

Public Document Pack



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Dylan Williams
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 EBRILL, 2022 am 1.00 o'r gloch yp	WEDNESDAY, 6 APRIL 2022 at 1.00 pm	
CYFARFOD RHITHIOL WEDI'I FFRYDIO'N FYW	VIRTUAL LIVE STREAMED MEETING	
Swyddog Pwyllgor	Mrs Mairwen Hughes	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
Dafydd Roberts
Nicola Roberts (Cadeirydd/Chair)
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 - 14)

To submit, for confirmation, the minutes of the previous virtual meeting of the Planning and Orders Committee held on 2 March, 2022.

4 SITE VISITS_(Pages 15 - 16)

To present the minutes of the virtual site visits held on 18 March, 2022.

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

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING_ (Pages 17 - 20)

7.1 – FPL/2021/316 – Bryn Glas, Llanrhuddlad
[FPL/2021/316](#)

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_ (Pages 21 - 28)

11.1 – HHP/2022/38 – Mandela, Rhosmeirch
[HHP/2022/38](#)

11.2 – FPL/2022/23 – Ger y Bont, Elim
[FPL/2022/23](#)

12 REMAINDER OF APPLICATIONS_ (Pages 29 - 64)

12.1 – FPL/2021/61 – Tyddyn Dai, Pentrefelin, Amlwch
[FPL/2021/61](#)

12.2 – HHP/2021/303 – Pant y Bwlch, Llanddona
[HHP/2021/303](#)

12.3 - FPL/2022/43 – Former Heliport Site , Penrhos Industrial Estate, Holyhead
[FPL/2022/43](#)

12.4 – FPL/2021/370 – Chwarelau, Brynsiencyn
[FPL/2021/370](#)

12.5 – FPL/2022/36 - Mona Island Dairy, 8 Mona Industrial Park, Mona
[FPL/2022/36](#)

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

13 OTHER MATTERS

None to be considered by this meeting.

Planning and Orders Committee

Minutes of the virtual meeting held on 2 March 2022

PRESENT: Councillor Robin Williams (Chair for this meeting only due to the absence of the Chair)
Councillor K P Hughes (Vice-Chair for this meeting only due to the absence of the Vice-Chair)

Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, Vaughan Hughes, Eric W Jones, Dafydd Roberts, Ieuan Williams.

Councillor Richard A Dew – Portfolio Holder (Planning).

IN ATTENDANCE: Planning Development Manager (RLLJ),
Senior Planning Officer (JR),
Business Systems Manager (EW),
Planning Officer (SH),
Development Management Engineer (Highways) (IH),
Legal Services Manager (RJ),
Committee Officer (MEH).

APOLOGIES: Councillors Richard Owain Jones and Nicola Roberts.

ALSO PRESENT: Local Members : Councillor Aled M Jones (application 7.1).

Councillors Jeff Evans, Alun Mummery, Bryan Owen.

In the absence of the Chair, Councillor Robin Williams was appointed Chair for this meeting only.

In the absence of the Vice-Chair, Councillor K P Hughes was appointed Vice-Chair for this meeting only.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor K P Hughes declared a personal interest with regard to application 12.1 but having received legal advice he was able to speak and vote in respect of the application.

Councillor Robin Williams declared a personal and prejudicial interest with regard to application 7.1.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 2 February, 2022 were presented and confirmed as correct.

4 SITE VISITS

No site visits were convened following the 2 February, 2022 meeting of the Planning and Orders Committee.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 12.2 and 12.3.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 FPL/2021/304 – Retrospective application for the use of a static caravan for holiday purposes at The Lodge, Capel Bach, Rhosybol

(Having declared a personal and prejudicial interest with regard to the application, Councillor Robin Williams withdrew from the meeting during the discussion and determination thereof).

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 12 January, 2022 the Committee recommended that a virtual site visit be undertaken to the application site. A virtual site visit subsequently took place on 16 January, 2022. At its meeting held on 2 February, 2022 the Committee resolved to approve the application contrary to Officer's recommendation as it was considered that it is part of a current tourism enterprise and is of high quality and it therefore complies with planning policies PCYFF 1 and TWR 3 of the Joint Local Development Plan.

