policy description for the coastline to the east of Penmon in the Shoreline Management Plan (PDZ 16, page 44):

From where the road cuts in land, along the coast running to the east to Penmon, the policy would be for No Active Intervention, supporting the important natural values of the coastline. There are local private defences and there is some protection locally to the road. These defences might be maintained and there might be local management subject to normal approvals and subject to no significant impact on the natural development of the shoreline.

In view of this, it is considered that the proposal does not conflict with the intention of the policy and that there is no need for the developer to seek to change the policy. The developer has demonstrated that there are no unacceptable environmental impacts associated with the plan throughout its lifetime, and so there is an obvious link with the environmental assessment submitted as part of the current application. The proposed development will also be privately funded and does not form part of the public or national defence works.

Costal Erosion:

The proposal seeks to replace an existing sea defence which is located high on the beach. Due to changing tides, the structure will not be in constant contact with the sea.

There is already some rock armour protection in place in front of the Cerrig sea wall, but much of the previously placed rock armour has been distributed around the beach by historic storms. Hence the sea wall foundations have been damaged and require remediation and renewed protection. The proposed scheme is intended replace previously placed rock armour which has been displaced and to supplement it by placing rock over the remediated foundation plinth to better protect the local sea defences.

The applicant claims that the scheme is designed to reduce the impact of storm waves on the local sea defences by dissipation of wave energy. By reducing the incoming wave energy generally impacting on the local sea defences the design will reduce the energy of reflective waves bouncing back off the sea wall. This will reduce the process of coastal erosion in and around the local coastal systems.

NRW have assessed the application and are not of the view that the proposed development will have an adverse effect in terms of erosion upon the nearby coast. It is also considered that the works will not have a detrimental impact upon the SAC or SSSI as a result of erosion or changes in coastal geomorphological processes.

In addition, a Marine Licence which has been granted for the works which considered the impact on coastal processes and determined that the works will not have an adverse effect on the features of the SAC. In addition it also concluded that costal erosion would continue either side of the sea defence.

Costal Squeeze:

As previously noted, due to the design of the proposed sea defence resulting in the dissipation of wave energy, this will result in less disturbance of the sea bed locally during storm events and help to maintain the local ecosystems.

The submitted Coastal Squeeze assesses the impact that the proposed development will have on existing habitats. NRW have assessed the document and undertook their own analysis of the topography on site. The specialist consultee are of the view that the proposed activity is not likely to significantly exacerbate coastal squeeze or have an adverse effect on the integrity of the SAC.

Flood Risk:

The site lies within the C2 flood zone, therefore consideration needs to be given to the proposals conformity with Technical Advice Note 15: Development and Flood Risk. Due to the nature of the proposed

development and its unavoidable coastal location, the proposed development is considered an exception to the first part of the justification test in section 6 of TAN 15, however consideration should be given to the acceptability of consequences of the test as outlined in section 7.

In accordance with section 7 of the TAN, whether a development should proceed or not will depend upon whether the consequences of flooding of that development can be managed down to a level which is acceptable for the nature/type of development being proposed, including its effects on existing development.

Residential properties are located within relatively close proximity to the application site. Consideration in terms of the impact from the development in term of flooding is therefore necessary. NRW has assessed the application and raised no objection. They are of the view that given the nature of the works and proximity to open and uncontained coast, tidal flood risk is not a concern.

However NRW has advised that the contractor should ensure that a suitable flood / environmental action plan is prepared. Reasonable avoidance measures should be prepared detailing how the construction works are to be managed to safeguard both contractors and plant along with the environmental risks should high spring tides occur during storm conditions and flood the working area.

Conclusion

The application includes a range of documentation which sets out management measures to minimise the impact of the works together with mitigation measures to protect the environment and designated sites. Specialist consultees have carefully assessed the application and its impact upon the sensitive receptors and are of the view, due to the temporary nature and proposed management and mitigation measures the works are acceptable subject to conditions.

It is not considered that the development conflicts with the Shoreline Management Plan. Furthermore, it is not considered that there will be any negative or adverse side effects on the nearby coast as a result of the works.

Expert and statutory consultees advice that the proposed development will not have a significant detrimental impact in terms erosion or changes in coastal geomorphological processes or harm the existing habitats or the integrity of any designated site. Nor will the proposed development give rise to any flood risk.

Recommendation

That the application is permitted 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 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 - 9317-SK-04A**
- **Proposed Site Plan Showing Section Location – CSD-EWP-XX-ZZ-DR-Y-002**
- **Site Sections – Existing and Proposed – CSD-EWP-XX-ZZ-DR-Y-0003**
- **Detailed Plan Sowing Footprint of Permanent Works in Relation to SAC Boundary – EWP.7294.D12.001**
- **Outline Method Statement - CSD-EWP-XX-ZZ-MS-Y-001**
- **Water Framework Directive Assessment**

- **Construction Environment Management Plan - EEL.7612.R04.003**
- **Construction Traffic Management Plan – EWP**
- **Statement to Inform Habitat Regulations Appropriate Assessment - EEL.7612.R03.003**
- **Assessment of Coastal Squeeze - EEL.76.R03.002**

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

(03) Construction works shall only be carried out between the hours of 06:00 - 21:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of residential amenity

(04) No development shall commence until a compound as detailed within the Construction Traffic Management Plan and Construction Environmental Management Plan is made available for use.

Reason: In the interest of highway safety and to safeguard the environment

(05) No development shall commence until a restoration plan (including timescales for its implementation after the completion of the development) in respect of the car park used as a compound is submitted to and approved by the Local Planning Authority. After the development is completed, the car park shall be restored in accordance with the approved restoration plan and on the timescales provided in that plan.

Reason: In the interest of highway safety

(06) Notwithstanding the submitted drawings (reference numbers CSD-EWP-XX-ZZ-DR-Y-002 and CSD-EWP-XX-ZZ-DR-Y-0003) no development shall commence until full details including a sample of the materials to be used in the construction of the sea defence have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development

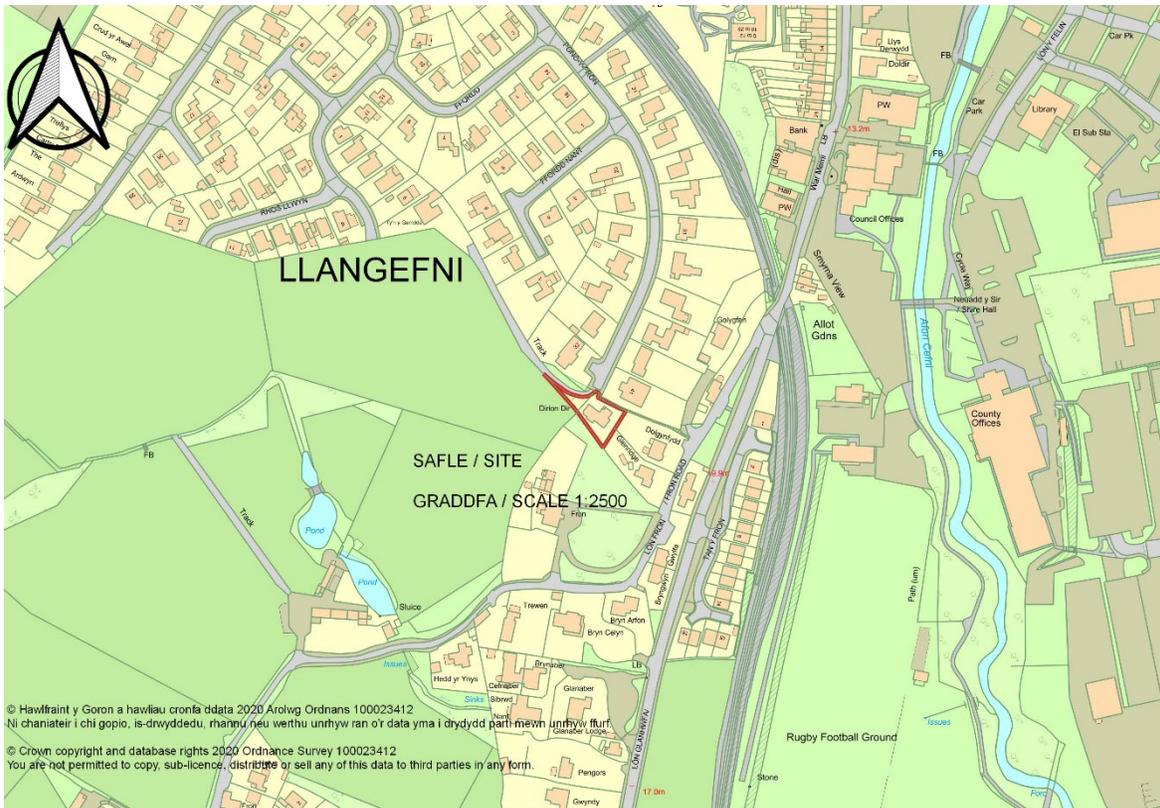
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2021/183

Applicant: Gethin & Non Gibson

Description: Full application for alterations and extensions together with the erection of a garden room at

Site Address: Dirion Dir, Llangefni



Report of Head of Regulation and Economic Development Service (Huw Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

Local member Call - in

At the committee meeting held on the 1st September, 2021, it was resolved that a site visit was required. A virtual site visit has been undertaken, therefore Members will now aware of the site and its settings.

Proposal and Site

The proposal is for alterations and extensions including new garden room/store and 1st floor decking area with glass balustrading to the property of Dirion Dir, Llangefni. The property is a modern detached property situated at an end of a Cul de Sac of a residential estate in Llangefni. The property is on a sloping elevation. No immediate neighbours are towards the rear elevation of the property whilst

neighbouring properties are at the front and side elevations of the Dirion Dir property. The nearest property is approx. 11.34m away from the existing dwelling.

Key Issues

- Loss of privacy to neighbouring properties
- Size of the new proposal at the site
- Overdevelopment of the site.

Policies

Joint Local Development Plan

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

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
 Llangefni Conservation Area Character Appraisal.

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No Response
Cynghorydd Dylan Rees	Referred to Committee
Cynghorydd Bob Parry	No response
Cyngor Tref Llangefni Town Council	No Objection
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice Given
Ymgynghorydd Treftadaeth / Heritage Advisor	Comments

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 15/07/2021. At the time of writing this report, 2 letters of representation from the general public had been received at the department.

The main points of objection raised can be summarised as follows;

- Proposal will lead to an overdevelopment of the site
- The increase in scale and massing will cause a significant increase in the visual impact when viewed from nearby properties
- The proposal will result in significant overlooking issues
- A reduction in the size of the existing garden will mean that the 'amenity space' will be insufficient
- The proposed deck above the car port will also impact the residents in the vicinity of the house

In response to these objections I would comment as follows

- It is not considered that the proposal will lead to the overdevelopment of the site. The proposed extensions and garden room have been designed sympathetically to be in character with the existing dwelling and are accommodated within the site without appearing cramped or over developing the site.
- The proposed sun room extension is comparatively modest in terms of its size, scale and massing in relation to the dwelling it serves. Its position at the rear of the dwelling also limits any visual impact when viewed from nearby properties.
- Issues of overlooking are expanded upon within the 'main planning considerations' section of the report. In summary however, the proposal complies with the guidance provided in terms of proximity and distances with the Authority's own Supplementary Planning Guidance Note- Design Guide for the Urban and Rural Environment.
- The reduction in the size of the garden is nominal and off-set by the increase in the decking area which forms part of the proposal. Notwithstanding the above, it is not considered that the remaining 'garden area' is insufficient in itself to reasonably warrant the refusal of the proposal.
- No further points of objections have been received from residents who are claimed to be affected by the proposal at the end of Ponc Y Fron Road. Notwithstanding the above, it is not considered that the raised decking area, given its proximity to properties in the locality would have such an adverse effect upon their amenities that it should warrant its refusal.