The Planning Development Manager reported that the application is made for the change of use of an existing static caravan used for incidental purposes into holiday accommodation. It is acknowledged that the site has Caravan Club Licence for 5 touring caravans and a converted single holiday let on site but these are considered to be alternative holiday accommodation options as opposed to being associated facilities, therefore the proposal fails to comply with the guidance provided within SPG. The Tourism Facilities and Accommodation SPG states that applications for standalone single caravans, chalets or pods placed in a field or within the curtilage of residential dwellings without any associated facilities are not considered to be high quality development and therefore do not align with Policy TWR 3. These type of developments do not enhance the type and quality of the tourism offer in the plan area and the cumulative effects of such developments can have a

negative impact on the landscape. The Planning Development Manager further said that permitting the application would create a precedent for other such developments and therefore it is considered that the proposed development does not comply with the relevant planning policies and the recommendation is still of refusal of the application.

Councillor Aled M Jones, a Local Member said that the previous meeting of this Committee approved the application as it was considered that the existing static caravan on site was part of a current tourist enterprise and affords holiday accommodation of the highest quality. The location of the site is sustainable as it is in the village of Rhosybol and the applicant is local to the area. Councillor Jones asked the Committee to reaffirm its previous decision to approve the application.

Councillor Ieuan Williams said that numerous static caravans across the Island are used for holidays contrary to planning conditions. However, the applicant has formally submitted an application to the planning authority for the use of a static caravan for the purpose of holiday accommodation. He noted that the site has a holiday let on site together with a Caravan Club Licence for 5 touring caravans. He further said that he considered that it was a matter of different opinion whether the static caravan accommodation is of high quality and it was evident on the virtual site visit that the site is of high quality holiday tourist accommodation. Councillor Ieuan Williams proposed to reaffirm the Committee's previous decision to approve the application. Councillor Vaughan Hughes seconded the proposal of approval.

It was RESOLVED to reaffirm the Committee's previous approval of the application contrary to the Officer's recommendation.

7.2 FLP/2021/302 – Full application for the change of use of land from agricultural to accommodate 10 touring caravans at Bunwerth, Trearddur Bay

The application was presented to the Planning and Orders Committee at the request of two local members. At its meeting held on 12 January, 2022 the Committee recommended that a virtual site visit be undertaken to the application site. A virtual site visit subsequently took place on 26 January, 2022. At the meeting held on 2 February, 2022 the Committee resolved to approve the application contrary to the Officer's recommendation as it was considered that the proposal would not have an impact on the AONB due to it being a touring site restricted to seasonal use and further screening of the site will be undertaken by the applicant.

The Planning Development Manager reported the existing screening on the site has gaps in the hedgerow is low in height, the north east of the site would be most visible from the highway. The touring caravans would be white and therefore be obtrusive. A landscaping scheme has been provided with the planning application to reinforce the existing screening, however, it is important to note that it will take 5 – 10 years for the screening to establish to become substantially effective. The Local Planning Authority does not consider that the

existing site is well screened and this would be contrary to Criteria 1 of Planning Policy TWR5 which states that development should be sited in an unobtrusive location, well screened which can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape. He further said that Paragraph 5.3.5 of Planning Policy Wales states that the primary objective of designating an AONB is the conservation and enhancement of their natural beauty and that development management decisions should favour conservation of natural beauty. It is acknowledged that this is a touring caravan site, however, there will be an element of permanent features such as the toilet block, the track and hardstanding under each caravan pitch and these will have an all year effect on the AONB. The recommendation is still one of refusal of the application.

The Chair read out correspondence in support of the application by Councillor J Arwel Roberts, a Local Member who was having difficulties joining the meeting. Councillor T LI Hughes MBE, and a local member, said that he reiterated his previous approval of the application as the proposal will be a seasonal touring caravan site and the site is not visible from the highway. He further said that there is a large caravan site opposite the site for winter storage. He further referred that a large caravan site in Caergeiliog is visible from the A55 with permanent caravans on site all year round. Councillor Hughes proposed to reaffirm the Committee's previous decision to approve the application. Councillor Eric Jones seconded the proposal of approval.

Councillor John Griffith said that as the site is within an AONB he proposed that the application be refused in accordance with the Officer's recommendation. There was no seconder to the proposal of refusal.