Relevant Planning History

34C179H - Amended detailed plans for the erection of a dwelling previously approved under planning permission 34C179F\DA on land adjoining - Tyn y Gamfa,Ponc y Fron,Llangefni. Permitted 03/07/2009

34C179F/DA - Detailed plans for the erection of a dwelling on land - Land adj Tyn y Gamfa,Ponc y Fron,Llangefni. Permitted 10/05/2007

34C179G - Cynlluniau diwygiedig manwl ar gyfer codi un annedd wedi ei ganiatau gynt o dan ganiatad cynllunio 34C179F\DA ar dir ger - Tyn y Gamfa,Ponc y Fron,Llangefni. Refused 06/11/2008

34C179J/CA - Felling of one Ash Tree within a Conservation Area - Fron,Lon Fron,Llangefni. Permitted 29/10/2009

34C179E - Renewal of planning consent 34C159D (dwelling) - Permitted 05/07/2004

34C/179/A - Renewal of permission 34C179 for the erection of a dwelling on land at - Tyn Y Gamdda, Llangefni. Permitted 14/02/1992

34C/179/D - Renewal of planning permission ref 34/C/179C on -Land adj Ty'n Y Gamdda, Llangefni. Permitted 05/07/2004

34C/179 - Erection of a dwelling on land at - Tyn Y Gamdda, Llangefni. Permitted 06/01/1989

34C/179/B - Renewal of permission 34/C/179A for the erection of a dwelling on land at - Ty'n Y Gamdda, Llangefni. Permitted 13/01/1995

34C/179/C - Renewal of planning permission 34/C/179B for the erection of a dwelling on land at - Ty'n Gamdda, Llangefni. Permitted 09/01/1998

Main Planning Considerations

The main planning consideration to be taken in to account is the effect on local amenities to neighbouring properties/area as a whole in regards of the proposed alterations to the property.

Concerns have been raised in regards of the design of the proposal and questioning if the alterations are considered an overdevelopment of the site.

Additional glazing is proposed as part of the alterations with two sets of patio doors on both levels of new two storey garden room. New patio doors are proposed on the ground floor of Side Elevation 1 and the erection of a Juliet balcony at the first floor of this side elevation.

The glazing of the new garden room is considered acceptable as facing the main dwelling with no immediate overlooking aspects created.

The proximity of the new Juliet balcony is approx. 30m away from nearest neighbouring property facing this side. This distance is greater than the distances noted in SPG Guidance Note 8: Proximity of Development Indicative minimum distances of new developments to neighbouring properties, Ground Floor Main Aspect of Dwelling to neighbouring Secondary Aspect of dwelling = Indicative minimum distance of 18m. It is considered the new glazing is acceptable on this side following the above guidelines along with existing mature hedges/trees on the boundary of the properties providing additional screening. The proposed new decking area is approx. 25m away from neighbouring properties, also within the indicative minimum distances.

The proposed design compliments and enhances the character of the existing property in line with Policy PCYFF3 of the Anglesey and Gwynedd Joint Local Development Plan.

Confirmation on Obscure glazing as material choice to be used for the first floor Juliet Balcony has been received by the agent. The proposed two storey extension to the main dwelling is approximately 30m distance from nearest neighbouring property building line (Conservatory of neighbouring Dolgynydd property). The indicative minimum distances noted in Supplementary Planning Guidance Booklet Guidance Note 8 for main aspect of property to neighbouring main aspect of another property recorded as 21 metres. An additional 3 metres to the indicative minimum distances noted is to be included due to the general hill side sloping elevation between these neighbouring properties. Therefore the indicative minimum distance for these properties is 24m which is a smaller distance than the recorded distance of approx 30 metres between properties. The Proposed Site Plan (Drawing No: 2878:21:3) displays the distance of the proposed two storey sunroom/bedroom extension as approx. 8.84m from Close Boarded Fence Boundary to Glenridge boundary. SPG Guidance Note 8 notes indicative minimum distance of Secondary use (e.g. Bedroom) of property to the boundary of the same property as 7.5m, a smaller distance than on site. Following the guidance from the Supplementary Planning Guidance Booklet it is considered the proximity of the development to neighbouring properties is acceptable.

A site visit was conducted by the Senior Landscaping Officer of Anglesey Council with no objection to the proposal as long as Condition (03) is implemented in respect of any tree works during construction.”

The form and proportion of the development also respect the character of the surrounding built environment and landscape in accordance with the guidance provided in the following Supplementary Planning Guidance Notes:

- Design Guide for the Urban and Rural Environment.
- Llangefni Conservation Area Character Appraisal.

Conclusion

On balance it is considered that the proposal is acceptable in land use planning terms. Whilst detailed consideration has been given to the objections raised to the proposal it is not considered that the development will be detrimental to the character of the area and to neighbouring properties as to warrant a refusal.

Recommendation

That the application is permitted 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 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.

- **2878:21:6 – Proposed Elevations**
- **2878:21:6 – Proposed Floor Plans**
- **2878:21:3 – Proposed Site Plan**

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

(03) Prior to the commencement of the development hereby approved the proposed tree pruning works shown in drawing title General Plan with Trees shall be carried out in accordance with BS3998:2010.

Reason: In the interest of amenity

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

Application Reference: FPL/2021/145

Applicant: Mrs Roberts

Description: Full application for the siting of 2 shepherd huts at

Site Address: Rhosydd, Brynteg



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

Recommendation: Refuse

Reason for Reporting to Committee

The application was called in to be determined at the Planning Committee at the request of local member Margaret Roberts.

At the planning committee of the 01/09/2021 the member resolved to recommend the application for a site visit. Subsequently, a virtual site visit has taken place and the local members are now aware of the site and its surroundings.

Proposal and Site

The site is located in the rural fringes of the settlement of Brynteg with access to the site being afforded by a private track. Sporadically located dwellings define the area along with other holiday accommodation developments such as the caravan sites to the west and north east. The application site itself currently

forms part of the residential curtilage of the dwelling known as 'Rhosydd' and is a maintained lawn area which includes mature hedging to the west boundary.

The proposal is made for the permanent siting of 2 shepherd huts which will be used as holiday accommodation

Key Issues

The key issues of the scheme are its compliance with the relevant policies of the adopted development plan along with other material considerations such as highway safety.

Policies

Joint Local Development Plan

PCYFF1 (Development Boundaries)
 PCYFF2 (Development Criteria)
 PCYFF3 (Design and Place Shaping)
 PCYFF4 (Design and Landscaping)
 TWR5 (Touring Caravan, Camping and Temporary Alternative Camping Accommodation)
 PS4 - Sustainable Transport, Development and Accessibility
 PS5 (Sustainable Development)
 PS14 (The visitor Economy)
 TRA2 (Parking Standards)
 TRA4 (Managing Transport Impacts)
 PS19 (Conserving and Where Appropriate Enhancing the Natural Environment)
 AMG3 (Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character)
 AMG5 (Local Biodiversity Conservation)

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SPG Design Guide for the Urban and Rural Environment

Supplementary Planning Guidance – Holiday Accommodation (Sept 2007) “SPG Holiday Accommodation”

Supplementary Planning Guidance – Tourism Facilities and Accommodation (October 2018).

TAN18 – Transport
 TAN 12 – Design
 TAN5 – Nature Conservation and Planning
 TAN6 – Sustainable Rural Communities
 TAN13 – Tourism
 TAN 23 - Economic

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Objection
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Dim Ymateb

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No Objection
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No Comments
Cynghorydd Vaughan Hughes	No Response
Cynghorydd Ieuan Williams	No Response
Cynghorydd Margaret Murley Roberts	Referred Application to Committee
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	No Response
Uned Datblygu Economaidd / Economic Development Unit	No Response

Relevant Planning History

FPL/2020/259 - Cais llawn ar gyfer dau cwt Bugail yn / Full application for siting of two shepherds huts - Rhosydd, Brynteg - Withdrawn

Main Planning Considerations

The scheme is for the siting of 2 permanent shepherd huts in the open countryside and therefore policy TWR 3 of the Joint Local Development plan is applicable. One of the principal aims of this policy is to ensure the delivery of holiday accommodation in a manner which is acceptable in terms of visual amenity and also ensuring that there is need for such development. Policy TWR 3 permits new permanent holiday accommodation providing they can conform with the following criteria:

1. Proposals for the development of new static caravan (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where:

- i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality; and
- ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; and
- iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.

The Joint Planning Policy Unit were consulted in regards to the scheme and stated that the Landscape Character Area of Red Wharf Bay (09) is considered to have capacity for small to very small scale developments. 2 units would be considered as very small scale development. It is anticipated that the scheme could be accommodated within the landscape as it would be seen within the context of the existing holiday accommodation developments and no additional access provisions would need to be made.

The need for development to be of high quality is also supported by policy PCYFF 3 and by the SPG on Tourism Accommodation and Facilities. It is not however considered that a proposal of 2 units could be considered as high quality and this is supported by paragraph 5.2.1 of the SPG which states that standalone developments within residential curtilages are not considered as high quality developments. The general thrust of paragraph 5.2.1 is to ensure that holiday accommodation developments are of a type that enhances the type and quality of tourist offer in the plan area therefore despite only single units being referred to, it is not considered that a development of 2 units would align with the aims of the SPG.

Whilst it is acknowledged that the SPG on Tourism Facilities and Accommodation is intended as Guidance, the document nevertheless carries significant weight following public consultation and adoption. Moreover, the document provides localised guidance on interpretations of high quality. In light of the proposal's failure to align with the definition of high quality, the proposal results in non-compliance with policies PCYFF 3 and TWR 3 of the adopted joint local development plan.

Policy PS 5 (Sustainable Development) supports development which is consistent with sustainable development principle, where appropriate, development should:

“Reduce the need to travel by private transport and encourage opportunities for all user travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic policy PS 4;” (Bullet point 12, Policy PS 5)”

This principle is further emphasised by bullet point 4 of PS 14 (The Visitor Economy) which states:

“Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;”

It is considered that the policies contained within the JLDP are consistent with national planning policy in terms of its approach to sustainable development principles. Paragraph 3.35 of PPW (edition 11, December 2018) states,

“In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable place making outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”

This is supported by paragraph 3.11 of Technical Advice Note 18: Transport, which states:

“Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.”

The principle of siting new developments in sustainable locations is reiterated the Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020) which states that:

“The planning system needs to support developments which are sited in the right locations, where they can be easily accessed by active and sustainable travel modes without the need for a car. The planning system must ensure the chosen locations and resulting design of new developments support sustainable travel modes and maximise accessibility by walking and cycling. New development should improve the quality of place and create safe, social, attractive neighbourhoods where people want to walk, cycle and enjoy. We should not be promoting sites which are unlikely to be well served by walking, cycling and public transport.”

Paragraph 3.15 of TAN 18 states that tourism proposals, particularly in rural areas, should demonstrate access by choice of modes in order to avoid the necessity to travel by car. In rural areas the lack of public

transport access needs to be balanced against the contribution tourism makes to the rural economy of the specific area.

The development is located in a substandard location in terms of its accessibility by active and sustainable travel modes without the need for a private car. The settlement of Brynteg lies a distance of 1.56Km from the application site along a busy highway which is predominantly single track with no pedestrian footpath or street lighting along the majority of its length. It is acknowledged that a footpath runs through the site and provides an alternative 0.96km route to Brynteg, However the village offers minimal provision in terms of services itself and public transport links to local service centres such as Llangefni and Brynteg.