It was RESOLVED to reaffirm the Committee's previous approval of the application contrary to the Officer's recommendation.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 VAR/2021/84 – Application under Section 73 for the variation of condition (03) (Approved Plans) of planning permission reference VAR/2021/11 (variation of condition (02) of planning permission reference 36C320A and MAO/2018/3 (Erection of a dwelling) so as to amended design) so as to allow amended garage design at Ty Uchaf, Llangristiolus

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

The Planning Development Manager reported that the principle of a dwelling on site has already been established under planning application 36C320A and amendments were approved under MAO/2018/3 and VAR/2021/11. A Certificate of Lawfulness was deemed lawful under application LUP/2018/1 as works to the access has commenced. The application is to amend the design of the approved dwelling by reducing the scale of the proposed garage. Since the adoption of the Joint Local Development Plan, Llangristiolus is identified as a Local Village under the provision of Policy TAI 14. The application site is not within the development boundary of Llangristiolus and is therefore classed as being in an open countryside location. However, as a material commencement of the development has been undertaken and a lawful use certificate has been proved lawful, the development has therefore been safeguarded. The garage of the scheme will be reduced in scale which will reduce any potential impacts upon residential amenity. The recommendation was of approval of the application.

Councillor Vaughan Hughes proposed that the application be approved. Councillor K P Hughes seconded the proposal of approval.

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

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/2021/316 – Full application for the change of use and refurbishment of two agricultural buildings into a commercial laundry together with improving the access at Bryn Glas, Llanrhuuddlad

(Having declared a personal interest with regard to the application, Councillor K Hughes said that following legal advice he was able to speak in respect of the application).

The application was presented to the Planning and Orders Committee at the request of a local member.

Councillor K P Hughes, and a local member, requested that a site visit be conducted due to local concerns as the narrow roads leading to the application site. Councillor Hughes proposed a virtual site visit to the site. Councillor John Griffith seconded the proposal.

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

12.2 HHP/2021/331 – Retrospective application for retention of alterations and extensions which include a balcony at Glan y Môr, Beach Road, Menai Bridge

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

The Chair, Councillor Robin Williams said that as a local member he had referred the application to the Committee due to objection by the neighbouring property as regards to the application. He further said that the residents of the neighbouring property have now withdrawn their objection to the application.

Public Speaker

Mr Craig Bonnington, in support of his application said that he wished to clarify that the reason the description of the development refers to the works being partly retrospective arises from a misunderstanding on their part that the alterations were permitted development. When the error came to light they had worked with Officers of the Council to ensure that the proposal is acceptable in terms of impact on the Conservation Area and on neighbours. In the committee report before this meeting they now have a proposal which improves this building in a way which is sympathetic to the Conservation Area, it is supported by your Conservation Officer, and also, no objections were raised by the Menai Bridge Town Council. In addition to measures to ensure that the design of the proposal is acceptable, compromises have been made to ensure that the privacy of their neighbour is safeguarded. Naturally, they want to make the best of views towards the Menai Strait as everyone would in this location. There are already large windows facing south towards the Menai Strait and the proposal changes these to French doors leading out onto a narrow balcony. The view will still be focused towards the Menai Strait rather than towards their neighbour to the side. To ensure that their privacy is maintained, the proposal now has the added safeguard of a 1.8 metre obscure glazed screen to the side of the small balcony. It is hope that the fact that none of the neighbours have decided to address the committee today is now an indication that, with the compromises in design and privacy safeguards, they do not see the proposal as being unacceptable.

The Planning Development Manager reported that the proposed development is for the retention of the balcony at the rear of the dwelling house which is currently under renovation. The proposal entails the removal of a pitched roof and replacing with a balcony/walkway in lieu which will be leading off from the two bedrooms. The balcony projects 1 metre from the rear façade of the property and measures 7.3 metres along its rear elevation. Both of the existing picture windows will be replaced by two French doors. Given the proximity between the balcony and the adjoining properties a 1.8 metre high screen with obscure glassing will be installed on either end of the proposal in order to mitigate any potential impacts of overlooking.