In light of the above it is considered that the development is likely to be heavily dependent on private transport which conflicts with the objectives of the above mentioned sustainability policies.

Conclusion

The proposal does not align with the definitions of a high quality development and as such does not accord with the provisions of the adopted development plan or other material considerations. The relatively rural location of the site will also mean that private transport will be a primary form of movement once guests have arrived at the site.

Recommendation

That the application is refused for the following reasons:

(01) The proposal by virtue of its limited number of units is not considered to be of high quality design and as such is in contravention to policies PCYFF 3 and TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan.

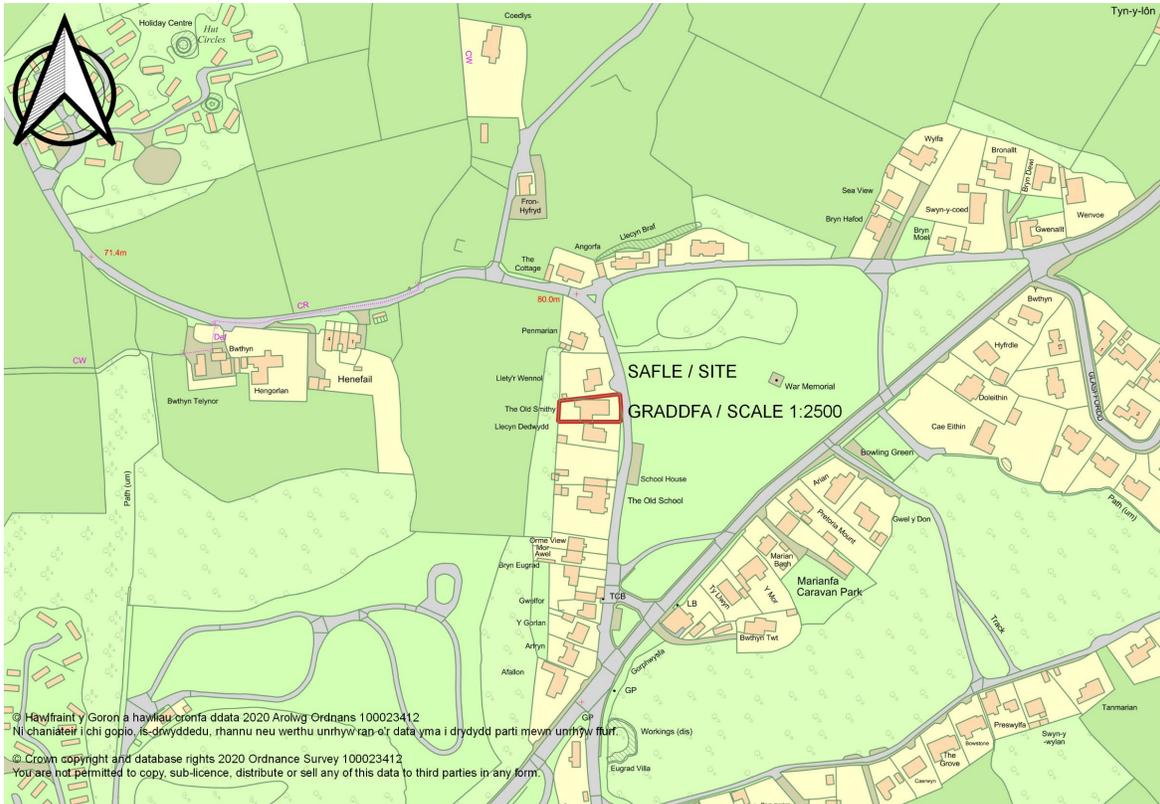
(02) The proposal is located in an unsustainable location in the open countryside and would not accord with policies TWR 3, PS,4 and PS5 of the Anglesey and Gwynedd Joint Local Development Plan (2017), Planning Policy Wales (Edition 11), Technical Advice Note 18: Transport (2007) and Supplementary Planning Guidance Tourism Facilities and Accommodation.

Application Reference: HHP/2021/157

Applicant: Mr + Mrs Booth

Description: Full application for alterations and extensions at

Site Address: The Old Smithy, Marianglas



Report of Head of Regulation and Economic Development Service (Huw Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

Local Member Call-In on behalf of local community council.

At the committee meeting held on the 1st September, 2021, it was resolved that a site visit was required. A virtual site visit has been undertaken, therefore Members are now aware of the site and its settings.

Proposal and Site

The proposal is for alterations and extensions including raised roof extension to the single storey detached property of The Old Smithy, Marianglas. The property is situated on a residential street at the centre of Marianglas with The War Memorial and Common towards the front of the property and

neighbouring single storey properties flanking its north and south elevation. No immediate neighbours located to the rear of the property

Key Issues

The key issues raised are:

- the suitability of the character/design of the new proposal
- overdevelopment of the site.

Policies

Joint Local Development Plan

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

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

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Vaughan Hughes	No Response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	Referred application to Committee
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice Given
Llaneugrad Cyngor Cymuned	Objection - The Councilors are concerned about the height and size of the extension which in their opinion would not fit with the two dwellings on either side of the application. A height of this size would look very poor knowing that the ridges of the other houses in the same area are similar in height. It was also felt that this was an overdevelopment of the site

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 27/02/2021. At the time of writing this report, no letter of representation had been received from the general public although the Community Council objected to the proposal.

The main points of objections raised by the Community Council are as follows:

- Concern expressed by the Councillors with respect to the size of the extension which does not fit with the dwellings on either side
- The raised ridge height will be discordant when viewed against other properties in the locality which are similar in height
- It is felt that it is an overdevelopment of the site

In response to the above, I would comment as follows:

- The area is characterised by a mix of property types. It is not considered that the proposal would be out of character with the general mix of property types in the area.
- As above, the area consists of a mix of property types, both single and two storey construction
- The site can accommodate the proposal without appearing cramped and causing detriment to the character of the area

A letter has also been received from the Applicant justifying the need for the proposed extensions.

Relevant Planning History

26C57 - Codi byngalo ar dir ger / Erection of a bungalow on land adjacent to - Llety'r Wennol, Marianglas. Caniatau/Permitted 06/10/1997

26C57A/DA - Cynlluniau manwl ar gyfer codi byngalo ar dir ger/ Detailed plans for the erection of a bungalow on land adjacent to - Llety'r Wennol, Marianglas.

26C57B - Cynlluniau manwl diwygiedig ar gyfer codi byngalo ar dir ger / Amended detailed plans for the erection of a bungalow on land adjacent to - Llety'r Wennol, Marianglas. Caniatau/Permitted 04/12/1997

Main Planning Considerations

The main planning consideration to be taken in to account is the effect on local amenities to neighbouring properties/area as a whole in regards of the proposed alterations to the property. Concerns have been raised in regards of the design of the proposal and questioning if the alterations are considered an overdevelopment of the site. The original proposal consisted of a single storey sun room rear extension to replace the existing conservatory which is to be demolished together with a single storey extension on the north side elevation and a proposed garage roof extension to include a dormer window on the front elevation. The original proposed plan of a rear dormer window of the new 1st floor living space has been amended to incorporate roof lights in the sloping roof in place of the dormer windows originally proposed. As the proposed 1st floor extension is to be a main seating / living area, the amendment was considered necessary so as to safeguard the privacy of neighbouring properties. It is acknowledged that the proposed roof extension will increase the ridge height of the property, however it is considered that the increase in ridge height is acceptable given the various styles of single and two storey properties on the street.

Comments from the applicant have been received providing Justification for the proposed development.

“The reason for this application is for additional internal space so our adult son who lives alone and has a mild learning difficulty will be able to live with us in due course. Although he lives independently at the present time, he still requires additional practical help and support from us and so living together as a family would benefit us all. The proposed alterations to our existing property will enable us the opportunity to adapt the building to meet the longer term needs of our family, thereby reusing an existing building, rather than potentially having to move out of the area and find a new home.”

It is also noted by the applicant that many different types and ages of property are at the local area with a variety of styles. The house is set back from the Marian with the proposals not to be any closer to the grassed open area than the existing dwelling.

Conclusion

On balance, the proposal is not considered to be detrimental to the character of the area and to neighbouring properties as to warrant a refusal.

Recommendation

That the application is permitted 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 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.

- **A.01.02 A – Proposed Plans + Elevations**
- **A.02.02 A – Section + Sketch Images**
- **A.02.03 – Street Scape**
- **A.BLOCK – Site Block Plan**

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

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

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

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Planning Committee: 06/10/2021

12.1

Application Reference: FPL/2021/220

Applicant: Property Section

Description: Full application for the retention of a prefabricated building to be located on the land temporary until March 2022 to house two classrooms and toilets for use by pupils at

Site Address: Canolfan Addysg Y Bont, Cildwrn Road, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been presented to the Planning and Orders Committee as the land is owned by the Council.

Proposal and Site

The application is a full application for the retention of a prefabricated building to be located on the land temporary until March 2022 to house two classrooms and toilets for use by pupils of Ysgol y Bont, Llangefni.

The prefabricated building is located in the car park to the South West of Ysgol y Bont, Llangefni.

Key Issues

The Key issue is whether the proposal will have a negative impact upon the immediate area or adjacent residential properties and whether the proposal complies with policies of the Joint Local Development Plan.

Policies

Joint Local Development Plan

Joint Local Development Plan

Policy PCYFF2 – Development Criteria

Policy PCYFF3 – Design and Place Shaping

Strategic Policy PS19 – Conserving and where appropriate enhancing the natural environment

Policy AMG5 – Local Biodiversity Conservation

Strategic Policy PS4 – Sustainable transport, development and accessibility

Policy TRA2 – Parking Standards

Policy TRA4 – Managing Transport Impacts

Policy ISA3 – Further and Higher Education Development

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response at the time of writing the report.
Cynghorydd Dylan Rees	No response at the time of writing the report.
Cynghorydd Bob Parry	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	No observations.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal.
Gwasanaeth Addysg / Education Service	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments.
Dwr Cymru Welsh Water	Conditional Approval.
Draenio Gwynedd / Gwynedd Drainage	No response at the time of writing the report.

The proposal was advertised by posting individual letters to all adjacent residential properties. The expiry date to receive representations was the 10th September, 2021. At the time of writing the report no letters had been received.

Relevant Planning History

34LPA121M/CC/ECON - Erection of a new school on land near Ysgol Gyfun Llangefni – Approved 18/10/11

34LPA121K/CC/SCR - Screening Opinion for the erection of a new school on land near Ysgol Gyfun Llangefni EIA not required 5/7/11

34LPA121R/VAR/CC - Variation of condition(05) from 34LPA121Q/CC so as to change the flue colour from green to stainless steel at Ysgol y Bont – Approved 3/4/14

34LPA121N/CC - Variation of condition (06) and (07) at Ysgol y Bont, Llangefni – Approved 8/8/12

34LPA121Q/CC - Installation of a biomass wood pellet boiler unit in connection with new school at Ysgol y Bont, Llangefni – Approved 2/8/13

Main Planning Considerations

This is a full planning application for the retention of a prefabricated building to be located on the land temporary until March 2022 to house two classrooms and toilets for use by pupils of Ysgol y Bont, Llangefni.

The portacabin is required due to essential extensive maintenance work which is required to be undertaken on the roof at Ysgol y Bont. As a contingency the portacabin will be placed on the land temporarily until March 2022, this will allow pupils to continue to access learning through as much face to face learning as possible. The portacabin has already been sited on the land as it allowed pupils to return to school on the 6th September after the summer holidays.

Design and Landscaping

The proposal is a standard portacabin building which has been located on the existing car park to the South West of Ysgol y Bont. The building measures 18.080m long x 9.880m wide and will be approx. 4.453m high at the highest point from ground level. The portacabin has a timber decking/ramp which is used to gain access to the classroom. There will be no excavation work required as the portacabin has been sited on the existing tarmac of the car park. It is not considered that the proposal requires any further landscaping work as it is only a temporary building which will be removed from site in March 2022.

Impact of the proposal upon the area/adjacent residential properties

It is not considered that the temporary building has any impact upon the area. Residential properties are located away from the site and the proposal will not impact upon the amenities of residential properties due to the location being a considerable distance away. The portacabin fits in with the school complex and cannot be seen unless you drive onto the school grounds. This is a temporary building which will be removed March 2022.

Conclusion

The portacabin is only required temporarily until March 2022 until essential work is carried out to the main school roof at Canolfan Addysg y Bont. It is not considered that the proposal has any impact upon the area or adjacent residential properties. The portacabin is required to ensure the pupils can continue to access education whilst the work is ongoing. The proposal complies with relevant policies of the Joint Local Development Plan.

Recommendation

That the application is permitted 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 building shall be removed from the land in its entirety and the land shall be restored to its former condition before 01/04/2022.

Reason: For the avoidance of doubt.

(03) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

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

- **Location/Block Plan - ED200-AL(20)02**
- **Proposed Floor Plan & Elevations - ED200 - AL(20) 03A**
- **Proposed Foul Drainage Connection - ED200-AL(20) 05**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF2, PCYFF3, PS19, AMG5, PS4, TRA2, TRA4, ISA3

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/2021/163

Applicant: Mike Gould

Description: Full application for alterations and extensions to the existing listed building together with landscaping works at

Site Address: Ucheldre Centre, Holyhead



Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)

Recommendation: Permit

Reason for Reporting to Committee

The Isle of Anglesey County Council are the landowners of part of the site.

Proposal and Site

The application is for a side extension to create a shop/lobby, erection of a rear extension so as to create an art workshop, dance studio, storage and changing facilities for the existing Ucheldre Centre listed building, alterations to the existing internal layout together with partial demolition of external walls together with soft and hard landscaping.

Key Issues

The key issue is whether the proposal would have a negative impact on the existing community facility, the listed building and the surrounding area.

Policies

Joint Local Development Plan

ISA2 – Community Facilities
TRA4 – Managing Transport Impacts
PS5 – Sustainable Development
PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF4 – Design and Landscaping
PS19 – Conserving and where appropriate enhancing the natural environment
AMG5 – Local Biodiversity conservation
PS20 – Preserving and Where Appropriate enhancing heritage assets

Planning Policy Wales Edition 11

Technical Advice Note 5: Nature Conservation and Planning
Technical Advice Note 24 : The Historic Environment

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

Response to Consultation and Publicity

Consultee	Response
Cadw Consultations	No objection.
Ymgynghorydd Treftadaeth / Heritage Advisor	Application reasonable
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Objected to proposed and requested a more thorough HIS.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional approval.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments / No objection.
Dwr Cymru Welsh Water	Conditional approval.
Ymgynghoriadau Cynllunio YGC	Comments / Advice for applicant.
Iechyd yr Amgylchedd / Environmental Health	Comments / Advice for applicant.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional approval
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional approval
Cynghorydd Dafydd Rhys Thomas	No observation made to date.
Cynghorydd John Arwel Roberts	No objection.
Cynghorydd Trefor Lloyd Hughes	No observation made to date.

Neighbour notification letters were sent out to neighbouring properties, an advert was published in the newspaper and the expiry date for receiving representations was the 19/08/2021. An amended plans were provided on the 17/09/2021 and new neighbour notification letters have been sent out to neighbouring properties, a new advert has been published in the newspaper with the expiry date for receiving representations is the 14/10/2021. At the time of writing this report no letters have been received.

Relevant Planning History

FPL/2021/51 - Cais llawn ar gyfer gosod 4 antena a 3 cabinet ynghyd a datblygiadau cysylltiedig yn / Full application for the siting of 4 antennas and 3 cabinets together with associated development at - Canolfan Ucheldre Centre, Caergybi/Holyhead - Caniatáu / Permit 29/06/2021

LBC/2021/8 - Caniatâd Adeilad Rhestredig ar gyfer gosod 4 antena a 3 cabinet ynghyd a datblygiadau cysylltiedig yn / Listed Building Consent for the siting of 4 antennas and 3 cabinets together with associated development at - Canolfan Ucheldre Centre, Caergybi/Holyhead - Caniatáu / Permit 17/05/2021

19C71R/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer ailosod antena ac offer trydanol cysylltiedig yn / Listed Building Consent for replacement antennas and associated electrical equipment at - Canolfan Ucheldre, Caergybi/Holyhead - Caniatáu / Permit 01/05/2018

19C71Q/LB - Cais am ganiatad adeilad rhestredig ar gyfer cadw y 4 antena a cael gwared a 1 cabinet a gosod cabinet arall yn ei le a gosod 4 uned 'combiner' yn / Application for listed building consent for the retention of 4 antennas together with the removal of existing cabinet and the erection of another cabinet in its place and the siting of 4 combiner units at Canolfan Ucheldre Holyhead Caniatáu / Permit 14/04/2016

19C71P - Cais ôl weithredol ar gyfer cadw 4 antena, cael gwared a'r cabinet presennol a gosod cabinet arall yn ei le ynghyd a gosod 4 uned 'combiner' yn / Retrospective application for the retention of 4 antennas, removal of existing cabinet and the erection of another cabinet in its place together with the siting of 4 combiner units at Canolfan Ucheldre Holyhead Caniatáu / Permit 16/03/2016

19C71L - Codi annedd ar dir yn / Erection of a dwelling on land at Ty'n Parc, Caergybi / Holyhead Caniatáu / Permit 19/06/2006

19C71K/LB - Cais adeilad rhestredig i osod 4 antena ac 1 disgl trawsgludo tu ol i lwfer y clochdy yn / Listed Building Consent for the installation of 4 antennas and 1 transmission dish behind 'louvres' in Belfry at Canolfan Ucheldre Centre Holyhead – Caniatáu / Permit 01/02/06

19C71J - Gosod 4 antena ac 1 disgl trawsgludo tu ol i lwfer y clochdy yn / Installation of 4 antennas and 1 transmission dish behind 'louvres' in Belfry at Canolfan Ucheldre Holyhead – Caniatáu / Permit 15/09/2005

19C71H/LB - Cais Adeilad Rhestredig ar gyfer codi 1 antena 'co linear' ynghyd a caban teclynnau cysylltiedig yn / Listed building consent for the erection of 1 co linear antennae together with an associated equipment cabin at the Caolfan Ucheldre Centre Holyhead – Gwrthod / Refused 05/02/04

19C71G - Codi 1 antena 'co linear' ynghyd a caban teclynnau cysylltiedig yn / Erection of 1 co linear antennae together with an associated equipment cabin at the Canolfan Ucheldre Holyhead – Gwrthod / Refused 05/02/04

19C71F - Gosod blwch danfon llythyrau eilaidd er mwyn y pwrpas o storio ar dir yn / Installation of a secondary delivery pouch box for the purpose of storage on land at The Convent Holyhead – Caniatáu / Permit 01/08/2001

19C71D/LB - Cais am ganiatad adeilad rhedredig i ddefnyddio 'asphalt' yn lle copar ar do / Listed building consent for the use of asphalt in lieu of copper on the roof of Canolfan Ucheldre Holyhead – Caniatáu / Permit 11/05/93

19C71C/LB - Caniatad adeilad rhestredig i greu 14 fflat un person ac un uned byw/cysgu ynghyd a golchdy yn / Listed building consent for the formation of 14 flats and one bedsit along with a wash house at Tyr Cwfaint Safle'r Cwfaint Holyhead – Caniatáu / Permit 13/03/90

19C71B - Creu 14 fflat un person ac un uned byw/cysgu ynghyd a golchdy yn / Formation of 14 flats and one bedsit along with a wash house at Tyr Cwfaint Safle'r Cwfaint Holyhead – Caniatáu / Permit 24/10/89

19C71 Newid defnydd rhan o'r adeilad presennol i'w ddefnyddio fel safle diwydiannol ysgafn gyda swyddfa a storfa, ynghyd â darpariaethau ar gyfer manau parcio a llwytho yn / Change of use of part of existing building for use as a light industrial premises with office and storage, together with provisions for parking and loading areas at the Convent of the Good Saviour, Holyhead – Caniatáu / Permit 29/01/85

Main Planning Considerations

The proposed extensions to the rear will be a new dance studio space, art gallery space, connecting hallways, storage rooms, loading area together with new changing and toilet facilities. The extension will be two angular designed roofs over the dance studio and the art workshop with a green flat roof covering the other proposed spaces. The proposed extension to the side will be a new main entrance with small shop and lobby with the roof being angular in design similar to the extensions to the rear.

POLICY ISA2 states that applications that enhance community facilities will be supported. The proposed site is located within the development boundary of Holyhead and is easily accessible by foot, cycle, public transport and cars. The proposed development is reasonable in scale, design and appearance with the works also improving the community facility's existing use as an art gallery and performing arts centre. The proposed development will be sited on neglected land that has not been used for many years.

POLICY TRA4 states that where appropriate, proposals should be planned and designed in a manner that promotes the most sustainable modes of transport having regard to a hierarchy of users. The proposed development is to an existing community facility which is easily accessible by foot, cycle, public transport and cars. The proposed works will maintain all the internal spaces on the same ground floor level making the building accessible for all members of the public. The existing car parking will be retained and the application proposes the provision of new cycle stands to be constructed.

POLICY PS5 states that development will be supported where it is demonstrated that it is consistent with the principles of sustainable development. The proposed development is to be sited on neglected land and is out of view from most viewpoints when passing the site. The proposed use of the extensions will be the same as the existing community facility but will improve its ability to provide more specialised spaces for art and performing arts. The extensions and alterations will also provide a more efficient internal layout improving the existing café layout, provide larger storage area, provide changing and toilet facilities which will improve the existing buildings use as a community facility. The materials proposed to be used are modern compared to the existing listed building but have been considered so as not to impact negatively on the existing listed buildings or their settings. The materials are considered to be sustainable and energy efficient. Landscaping proposals, which include ecological enhancements, have been presented and will be conditioned in any approval of the site has been considered together with enhancing the ecology with both being conditioned so as to ensure their maintenance and success.

POLICY PCYFF2 sets out the priority criteria, not covered elsewhere in the Plan, which new development will need to meet, in order to ensure compliance with sustainability principles and is appropriately located. Additionally, the policy requires that proposals should not impact on the surrounding areas amenities or on adjacent land. In this case, the proposed development will have little impact on the on the amenities of the surrounding area. Acoustic study reports have been provided to assess the potential noise created by the proposed dance studio and art workshop. The report advised that the applicant/agent liaise with the local authority to ensure assumed design criteria for plant and activity noise will satisfy planning and to provide planning report if and when required. Also develop façade construction for the new Dance Studio and Art Workshop, and ensure acoustic performance meets the requirement to limit noise ingress and egress. The consultation response from the council's Environmental Health department did not raise concern or request any further information regarding potential noise from the Dance Studio or the Art Workshop.

POLICY PCYFF3 states all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.

Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all of the following criteria, where relevant:

1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;

The proposed rear dance studio, art workshop and other facilities extensions

The proposed extensions to the rear are sited on neglected land and there are few viewpoints of the extensions from the road passing the site. This use of land is considered acceptable and the siting of the extension here will not detract from or have a negative impact from the road passing closest to the site. The proposed extensions are not considered to dominate the existing listed buildings, the Ucheldre Centre and the neighbouring listed building Tyn Parc as these are much larger in size.

The proposed height and scale of the extensions are considered acceptable as there is sufficient land to accommodate them and the landscaped garden without dominating the existing listed building.

The proposed extensions consist of modern angular shaped buildings which take their inspiration from the chapel's local Schist stone walls, with the texture and colour also matching the grey, green and blue tones of the chapel. The proposed design and appearance of the extensions are considered to be of high quality with great detail afforded to material choices and complying with energy efficiency and sound proofing principles. As such, it is considered that the proposed development will not dominate the existing buildings' character or appearance.

The proposed side main entrance and shop extension

The proposed side extension is of the same style as the rear extension but is much smaller in size and when viewed next to the existing listed building is subservient to that building and will not have impact negatively upon the existing site or wider area.

Similarly, the proposed design and appearance of the front extension benefits from the same high quality design and material choices as previously stated for the rear extensions and will not have a negative impact on the existing listed buildings.

POLICY PCYFF4 states all proposals should integrate into their surroundings and show how landscaping has been considered as part of the proposal. The proposed development has considered how it will impact on its surroundings and provided landscaping proposal. The landscaping will be conditioned to ensure the applicant provides further information on specific details and how it will be maintained.

POLICY PS19 states that councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside and coastline. The proposed application has provided an ecological report and mitigation strategies which will be conditioned not only to ensure the works will not harm the local ecology but also enhance it.

POLICY AMG5 states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area. As previously stated above the proposal has considered the site and the areas biodiversity through landscaping/ecology and both will be conditioned to ensure the proposal enhances the sites ecology and biodiversity.

POLICY PS20 states that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets. Proposals that will preserve and where appropriate enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted. As previously stated above the proposed development will not have a negative impact on the existing listed buildings of Ucheldre Centre or Tyn Parc. The consultation response from the Councils heritage advisor states:

The proposed demolition works are primarily to later 1990s extension. Demolition to original historic fabric will be limited to the opening up of 4 existing window openings to form doorways in order to connect the existing building to the proposed extension. The modern angular form of the proposed new extensions, enhanced by the use of different colour tones on the triangulated cladding panels to give an optical illusion to flat facades, have been influenced by the triangular shapes found on the local Schist stone of the chapel. Whilst the angular forms provide an interesting modern design approach it is considered that the existing bold form of the listed building would be able to hold its own in the new composition.

Additionally, although the footprint of the proposed extensions are relatively large they would not dominate the large site or the existing building because of their subservient height and scale. Consequently, it is not considered that the proposals would overly compete with the significance of the listed building with the historic asset still allowed to dominate.

The proposed development to rear utilises vacant and largely neglected land with the proposed landscaping considered to provide an opportunity for enhancement. It is not considered that the proposed extension would have a significant adverse impact upon the setting of the adjacent separately listed Ty'n Parc that itself has a later c1920s extension to rear.

The proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposed design that both protects and enhances the listed building subject to specific listed building consent conditions.

I agree with the Councils heritage advisor that the proposal would not have a negative impact on the listed buildings, is an opportunity for enhancement of the unused site to the rear and the proposal both protects and enhances the listed buildings.

Consultation response from CADW had no objection to the proposed works. The consultation response from the Gwynedd Archaeological Planning Service did express concerns regarding the works. However, following discussions with the Councils heritage advisor it is considered that the proposal has provided sufficient evidence through Heritage Impact Assessments, detailed plans and 3D images to ensure the proposed development will not have a negative impact on the listed buildings or their setting that would warrant refusal.

Amended plans were received on the 17/09/2021 which amended the location plan red line, amended the existing drawings to correct the proximity of the Ucheldre Centre in relation to Tyn Parc and also amended the proposed extensions to ensure none of the proposed works would block the existing access to the rear of Tyn Parc.

Conclusion

The proposed development is considered to be a high quality modern design that has considered its attached and neighbouring listed buildings, surrounding area and how the use of the extensions will improve the quality of experience of the community facility.

Recommendation

That the application is permitted 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 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 / 629_A_00_01 Rev P3**
- **Existing Site Plan / 629_A_00_002 Rev P2**
- **Existing Ground Floor Plan / 629_A_00_010 Rev P2**
- **Existing Roof Plan / 629_A_00_011 Rev P2**
- **Existing Ground Floor Proposed Demolitions / 629_A_00_012 Rev P2**
- **Existing Ground Floor – Heritage Impact Proposed Demolitions Original Building Fabric / 629_A_00_013 Rev P2**
- **Proposed Site Plan / 629_A_10_002 Rev P2**
- **Proposed Ground Floor Plan / 629_A_10_010 Rev P2**
- **Proposed Roof Plan / 629_A_10_011 Rev P2**
- **Existing and Proposed Section CC / 629_A_10_103 Rev P1**
- **Existing and Proposed Section DD / 629_A_10_104 Rev P1**
- **Existing and Proposed Section EE / 629_A_10_105 Rev P1**
- **Existing and Proposed South Elevations / 629_A_10_201 Rev P1**
- **Existing and Proposed East Elevations / 629_A_10_202 Rev P1**
- **Existing and Proposed North Elevations / 629_A_10_203 Rev P1**
- **Existing and Proposed West Elevations / 629_A_10_204 Rev P1**
- **Design and Access Statement / de matos ryan, June 2021**
- **Access and Inclusive Design Report / Withernay Projects, July 2021**
- **Stage 3 Acoustic Report / Gillieron Scott, May 2021**
- **BREEAM 2018 Pre-Assessment Report / JAW, July 2021**
- **Preliminary Roost Assessment / Marches Ecology, July 2021**
- **Preliminary Ecological Appraisal / Marches Ecology, June 2021**
- **Fire Safety Strategy / The Fire Surgery, July 2020**
- **Stage 3 Report / 785_01 (RP) 002 Rev B**
- **RIBA Stage 3 Mechanical and Electrical Services / P3R, May 2021 Rev 1**
- **Stage 3 Report – Structural Engineering / Price & Myers, June 2021 Rev 1**
- **Heritage Impact Statement / Jeff St Paul**
- **Welsh Language Statement - Received 14/09/2021**

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

(03) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping of the site. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In accordance with the requirements of PCYFF 4.

(04) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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

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

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

(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;

(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;

(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;

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

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

(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network; The construction of the development shall be completed in accordance with the approved plan.

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

(06) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority an Invasive Species Control and Eradication Plan. The plan shall then be implemented in accordance with recommendations of the Invasive Species Control and Eradication Plan approved by the local planning authority.

Reason: In the interests habitat protection for the site and surrounding area.

(07) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a Reasonable Avoidance Measures (RAM) plan for Great Crested Newts/reptiles and other species on site. The species listed and recommendations in sections 4.2.33 and 4.2.39 – 4.2.40 of the Preliminary Ecological Appraisal / Marches Ecology, June 2021, shall be included within the plan. The plan shall thereafter be carried out in accordance with the approved plan.

Reason: In the interests of maintaining and enhancing biodiversity

(08) The works hereby permitted shall be carried out between the months of September and mid-February. If works are to commence between mid-February and August then an Ecology Survey will need to be carried out by a specialist Ecologist to confirm no nesting birds are nesting on or in the building and within the red line of the location plan and a report provided to the Local Planning Authority for approval before any development commences on site.

Reason: In view of protection of active nests in law

(09) No development shall commence until details of 7 swift nest boxes together with an elevation drawing showing the installation location of the nest boxes on the site has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved plans.

Reason: To help conserve and safeguard biodiversity.

(10) No development shall commence until details of 5 sparrow nest boxes together with an elevation drawing showing the installation location of the nest boxes on the site has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved plans.

Reason: To help conserve and safeguard biodiversity.

(11) No development shall commence until details of 3 bat nest boxes together with an elevation drawing showing the installation location of the nest boxes on the site has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved plans.

Reason: To help conserve and safeguard biodiversity.

(12) No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping and long term management for the green roof of the site. Sections 4.2.9 and 4.3.2 of the Preliminary Ecological Appraisal / Marches Ecology, June 2021, shall be followed within the scheme. The scheme shall thereafter be carried out in accordance with the approved scheme.

Reason: To help conserve and safeguard biodiversity.

(13) No development shall commence until full details of any external lightings is submitted to and approved in writing by the Local Planning Authority. Details should include the positions of the external lightings and the wattage strengths. Sections 5.1.2 of the Preliminary Roost Assessment / Marches Ecology, July 2021, shall be followed within the details. The development shall thereafter proceed in accordance with the submitted details.

Reason: To help conserve and safeguard biodiversity and prevent light spill.

(14) Prior to the construction of the extensions and alterations hereby approved details, proposed elevation drawings and samples of the materials to be used in the construction of the external surfaces of the buildings have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development.

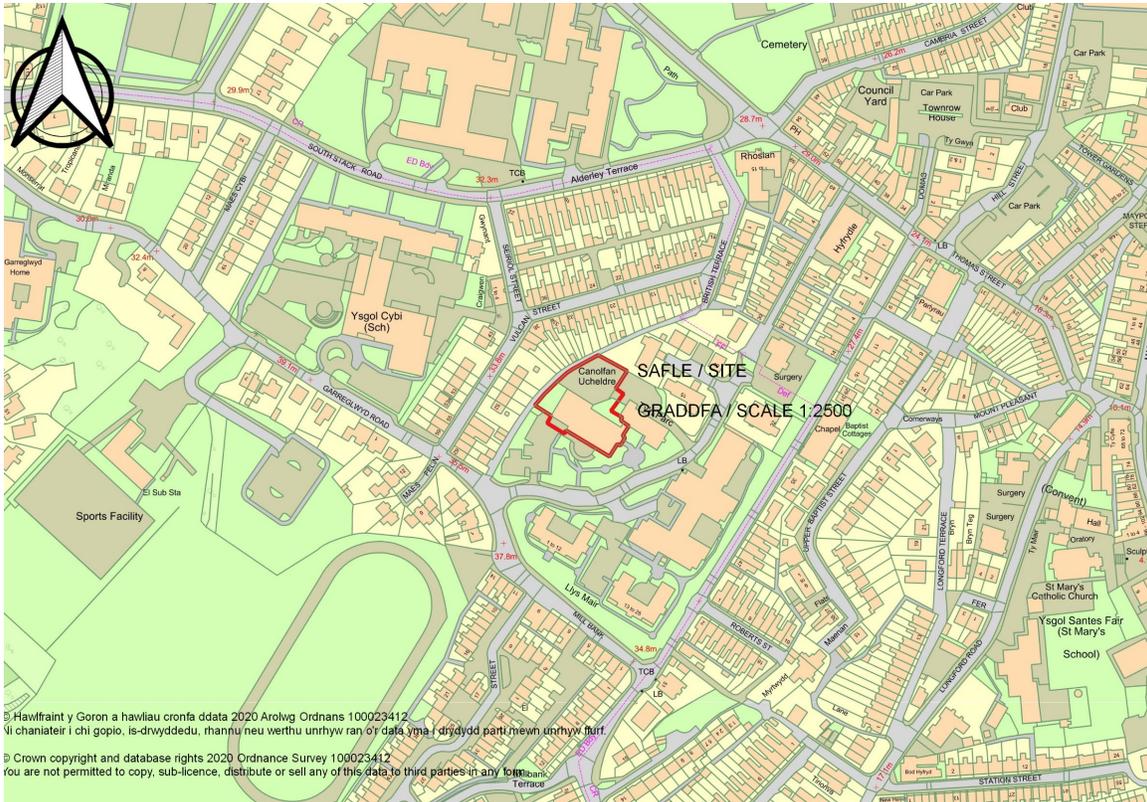
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: LBC/2021/24

Applicant: Mike Gould

Description: Listed Building Consent for part demolition and extensions together with internal and external alterations to the building at

Site Address: Ucheldre Centre, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application relates to land partly in the ownership of the Council.