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

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

12.3 FPL/2021/337 – Full application for the construction of an Inland Border Facility (IBF) at former Roadking Truckstop, Parc Cybi, Holyhead

The application was presented to the Planning and Orders Committee as the proposed development forms part of national infrastructure relating to the checking of goods being imported from and exported to the European Union (EU).

Public Speakers

Mr Iain Leech and Mr Barry Chadwick, in support of the application were present at the meeting. Mr Iain Leech said that the development is of national importance as regards to essential checks of goods entering and leaving the country together with support of the Port of Holyhead. The location of the site is sustainable as it is near the Port, it is an existing brownfield site and the location is near the highway network. The planning application was accompanied by an Economic Impact Assessment and this found that development will have a significant benefit to the local area which will result in significant local investment and will also create hundreds of jobs both temporary during construction and also permanent employment as part of the development. Works has been undertaken with local agencies to afford employment opportunities for local people; the result for the work undertaken has been successful with candidates being employed from the local area which included re-employment of some of the previous RoadKing staff. The employment opportunities will also help with the jobs losses or delayed within large industries in the local area. Mr Leech further said that the promotion of the Welsh language with all site signage being in Welsh first with an English translation. He further said that a wide range of detailed technical and environmental assessments have been undertaken to support the development which has resulted in no significant adverse environmental impact on the locality.

Councillor T LI Hughes MBE questioned as to total number of job opportunities the development will create. Mr Leech responded that temporary works have undertaken on site as from January, 2022 with 150 staff currently employed. HMRC is committed to advertise any further vacancies locally.

Councillor Dafydd Roberts said that previously the site was used by Roadking as a lorry park and he questioned whether mitigation measures will be in place to alleviate having HGV's with no facilities to park. The Planning Development Manager responded that a planning application is awaited in respect of Plot 9 in Parc Cybi for a permanent HGV's parking area which will alleviate the effects of relocation from the Roadking facility.

The Planning Development Manager reported that the proposal lies within the Parc Cybi primary safeguarded employment site. In accordance with Policy CYFF 1 the site has been safeguarded for land uses which fall within the B1, B2, B8 and some suitable 'unique use' (sui generis) use class. The site is a Strategic Regional Site within the North Wales Regional Employment Land Strategy, meaning that it is seen as a site of regional importance with a critical role in achieving regional contribution to national economic development objectives and supporting key sector development. The proposed use of the site falls within the unique uses (sui generis) use class. As specified within Strategic Policy PS 13 (Providing Opportunities for a flourishing economy) of the JLDP some unique uses may be suitable on safeguarded employment site. The site was used by Roadking as a lorry park which is similar to the proposed use. It is therefore considered that the principle of the development accords with Strategic Policy 13 and policy CYFF 1 of the JLDP and the main thrust of National Policy. The application site is located on an industrial estate and comprises previously developed land. On the grounds of sustainability, Planning Policy Wales (PPW) promotes the re-use of such sites in existing settlements where there is vacant or under-used land for suitable uses. He further said that the site is located within the development boundary of Holyhead in which ample public facilities are located nearby. The site is serviced by pedestrian footways and cycle routes which links to other nearby public services such as the train station and port. The developer is proposing as part of the application, both cycle parking and electric vehicle charging points as part of the proposal. It can therefore be concluded that the proposed development would be in accordance with PPW, TAN 18 and the JLDP, in terms of being in a sustainable location.

The Planning Development Manager further reported that in accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by Paragraph 3.28 of the Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20. A Welsh Language Statement is required for industrial developments which measure more than 1,000m² or employ more than 50 people. HMRC have stated that the proposal will result in the creation of over 200 new jobs. It is considered that the measures proposed by the developer is adequate to promote the Welsh language by encouraging employment for local people residing in the local area. The Planning Development Manager referred to the economic benefit of the application and noted that the proposal would result in the creation of approximately 390 temporary jobs during construction and 175 gross additional permanent jobs during operation. The jobs created would be open to all and there is an expectation that a number of roles would be filled by employees from further afield. However, HMRC have confirmed they would seek to encourage employment for local people where possible. In addition, HMRC are committed to supporting opportunities for apprenticeships where there are opportunities to do so. An Economic Impact Assessment has been undertaken for the scheme which has calculated that the proposal would result in a circa £240m+ investment into the UK to be centred on Anglesey.