Proposal and Site

The Romanesque style building (1934-37) is located at Mill Bank, Holyhead and is grade II listed as *Ucheldre Centre (Former Bon Sauveur Convent Chapel)* (Cadw Record No. 5741). It is listed for its group value with the neighbouring Ty'n Parc (14728).

The building is described as having an undivided interior of 6 bays with concrete tunnel vault and semi-dome to apse, half-shafts to transverse ribs. Full-height arched bays interpenetrate main vault; single clerestory lights over segmental aisle openings. Timber gallery in front of tower arch.

Grey-green stone with pale stone dressings over inner concrete core, grey-green slate roofs. Romanesque apsidal plan with low aisles, flanking vestry blocks, and saddle entrance tower. Simple round-arched openings to six bay sides. Saddle tower with parapetted gables, twin-arched openings with shafts and linked hood moulds, tall single light with twin nookshafts between clasping buttresses, blind arcade over 3-order doorway. To Left of tower, 3 arches to service block with long return in grey stone; doorway flanked by groups of 3 round-headed windows; towards rear, two windows with 7 narrow arched lights; modern block with hipped roof to rear. To Right of tower, arched screen wall in exposed stone connects to Ty'n Parc.

The proposal is for listed building consent for part demolition and extensions together with internal and external alterations.

Key Issues

The application's key issues are:

- Does the Proposal comply with relevant policies and policy considerations.
- Does the Proposal significantly affect the character of the listed building.
- Does the Proposal significantly affect the setting of the adjacent listed buildings.

Policies

Joint Local Development Plan

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 TAN 12: Design and TAN 24: The Historic Environment.
 Historic Environment (Wales) Act 2016 & Best Practice Guidance.
 Planning Policy Wales (Edition 11) February 2021 Part 6.1.10-13

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

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

Anglesey and Gwynedd Joint Local Development Plan (2017) Policies:

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

Policy PCYFF 3: Design and Place Shaping.

Policy PCYFF 4: Design and Landscaping.

Response to Consultation and Publicity

Consultee	Response
Cadw Consultations	No response at the time of writing
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Comments
Cynghorydd Dafydd Rhys Thomas	No response at the time of writing
Cynghorydd John Arwel Roberts	No response at the time of writing

Cynghorydd Trefor Lloyd Hughes	No response at the time of writing
Cyngor Tref Caergybi / Holyhead Town Council	No Objection
The Royal Commission on the Ancient and Historical Monuments of Wales	No response at the time of writing

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper.

Representation Expiry Date: 18/08/2021

Relevant Planning History

FPL/2021/51 - Cais llawn ar gyfer gosod 4 antena a 3 cabinet ynghyd a datblygiadau cysylltiedig yn / Full application for the siting of 4 antennas and 3 cabinets together with associated development at - Canolfan Ucheldre Centre, Caergybi/Holyhead - Caniatáu / Permit 29/06/2021

LBC/2021/8 - Caniatâd Adeilad Rhestredig ar gyfer gosod 4 antena a 3 cabinet ynghyd a datblygiadau cysylltiedig yn / Listed Building Consent for the siting of 4 antennas and 3 cabinets together with associated development at - Canolfan Ucheldre Centre, Caergybi/Holyhead - Caniatáu / Permit 17/05/2021

19C71R/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer ailosod antena ac offer trydanol cysylltiedig yn / Listed Building Consent for replacement antennas and associated electrical equipment at - Canolfan Ucheldre, Caergybi/Holyhead - Caniatáu / Permit 01/05/2018

19C71Q/LB - Cais am ganiatad adeilad rhestredig ar gyfer cadw y 4 antena a cael gwared a 1 cabinet a gosod cabinet arall yn ei le a gosod 4 uned 'combiner' yn / Application for listed building consent for the retention of 4 antennas together with the removal of existing cabinet and the erection of another cabinet in its place and the siting of 4 combiner units at Canolfan Ucheldre Holyhead Caniatáu / Permit 14/04/2016

19C71P - Cais ôl weithredol ar gyfer cadw 4 antena, cael gwared a'r cabinet presennol a gosod cabinet arall yn ei le ynghyd a gosod 4 uned 'combiner' yn / Retrospective application for the retention of 4 antennas, removal of existing cabinet and the erection of another cabinet in its place together with the siting of 4 combiner units at Canolfan Ucheldre Holyhead Caniatáu / Permit 16/03/2016

19C71L - Codi annedd ar dir yn / Erection of a dwelling on land at Ty'n Parc, Caergybi / Holyhead Caniatáu / Permit 19/06/2006

19C71K/LB - Cais adeilad rhestredig i osod 4 antena ac 1 disgl trawsgludo tu ol i lwfer y clochdy yn / Listed Building Consent for the installation of 4 antennas and 1 transmission dish behind 'louvres' in Belfry at Canolfan Ucheldre Centre Holyhead – Caniatáu / Permit 01/02/06

19C71J - Gosod 4 antena ac 1 disgl trawsgludo tu ol i lwfer y clochdy yn / Installation of 4 antennas and 1 transmission dish behind 'louvres' in Belfry at Canolfan Ucheldre Holyhead – Caniatáu / Permit 15/09/2005

19C71H/LB - Cais Adeilad Rhestredig ar gyfer codi 1 antena 'co linear' ynghyd a caban teclynnau cysylltiedig yn / Listed building consent for the erection of 1 co linear antennae together with an associated equipment cabin at the Caolfan Ucheldre Centre Holyhead – Gwrthod / Refused 05/02/04

19C71G - Codi 1 antena 'co linear' ynghyd a caban teclynnau cysylltiedig yn / Erection of 1 co linear antennae together with an associated equipment cabin at the Canolfan Ucheldre Holyhead – Gwrthod / Refused 05/02/04

19C71F - Gosod blwch danfon llythyrau eilaidd er mwyn y pwrpas o storio ar dir yn / Installation of a secondary delivery pouch box for the purpose of storage on land at The Convent Holyhead – Caniatáu / Permit 01/08/2001

19C71D/LB - Cais am ganiatad adeilad rhethredig i ddefnyddio 'asphalt' yn lle copar ar do / Listed building consent for the use of asphalt in lieu of copper on the roof of Canolfan Ucheldre Holyhead – Caniatáu / Permit 11/05/93

19C71C/LB - Caniatad adeilad rhestriedig i greu 14 fflat un person ac un uned byw/cysgu ynghyd a golchdy yn / Listed building consent for the formation of 14 flats and one bedsit along with a wash house at Tyr Cwfaint Safle'r Cwfaint Holyhead – Caniatáu / Permit 13/03/90

19C71B - Creu 14 fflat un person ac un uned byw/cysgu ynghyd a golchdy yn / Formation of 14 flats and one bedsit along with a wash house at Tyr Cwfaint Safle'r Cwfaint Holyhead – Caniatáu / Permit 24/10/89

19C71 Newid defnydd rhan o'r adeilad presennol i'w ddefnyddio fel safle diwydiannol ysgafn gyda swyddfa a storfa, ynghyd â darpariaethau ar gyfer manau parcio a llwytho yn / Change of use of part of existing building for use as a light industrial premises with office and storage, together with provisions for parking and loading areas at the Convent of the Good Saviour, Holyhead – Caniatáu / Permit 29/01/85

Main Planning Considerations

The proposal is for listed building consent for part demolition and extensions together with internal and external alterations.

The listed building consent application has been received following initial pre-submission discussions with the Planning Service and the subsequent submission of a Pre-application enquiry and receipt of formal advice (Reference PAMI/2021/44).

The existing listed building and land to the South is leased from the Council whilst the land North of the building where the proposed extension is located is private freehold land.

The Ucheldre centre is housed in the former chapel of the Bon Sauveur Convent with the Convent itself having been demolished in 1989. The remaining chapel, which occupies a relatively large site, was established as an arts centre in 1991 with a traditional style extension, with matching stonework, added in 1992.

The proposed new extensions and alterations will allow the facility to hold a wider programme of community events.

The proposed demolition works are primarily to later 1990s extension. Demolition to original historic fabric will be limited to the opening up of 4 existing window openings to form doorways in order to connect the existing building to the proposed extension.

The modern angular form of the proposed new extensions, enhanced by the use of different colour tones on the triangulated cladding panels to give an optical illusion to flat facades, have been influenced by the triangular shapes found on the local Schist stone of the chapel. Whilst the angular forms provide an interesting modern design approach it is considered that the existing bold form of the listed building would be able to hold its own in the new composition.

Additionally, although the footprint of the proposed extensions are relatively large they would not dominate the large site or the existing building because of their subservient height and scale. Consequently, it is not considered that the proposals would overly compete with the significance of the listed building with the historic asset still allowed to dominate.

The proposed development to rear utilises vacant and largely neglected land with the proposed landscaping considered to provide an opportunity for enhancement.

The applicant has undertaken a careful analysis of the site and existing historic asset and subsequently submitted extensive plans, 3D visualisations, and supporting information to reinforce the proposals.

It is not considered that the proposed extension to rear would have a significant adverse impact upon the setting of the adjacent separately listed Ty'n Parc that itself has a later c1920s extension to rear.

The department has not, at the time of writing this report, received any letter of objection with regards to the listed building consent application.

The proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposed design that both protects and enhances the listed building subject to specific listed building consent conditions.

Conclusion

The applicant has undertaken a careful analysis of the site and existing historic asset and subsequently submitted extensive plans, 3D visualisations, and supporting information to reinforce the proposals.

The department has not, at the time of writing this report, received any letter of objection.

The proposals are supported as they have considered the character and significance of the listed building and its heritage features, and submitted a proposed design that both protects and enhances the listed building, and setting of the adjacent listed building, subject to specific listed building consent conditions.

Recommendation

That the application is permitted 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 the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Location Plan / 629_A_00_01 Rev P3

Existing Site Plan / 629_A_00_002 Rev P2

Existing Ground Floor Plan / 629_A_00_010 Rev P2

Existing Roof Plan / 629_A_00_011 Rev P2

Existing Ground Floor Proposed Demolitions / 629_A_00_012 Rev P2

Existing Ground Floor – Heritage Impact Proposed Demolitions Original Building Fabric / 629_A_00_013 Rev P2

Proposed Site Plan / 629_A_10_002 Rev P2

Proposed Ground Floor Plan / 629_A_10_010 Rev P2

Proposed Roof Plan / 629_A_10_011 Rev P2
Existing and Proposed Section CC / 629_A_10_103 Rev P1
Existing and Proposed Section DD / 629_A_10_104 Rev P1
Existing and Proposed Section EE / 629_A_10_105 Rev P1
Existing and Proposed South Elevations / 629_A_10_201 Rev P1
Existing and Proposed East Elevations / 629_A_10_202 Rev P1
Existing and Proposed North Elevations / 629_A_10_203 Rev P1
Existing and Proposed West Elevations / 629_A_10_204 Rev P1
Design and Access Statement / de matos ryan Part 1 of 5, June 2021
Design and Access Statement / de matos ryan Part 2 of 5, June 2021
Design and Access Statement / de matos ryan Part 3 of 5, June 2021
Design and Access Statement / de matos ryan Part 4 of 5, June 2021
Design and Access Statement / de matos ryan Part 5 of 5, June 2021
Access and Inclusive Design Report / Withernay Projects, July 2021
Stage 3 Acoustic Report / Gillieron Scott, May 2021
BREEAM 2018 Pre-Assessment Report / JAW, July 2021
Preliminary Roost Assessment / Marches Ecology, July 2021
Preliminary Ecological Appraisal / Marches Ecology, June 2021
Fire Safety Strategy / The Fire Surgery, July 2020
Stage 3 Report / 785_01 (RP) 002 Rev B
RIBA Stage 3 Mechanical and Electrical Services / P3R, May 2021 Rev 1
Stage 3 Report – Structural Engineering / Price & Myers, June 2021 Rev 1
Heritage Impact Statement / Jeff St Paul

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

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

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

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

Application Reference: FPL/2021/108

Applicant: Mr Antony Welsh

Description: Full application for conversion of the outbuilding into an affordable dwelling together with alterations and extensions thereto at

Site Address: Fedw Uchaf, Brynrefail, Dulas



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

Recommendation: Refuse

Reason for Reporting to Committee

At the request of the Local Member - Councillor Margaret Murley Roberts.

Proposal and Site

The application is for the conversion of an outbuilding into an affordable dwelling together with alterations and extensions.

The application site is located in the open countryside, in a designated Area of Outstanding Natural. The application comprises a disused outbuilding at Fedw Uchaf on the outskirts of the settlement of Brynrefail.

Key Issues

The key issues are whether the proposal complies with relevant local development plan policies and whether the proposal is acceptable in terms of design and appearance having regard to its location in a designated Area of Outstanding Natural Beauty.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 15: Town Centres and Retail
Strategic Policy PS 17: Settlement Strategy
Strategic Policy PS 16: Housing Provision
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 18: Affordable Housing
Strategic Policy PS 1: Welsh Language and Culture
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy TAI 7: Conversion of Traditional Buildings in the Open Countryside to Residential Use
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Planning Policy Wales (Edition 11, February 2021)
Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Supplementary Planning Guidance - Affordable Housing (2004)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)
Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities (July 2019)

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Moelfre Community Council	No response at the time of writing the report.
Cynghorydd Margaret Murley Roberts	Request that the application be referred to the Planning and Order Committee for determination.
Cynghorydd Ieuan Williams	No response at the time of writing the report.
Cynghorydd Vaughan Hughes	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditions recommended.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice.

Ymgynghorydd Tirwedd / Landscape Advisor	Comments.
Ymgynghoriadau Cynllunio YGC	Comments.
Strategol Tai / Housing Strategy	No response at the time of writing the report.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Recommend conditions.
Iechyd yr Amgylchedd / Environmental Health	Comments/advice
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.

The application was afforded statutory publicity.. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 18/06/2021.

At the time of writing the report one letter of support had been received.

Relevant Planning History

FPL/2021/6 - Cais llawn ar gyfer newid defnydd yr adeilad allanol i annedd fforddiadwy ynghyd a'i addasu ac ehangu yn / Full application for conversion of the outbuilding into an affordable dwelling together with alterations and extensions thereto at - Fedw Uchaf, Brynrefail, Dulas -Gwrthod / Refused - 23.02.2021

SCR/2021/4 - Barn Sgrinio ar gyfer newid defnydd adeilad allanol i annedd fforddiadwy ynghyd a'i addasu ac ehangu yn / Screening Opinion for the conversion of outbuilding into an affordable dwelling together with alterations and extensions thereto at - Fedw Uchaf, Brynrefail, Dulas - Dim Angen AEA / EIA Not Required 29.01.2021

Main Planning Considerations

The application is made for the conversion of the outbuilding into an affordable dwelling together with alterations and extensions thereto at Fedw Uchaf, Brynrefail, Dulas

The application site is located in the open countryside, outside any defined development boundary or identified cluster and is within a designated Area of Outstanding Natural Beauty.

Policy PCYFF 1 of the JLDP relates to development boundaries and states that outside the development boundaries development will be resisted unless in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The application site is not located within a development boundary and does not therefore accord with policy PCYFF1. It is therefore necessary to consider whether the proposal conforms with other specific plan policies.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance.

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

The proposal including the proposed extensions are considered to be acceptable in terms of design and conforms with policy PCYFF 3, however further consideration of the acceptability of the extensions in terms of their scale, in the context of policy TAI 7 and relevant planning guidance is given below.

Policy PCYFF 4 relates to design and landscaping and requires that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

Existing trees and hedges at the site will be retained with a grassed lawn to the front, the details submitted are acceptable and satisfy the requirements of policies PCYFF 4 and PCYFF 3.

The site is within the AONB. Google images indicate that the outbuildings are not visible in summer from highway views to the east. A PRoW passes to the north and west of the site and there may be public views of this part of the site between or above boundary vegetation (the footpath is more elevated than the site).

JLPD policy AMG 1: AONB Management Plans, which notes that:

CCC 3.1 All development proposals within and up to 2Km adjacent to the AONB will be rigorously assessed to minimise inappropriate development which might damage the special qualities and features of the AONB or the integrity of European designated sites

CCC 3.2 All new developments and re-developments within and up to 2Km adjacent to the AONB 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. Proposals of an appropriate scale and nature, embodying the principles of sustainable development, will be supported.

Within the context of other buildings and the existing boundary screening, the proposed conversion of the design proposed would not affect natural beauty or AONB special qualities associated with landscape.

Section 6, Part 1 of the Environment (Wales) Act 2016 states that the LPA must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales. Policy AMG5 of the JLDP also states that proposals must protect and, where appropriate, enhance biodiversity.

A Bat and Nesting Bird Survey has been provided with the planning application. Section 6 of the report sets out Reasonable Avoidance Measure and Recommendations. In addition the proposal includes the provision of bat and bird boxes.

In line with criterion (1b) of Policy PS 1 'Welsh Language and Culture' a Welsh Language Statement has been provided as part of the application, as this development would cumulatively provide more than the overall indicative housing provision for the open countryside.

A Welsh Language Statement has been received and assessed and has concluded that the nature of the development, comprising 1 additional 3 bedroom affordable dwelling will meet an identified local need and keep a local family in the area. This in turn should lead to a positive effect on the viability of the welsh language by keeping young welsh families in the community, consequently the risk that the development itself would have a substantial effect on the character and language balance of the community is considered low.

Policy TAI 7 relates to the conversion of traditional buildings in the open countryside to residential use. The policy states that in the open countryside the conversion of traditional buildings for residential use will be permitted when all of the following criteria are met:

1. There is evidence that employment use of the building is not viable;

2. The development provides an affordable unit for local need or the residential use is a subordinate element associated with a wider scheme for employment re-use;
3. The structure is structurally sound
4. No extensive alterations are required to enable the development;
5. Any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structures character.

Information submitted with the application demonstrates that it has been marketed for commercial use at £700 per calendar month for a period of 12 months (this price equates to £8400 per annum or £120/m²).

The marketing information has been reviewed by the Authority's Principal Valuation Officer who has concluded that having regard to the location of the site, the condition of the building and the lack of services (electricity, water, drainage) that the rental valuation of £700pcm is excessive and not realistic. Comparisons with new recently constructed purpose built industrial units are provided and it can be seen that the rental valuation of this property is 3-4 times greater.

Clarification has been sought from the agent in relation to the rental valuation attributed to this property, however to date no compelling information has been received by the LPA to demonstrate that the rental valuation in this instance is realistic

Consequently the LPA have not been satisfied that employment use of the building is not viable contrary to the requirements of criterion 1 of policy TAI 7.

Criterion 2 of policy TAI 7 requires that the development provides an affordable unit for local need or that the residential use is a subordinate element associated with a wider scheme for employment re-use.

The local need definition for the conversion of a traditional building is for people in need of an affordable house who have resided within the surrounding rural area for a continuous period of 5 years or more. Paragraph 8.1.3 of the Affordable Housing SPG defines surrounding rural area as: "... 'surrounding rural area', which is a distance of 6km from the site of the application and the extent of any Community Council area bisected by the 6km distance, but excluding properties within the development boundary of any settlement other than the settlement within which the application is located...".

The application is for an affordable dwelling and evidence has been provided to demonstrate that the applicant is in need of an affordable dwelling. Analysis of the information submitted in relation to the applicants connection to the local area indicates that he falls short of meeting the criteria set out above, however, it is considered that there are other material considerations of relevance in this case, namely a need for the applicant to live closer to relatives who occupy Fedw Uchaf itself whom are in need of care and support.

On balance therefore, the proposals is considered to accord with criterion 2 of policy TAI 7.

Criterion 3 requires that the structure be structurally sound. Further information is contained in the Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (September 2019).

Paragraph 2.7 states that any Structural Report should be comprehensive and thorough and include information about the condition of the building and its suitability for the proposed use. A Report that is only based on a visual inspection of the building will not be acceptable.

A Structural Condition Survey has been submitted with the application undertaken by Cadarn Consulting Engineers in August 2020.

The Survey concludes the walls of the building in general to be structurally sound and suitable for retention and future renovation and conversion subject to appropriate repair and remediation as detailed in the report.

The LPA are therefore satisfied that the building is structurally sound in accordance with criterion 3 of policy TAI 7.

Criterion 4 requires that no extensive alterations are required to enable the development.

Paragraph 8.1 of the SPG states that in the context of Policy TWR 2 together with policy TAI 7 the building intended for conversion for alternative use should be suitable for the proposed use. The building in its current form (in terms of size) should be suitable; no extensive extensions should be required to enable the development.

Paragraph 8.2 states that where strong justification is submitted, it may be possible to justify small additions to the original building as long as these additions have been designed in a way that is sensitive and in keeping with the original building. Any extensions should add value to the building in terms of architectural design as well as a wider contribution to the local environment.

Paragraph 8.3. states that any addition should be fit for purpose and should not be an aspiration by the applicant to add luxury (e.g. play room, additional bedroom). The types of extensions considered to be suitable include a small foyer or small extension to the walls to create more practical space within the essential rooms (e.g kitchen and bathroom.)

The proposed conversion includes the addition of two extensions to the existing building. The extension to the side accommodates approximately half of the kitchen/diner and the extension to the rear accommodates two bedrooms, bathroom and hallway. Within the existing building it is intended to provide WC, living area, bedroom and external boiler room.

The floorspace of the existing building is approx. 46m² and the floorspace of the proposed extensions are 34m², amounting to a 74% increase in the floorspace of the building.

The extent of the extensions proposed are therefore clearly extensive and unacceptable having regard to the requirements of criterion 4 of policy TAI 7 and the guidance contained in the SPG, furthermore the need for extensive extensions is indicative of the fact that the existing building is not therefore, in terms of its size, suitable for the proposed use.

The proposal is therefore contrary to the provisions of policy TAI 7 of the JLDP.

Conclusion

In light of the above, the proposal is therefore considered to be contrary to policies TAI 7 of the Joint Local Development Plan, the advice contained in the Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside.

Recommendation

That the application is refused for the following reason:

(01) The Local Planning Authority considers that the development is contrary to the provisions of Policy TAI 7 of the Anglesey and Gwynedd Joint Local Development Plan and Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (September 2019).