This would bring about a number of economic benefits during both the construction and operational phases of the development. Any permission issued by the Authority will include conditions requesting that both a Local Employment Scheme and Local Supply Chain Scheme are submitted to ensure that the proposed development will benefit the local area.

The Planning Development Manager referred to the landscape and visual impacts of the development. Whilst the site is located within the AONB, the vast amount of the existing Truck Stop development would be retained as part of the application. These includes the two storey building and parking spaces. The proposed extension at the southern part of the existing building would measure approximately 17.6m long by approximately 13 metres wide with a ridge height of 6.4 metres. The extension would have a link extension to the existing building. This new development is considered subservient and would be a minor feature in the overall context of the site. Other new developments includes an inspection and drivers block which would be large low pitched shed like building together with entry and exist gatehouses. The application is accompanied by a Landscape and Visual Impact Assessment (LVIA). The Assessment has concluded that once developed, the site would become an integral part of the landscape within the wider Parc Cybi development area. A condition will be attached to secure that a landscape plan and external colours are submitted before commencement of works on site. An Ecological Assessment (EA) has been undertaken for the site which accompanies the planning application. Based on the detailed finding of the EA as noted within the Officer's report, it is considered that the development as proposed can be undertaken without detriment to the nature conservation value of the site and surrounding area, including the nearest statutory designated site. A condition will be attached to any approval of the application as regards to the above.

Reference was made that the proposal proposes to use the site for 24 hours a day and therefore providing appropriate and sympathetic external lighting is an important factor. Although the current site was also in use on a 24 hours basis, an extensive assessment has been undertaken as part of the current application. The application is accompanied by a Lighting Assessment and the assessment has demonstrated that the proposed lighting scheme represents an improvement as compared to the existing scheme. The Public Protection Section of the Authority have been consulted regarding the application and have concluded that the development would adopt best practice as part of the operations. It is also acknowledged that the proposal entails reducing the tallest light on site which would ensure off site spillage is kept to a minimum. The luminaires are directed down, there is zero upward illumination. All of the external lighting will be controlled by photocell and time clock provision with manual override so as to avoid inadvertent illumination during the hours of daylight. It is considered that the proposed scheme would not result in light spill or light pollution which would have an adverse impact on the immediate and wider locality/local environment or the amenity of nearby residential properties. Conditions would be applied to any permission to ensure that lighting is satisfactory controlled.

The Planning Development Manager reported that although the current use of the site involves a lorry park which is similar to what is being proposed, careful consideration will have to be given to the impacts, in particular to noise omitting from the site will have upon the neighbouring uses and residents. The nearest residential property to the site is located approximately 250 metres to the west of the site. Other nearby residential properties are located approximately 400 metres to the south. A Premier Inn is also located approximately 130 metres to the north east of the site. Given the distances between the site and nearest properties, combined with intervening land uses and the landscaping proposed as part of the scheme, it is considered there would be no significant loss of privacy, light or the proposed structures being overbearing features. A Noise and Lighting Assessment has been undertaken and submitted as part of the application. The assessment concluded that there would be no adverse impact from the predicted noise levels and allowing for context, noise levels would be considered low. With regard to the HGV being stagnant at the site, HMRC will utilise a no idling policy. In addition, electric hook-up points would be provided on site for any refrigerated vehicles which may be on site for an extensive period of time and requires continuous refrigeration. The Noise Assessment has demonstrated that the proposed development would not have any adverse impact on the noise environment at the site or within the locality. The Public Protection Department have assessed the application and raised no objection to the proposed development as they are satisfied with the conclusion of the Noise Assessment together with the orientation of the HGV bays and the fact that the applicant is adopting best practice with respect of limiting idling of HGV's. However, Conditions would be imposed as part of any approval to ensure that matters such as noise and lighting is controlled to ensure that the proposed development does not have an adverse impact upon residential amenity.