Application Reference: FPL/2021/106

Applicant: Gareth Jones

Description: Full application for the retention of a wooden hut to accommodate a milk vending machine (Use Class A1) together with hardstanding and parking area, alterations to the existing vehicular access and associated landscaping on land at

Site Address: Neuadd, Cemaes



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

Recommendation: Refuse

Reason for Reporting to Committee

At the request of the Local Member - Councillor Aled Morris Jones.

Proposal and Site

The application is for the siting of a wooden hut to accommodate a milk vending machine (Use Class A1) together with the formation of a hardstanding and parking area, alterations to the existing vehicular access and associated landscaping on land at Neuadd, Cemaes.

The application site is located in the open countryside in a designated Area of Outstanding Natural Beauty on the outskirts of the village of Cemaes. The application site comprises part of an agricultural enclosure off the A5025, some 0.4km from the settlement's development boundary and some 0.85km from the village centre.

Key Issues

The key issues are whether the proposal complies with relevant local and national planning policies, whether the proposal is acceptable in terms of its location and whether the proposal is acceptable in terms of its design and appearance and impacts upon the designated Area of Outstanding Natural Beauty.

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
 Strategic Policy PS 15: Town Centres and Retail
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Policy MAN 6: Retailing in the Countryside
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
 Policy AMG 5: Local Biodiversity Conservation
 Supplementary Planning Guidance: Parking Standards (2008)
 Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	Comments/concerns.
Iechyd yr Amgylchedd / Environmental Health	Comments
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments
Ymgynghoriadau Cynllunio YGC	Objection

Cynghorydd Richard Griffiths	No response at time of writing report.
Cynghorydd Aled Morris Jones	Request that the application be referred to the Planning Committee for determination.
Cynghorydd Richard Owain Jones	No response at the time of writing the report.
Cyngor Cymuned Llanbadrig Community Council	Support.

The application was afforded statutory publicity.. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 01/07/2021.

At the time of writing the report 252 letters of support had been received.

Relevant Planning History

None.

Main Planning Considerations

The application is made for the retention of a wooden hut to accommodate a milk vending machine (Use Class A1) together with hardstanding and parking area, alterations to the existing vehicular access and associated landscaping on land at Neuadd Cemaes.

The development has already been carried out without the benefit of planning permission and is operational.

It is also apparent that the works carried out at the site do not conform to the plans submitted with the application.

The application site is located in the open countryside in a designated Area of Outstanding Natural Beauty on the outskirts of the village of Cemaes. The application site comprises part of an agricultural enclosure off the A5025, some 0.4km from the settlement's development boundary and some 0.85km from the village centre.

The application is submitted as a farm diversification scheme in connection with an existing dairy farm at Nant Y Fran, located some 1.3km from the application site. The application site itself however, does not form part of the Nant y Fran farm and is not within the ownership of the applicant.

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

The site is located within the designated Area of Outstanding Natural Beauty in a locally prominent location adjacent to the A5025 at the junction with the minor road to Llanbadrig. The site has attractive views to the coast and Cemaes but influenced by detracting features such as the A5025, wind turbines and longer views to Wylfa.

LANDMAP describes the area *'to the east and west of Amlwch, extending from the coast 2km... inland, this is an intricate small scale landscape with winding lanes, glimpses of the coast, small craggy hillocks and damp valleys... There are scattered houses and small fields... Within the area is the settlement of Bull Bay dominated by bungalows and holiday accommodation, and an adjacent golf course... These detract from the integrity of the nearby landscape, as do views glimpsed to Wylfa power station... Otherwise, this is an attractive varied landscape...'* and of **High** value as an *'Attractive and distinctive intricate landscape with rocky parts, views to coast, sheltered valleys... Generally unspoilt, except around Bull Bay'*

Despite its proximity to the A5025, the site displays the qualities typical of the LANDMAP description and local character of the AONB.

Strategic policy PS 19 relates to conserving and where appropriate enhancing the natural environment and states that the Councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area in question.

Policy AMG 1 relates to Area of Outstanding Natural Beauty Management Plans and states that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

The Anglesey AONB Management Plan 2015-2020 notes:

CCC 3.1 All development proposals within and up to 2Km adjacent to the AONB will be rigorously assessed to minimise inappropriate development which might damage the special qualities and features of the AONB or the integrity of European designated sites.

CCC 3.2 All new developments and re-developments within and up to 2Km adjacent to the AONB 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. Proposals of an appropriate scale and nature, embodying the principles of sustainable development, will be supported.

The details submitted with the application are of a timber hut located at the Southern end of the site, measuring 5m x 3m x 2.5m painted with a dark wood stain and roofed with corrugated metal.

However the hut has been erected is in a different position and of a different design and colour to the submitted plans. The hut is closed to the elevation facing the A55 and internal lighting would be constant to the elevation facing the carpark. Some indicative planting is shown on the submitted plan, but no detailed specification is provided and in any case would not serve to adequately screen or landscape the development.

The hut together with the gravel hardstanding parking area are prominent and incongruous in the sensitive designated landscape and give rise to adverse effects, particularly as a result of the vehicular activity at the site, localised light spill from the open hut upon the special qualities of the AONB contrary to policy AMG 1 of the JLDP.

Strategic Policy PS15 (Town centres and retail) of the JLDP provides the strategic guidance for retailing within the plan area and reflects the Plan's aim of developing a planning framework which safeguards and enhance the position of town centres as locations for retail and commercial services. Whilst a more recent version of Planning Policy Wales (Edition 11, February 2021) has been released since the JLDP was adopted, it is considered that the Plans policies in respect of retailing are still consistent with the latest national planning guidance. In respect of the proposal in question attention is drawn to bullet points 4 and 6 of Policy PS15, which read as follows:

- Resisting development that detract from their vitality and viability and protecting against the loss of retail units within the Primary Retail Areas, as shown on the Proposal Maps (4).
- Restricting the expansion of out-of-town retailing and leisure development (6).

Policy MAN 6 relates to retailing in the countryside and states that proposals for small scale shops or extensions to existing shops outside development boundaries will be granted provided they conform to the following criteria:

- 1. The shop is a subservient element of an existing business on the site;*
- 2. The shop will not significantly harm nearby village shops;*
- 3. Priority has been given to using an appropriate existing building;*
- 4. The new use will not significantly harm the amenities of neighbouring residents or the character of the area;*
- 5. The development is accessible via sustainable means of transport;*
- 6. Access and parking arrangements are satisfactory and the development will not significantly harm highway safety.*

Paragraph 3.7.1 of Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities states that when considering planning applications for farm diversification projects, planning authorities should consider the nature and scale of activity taking a proportionate approach to the availability of public transport and the need for improvements to the local highway network. While initial consideration should be given to converting existing buildings for employment use, sensitively located and designed new buildings will also often be appropriate.

Paragraph 3.7.2 states that many economic activities can be sustainably located on farm. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.

Paragraph 5.6.10 of Planning Policy Wales (Edition 11) (PPW 11) states that planning authorities should adopt a positive approach to diversification projects in rural area. Additional small business activities can often be sustainably located on farms and provide additional income streams. Diversification can strengthen the rural economy and bring additional employment and prosperity to communities.

Para 5.6.11 goes on to state that whilst every effort should be made to locate diversification proposals so they are well-served by public transport, it is recognised that certain diversification proposals will only be accessible by car. While initial consideration should be given to adapting existing farm buildings, the provision of sensitively designed new building on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist.

Para 5.6.13 states that diversification activities come in many forms and include both agricultural and non-agricultural activities. Activities could include, for example, livestock and crop processing, non-traditional livestock and crop farming, tourism projects, farms shops, and making and selling non-agricultural products. These schemes should be supported where there is no detrimental impact on the environment and local amenity.

Whilst accepting that the development has some connection with the existing Nant y Fran dairy farm, it is neither located on the farm or on land within the applicants' ownership or control, consequently the proposal fails to accord with criterion 1 of policy MAN 6 and the provisions of TAN 6 and PPW 1.

Paragraph 3.3 of the Planning Support Statement states that it is proposed that the development will take place on the application site, instead of at Nant Y Fran for a number of reasons. First, the proposed site is located a short distance off the A5025 meaning that it is more accessible for customers to reach. Secondly, the application site is located within closer proximity to sustainable modes of transport than Nant y Fran. Finally there is no available of appropriate sites for the proposed development at Nant y Fran.

It is considered that these arguments are not persuasive and do not provide a compelling justification for the development in this sensitive location or demonstrate that its location in the countryside is essential and simply serves to reinforce the LPA's argument that the most appropriate location for this development would be within a development boundary.

It is clearly possible to operate and manage the venture away from the farm, however no compelling reasons been provided to justify the development in this particular open countryside location and designated AONB. Therefore, given that the village of Cemaes is located only a short distance further away, the LPA considers that the development would be best located at an appropriate site within the development boundary of the village or other appropriate location.

Whilst the LPA are generally supportive of farm diversification proposals, fundamentally, assessment of the application is concerned with the land use, that is retailing and there is no satisfactory mechanism available to the LPA to control or restrict the nature of the goods being sold. Indeed the planning statement confirms the applicants desire to sell other local produce through the vending machines such as cheese, jam, cakes and ground coffee.

The Local Planning Authority therefore consider that the establishment of a retail outlet in the open countryside in a designated Area of Outstanding Natural Beauty is unacceptable and is contrary to policies PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS15, MAN6, PS19, AMG1, the provisions of Planning Policy Wales (Edition 11) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

The consultation response received from YGC has highlighted that the site lies partly within zone A (Development advice maps accompanying TAN15: Development and Flood Risk) which is usually considered to be at little or no risk of flooding. However, a part of the site is shown to be at risk of flood risk in the latest floodmap for surface water. As such, it is considered that flooding is a material consideration in accordance with section 11.1 of TAN15.

They have therefore raised an objection to the development and advised that the developer should produce a Flood Consequences Assessment (FCA) which considers whether the site can be safely developed in accordance with TAN15, and increasing flood risk to nearby properties.

The consultation has been forwarded to the agent in order that they may respond, however to date, no response has been received.

Conclusion

The Local Planning Authority therefore consider that the establishment of a retail outlet in the open countryside in a designated Area of Outstanding Natural Beauty is unacceptable and is contrary to policies PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS15, MAN6, PS19, AMG1, the provisions of Planning Policy Wales (Edition 11) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

Recommendation

That the application is refused for the following reasons:

(01) The Local Planning Authority considers that the development by virtue of not being a subservient element of an existing business on the site is contrary to the provisions of policy MAN 6 of the Anglesey and Gwynedd Joint Local Development Plan.

(02) The Local Planning Authority considers that the proposal would result in the unacceptable and unjustified development of an isolated A1 retail outlet in the open countryside contrary to the provisions of policies PCYFF1 and PS 15 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained within Technical Advice Note 6 'Planning for Sustainable Rural Communities' and Planning Policy Wales (Edition 11).

(03) The Local Planning Authority considers that the development neither conserves nor enhances the special qualities and features of the designated Area of Outstanding Natural Beauty to the detriment of the character and appearance of the area contrary to policies PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS19 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.

(04) The site lies partly within zone A (Development advice maps accompanying TAN15: Development and Flood Risk) which is usually considered to be at little or no risk of flooding. However, a part of the site is shown to be at risk of flood risk in the latest floodmap for surface water. Insufficient details by way of a Flood Consequence Assessment have been submitted to demonstrate how the development will mitigate against the risk of flooding. The proposal is therefore considered contrary to policies PCYFF2 and PS6 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained within Technical Advice Note 15 'Development an Flood Risk' (July 2004).

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