Reference was made to the access to the site for all HGV vehicles would be via the existing former Road King entrance to the east of the existing building. HGV vehicles would pass through the site to the parking and inspection areas. In total, there would be 87 HGV parking bays provided along with 20 van bays. HGV's would exit the site via the existing site exit to the south eastern corner of the site. HMRC anticipate that 350 vehicles can be processed within a period of 24 hours on site. It was further said that a Transport Assessment initially submitted was based on Traffic Survey data obtained during 2021, when the pandemic related restrictions were in place. As such, Welsh Government has requested that the applicant provides and update Transport Assessment with an updated Traffic Survey data to better reflect the worst-case traffic conditions for a fully operational environment. In addition, it is also requested that the Traffic Survey considers the impact of development generated traffic delays upon not only Junction 2 and the mainline of the A55, but also the impact of such delays upon the Port and the local communities within the vicinity of the development. Welsh Government has also requested that a risk assessment is submitted for varying operational scenarios of the site including ICT issues and staff shortages and that the applicant will be required to undertake a condition survey of all on/off slip roads associated with Junction 2 of the A55.

The Planning Development Manager said that the cumulative impact of the proposed development including the construction phase is an important issue to assess in light of other existing and future development, especially major projects. HGV parking displacement following the closure of the Road King Truck Stop is an important issue within this area of Holyhead. Plot 9 at Parc Cybi is currently being used for temporary HGV parking following the closure of Road King. It is acknowledged that a Pre-Application Consultation (PAC) Report has recently been undertaken and therefore application may be forthcoming. The site is a Strategic Regional Site within the North Wales Regional Employment Land Strategy, meaning that it is seen as a site of regional importance with a critical role in achieving regional contribution to national economic development objectives and supporting key sector development. The re-development of the now disused truck stop for a comparable use would therefore bring about a number of benefits through the creation of jobs and the provision of a virtually important border facility. It would also prevent the site and building falling into disrepair and creating a blight on the landscape. Conditions and mitigation measures being proposed will ensure that the development does not have a detrimental impact upon highway safety or the highway network. The recommendation is of approval of the application subject to conditions and that delegated powers be afforded to the Head of Service to make any minor amendments to conditions as necessary.

Councillor T LI Hughes MBE said that there are concerns/complaints due to the lighting on the site by local residents. He also said that there has been complaints to the noise from the HGV's refrigeration units and to the parking problems that have occurred following the closure of the Road King facility with HGV vehicles parking on pavements and at local shopping facilities nearby. He referred that a condition could be imposed on HMRC to pay for policing the surrounding area of the development to stop the illegal parking of the HGV's. Councillor Hughes further said that the conditions as regards to the lighting and noise from the site needs to be enforced stringently. The Planning Development Manager responded that conditions as regards to lighting and noise for the facility have been addressed as part of any approval of the application. However, he did not consider that conditions can be imposed as regards to policing the parking of HGV's as part of this application. Such conditions should be considered when the planning application for Plot 9 at Parc Cybi is submitted for the parking of HGV's on site.

Councillor Dafydd Roberts ascertained as to whether HMRC was contributing towards Plot 9 at Parc Cybi. The Planning Development Manager responded that the application as regards to Plot 9 will be submitted by Welsh Government to address the illegal parking of HGV's in the area.

Councillor Eric Jones said that he considered that the site is inadequate in size as to the amount of HGV's that will be passing through the facility. He further said that there is ample acreage on the site to extend the facility so as to allow speedy traffic movement.

Councillor T LI Hughes MBE proposed that the application be approved.
Councillor K P Hughes seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and to delegate powers to the Head of Service to make any minor amendments to conditions as necessary.

12.4 FPL/2021/332 – Full application for coastal flood defence improvement works at Red Wharf Bay

The application was presented to the Planning and Orders Committee as the application is submitted by the local authority.

The Planning Development Manager reported the application is for coastal flood defence improvement works at Red Wharf Bay. The proposed works extend from Seagarth to the North to just beyond the Grade II Listed Ship Inn to the South. The site is located within a designated Area of Outstanding Natural Beauty along the Wales Coast Path in a C2 flood zone and is adjacent to the Anglesey Terns SPA, within 170 metres of Trwyn Dwlban SSSI/GCR and within 850 metres of the Menai Straits and Conwy Bay SAC and Liverpool Bay Special Protection Area (SPA). The existing coastal defences are comprised of various periods of construction and are weathered, discoloured and damaged. The existing boundaries are a mix of precast concrete, mortared stone walling with sections of metal and timber railings on top unsympathetic to the rural setting. The wall/defence works would be 6.06 AOD which depending on existing road/path levels would mean that the proposed defence structures would generally be 1.2 – 1.3 metres above present levels, although in locations (south east of Section 3) it would be in the region of 1.7 metres high. Of the wall types proposed: Types A and C are masonry clad, with type B a glass panel on top of a pre-cast base. The height of the glass panel is proposed to be between 600 cm and 1300 cm with the scale/design dependant on others. He further said that as is noted within the Officer's report, the defence works will be in 6 sections with different materials in use to carry out the works. The proposed wall and panels will be higher than the existing boundary structures and as such would become a more noticeable feature. It would reduce some of the openness between the existing Coastal Path to more than a minor degree. On balance it is not considered that the proposal would affect the natural beauty, AONB features or special qualities related to landscape subject to conditions regarding appropriate details of materials/wall appearance to assist in limiting adverse visual change to local character from the works proposed, and result in better design cohesion for this stretch of coastal boundary than at present. The Submitted Water Framework Directive (WFD) confirms that a Construction Environmental Management Plan (CEMP) will be prepared following contractor appointment to ensure pollution prevention is effectively captured. Mitigation measures are suggested or proposed within the various submitted reports, including high-level overview of the proposed development and pollution prevention measures. The permission will therefore be subject to a pre-commencement condition requiring the submission of a detailed CEMP.

The application is also accompanied by a Flood Consequence Assessment. NRW have reviewed the FCA and agree that the proposed scheme will offer a significant improvement for tidal flood protection to the residential, commercial properties along with the infrastructure which will benefit from these work. The Planning Development Manager concluded that it is therefore considered that the development is acceptable and conforms with the policies mentioned within the Officer's report and it is not considered that the development will give rise to an unacceptable impact upon the character and appearance of the listed building and designated AONB subject to conditions.

Councillor Ieuan Williams proposed that the application be approved.
Councillor Vaughan Hughes seconded the proposal of approval.

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

13 OTHER MATTERS

13.1 DEM/2022/1 – Prior approval for the demolition of Community Centre building at Newry Community Centre, Holyhead

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

The Planning Development Manager reported that the application is made under the Part 31 Demolition of Buildings of the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of the Newry Community Centre in Holyhead. Under the Order the demolition of buildings does not require planning permission (termed 'permitted development') subject to the developer first applying to the Local Planning Authority to confirm whether it's prior approval is required in respect of the method of demolition and for any restoration of the site. Under this process the Local Planning Authority are afforded a 28 day period in respect of the demotion subject to this report and are required to confirm within the 28 day period that the prior approval of the Local Planning Authority will or will not be required before commencement of the demolition on site. The recommendation was one of approval of the application.

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

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

**COUNCILLOR ROBIN WILLIAMS
IN THE CHAIR FOR THIS MEETING ONLY**

This page is intentionally left blank

PLANNING SITE VISITS

Minutes of the Virtual meeting held on 18 March, 2022

PRESENT:	Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, Dafydd Roberts,
IN ATTENDANCE:	Planning Development Manager (RLIJ), Senior Planning Officer (SH), Committee Officer (MEH).
APOLOGIES:	Councillors K P Hughes, Vaughan Hughes, Eric Jones, Nicola Roberts, Ieuan Williams, Robin Williams.
ALSO PRESENT:	None

In the absence of the Chair and Vice-Chair of the Planning and Orders Committee, Councillor Dafydd Roberts was elected Chair for this meeting only.

- 1. FPL/2021/316 – Full application for the change of use and refurbishment of two agricultural buildings into a commercial laundry together with improving the access at Bryn Glas, Llanrhuuddlad**

Members were shown a video of the application site together with access arrangement and visibility splay to and from the local highway network.

**COUNCILLOR DAFYDD ROBERTS
CHAIR FOR THIS MEETING ONLY**

This page is intentionally left blank

Planning Committee: 06/04/2022

7.1

Application Reference: FPL/2021/316

Applicant: The William Thomas Estate

Description: Full application for the change of use and refurbishment of two agricultural buildings into a commercial laundry together with improving the access at

Site Address: Bryn Glas, Llanrhuuddlad



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

Recommendation: Permit

Reason for Reporting to Committee

The application was called in to be determined by the planning committee at the request of local member Ken Hughes.

At the meeting held on 2nd March, 2022, members decided to visit the site. A virtual site visit took place on 18th March, 2022, the video of the visit was circulated to all members. Members will now be familiar with the site.

Proposal and Site

The site lies within the rural settlement of Llanrhyddlad but outside of its allocated development boundary. Agricultural buildings form the majority of the site with an associated two storey traditionally designed dwelling. Site boundaries are defined by traditional dry stone walling and are surrounded by agricultural enclosures. The 2 sheds subject this application are steel framed buildings which have been clad in metal sheeting.

The proposal is made for the conversion of 2 agricultural buildings to form a commercial launderette which will serve holiday lets, hotels and guest houses on Anglesey as stated in the accompanying planning statement.

Key Issues

The key issues are if the proposal complies with the relevant policies of the adopted joint local development plan and if its impacts upon the highways network and neighbouring amenities are acceptable.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Policy AMG 5: Local Biodiversity Conservation
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy CYF 6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	No response
Cynghorydd Kenneth P. Hughes	Called in to committee
Cynghorydd Llinos Medi Huws	No response
Cyngor Cymuned Cylch-y-Garn Community Council	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Ymgynghorydd Tirwedd / Landscape Advisor	No affect on natural beauty
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	CYF 6 is relevant policy
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments
Dwr Cymru/Welsh Water	Condition requiring drainage details
Ymgynghoriadau Cynllunio YGC	No observations

Publicity was afforded to the proposal via the posting of personal letters to the occupiers of surrounding properties, the latest date for representations to be made in response to which was the 07/12/2021. At the time of writing this report, 4 letters of objection had been received and their contents will be addressed later in this report.

Relevant Planning History

None

Main Planning Considerations

Policy CYF 6 of the adopted Anglesey and Gwynedd Joint Local Development Plan relates to the reuse and conversion of rural buildings, use of residential properties or new build units for business/industrial uses and therefore is the primary policy in assessing the principle of this proposal. The policy states that such developments will be supported where they conform with the following criteria:

1-The scale and nature of the development is acceptable given its location and size of the building in question;

2-That the development would not lead to an use that conflicts with nearby uses or has an impact on the viability of similar uses nearby;

3-Where proposals involve the use of an existing building:

i.The building is structurally sound;

ii.The scale of any extension is necessary and of reasonable size;

iii.The building is suitable for the specific use.

The development will utilise 2 existing buildings and no extensions are proposed to which as part of this application, it is therefore considered that the scale of the proposal is acceptable. The planning statement has identified that the proposal fills a gap in the existing market which is currently outsourced off the island and therefore it is not considered that the proposal would impact the viability of nearby uses. A structural survey formed part of the submission and demonstrated that the building was structurally sound and capable of being converted as shown on the proposed plans. The building is suitable for the specific use as no extensions are required and the open nature of the existing building will provision the necessary space for the use. To ensure that the development is not to the detriment of the amenities of neighbouring properties, a condition will be imposed on the consent which restricts the hours of opening to 07:00-18:00 on weekdays, 07:00 - 1600 on Saturdays and closed on Sundays.

Planning Policy Wales recognises that a strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.(para 5.6.1). PPW also states that some commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects (para 5.6.3). It is not considered that launderette as a land use would cause disturbance or have any unacceptable impacts in this location that would warrant refusal. The scheme is noted on the application form to provide 2 full time and 2 part time employment opportunities, which will contribute to supporting sustainable and vibrant rural communities.

Issues in regards to the capacity of the local highway network were raised in all of the letters of objection received, however the local authority highway department had no objection to the scheme and were satisfied with visibility splay which can be achieved and the transport statement that was provided. The transport statement detailed that the development is proposed to generate a minimum of 4 vehicular movements a day and a maximum of 10 which is considered a reasonable amount and was not objected by the Highways department.

Conclusion

The proposal complies with the relevant policies of the adopted joint local development plan and subject to the conditions imposed on this consent, is considered to be acceptable in the context of residential amenity.

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 / 1131_PL_011_2**
- **Site Plan / 1131_PL_008_2 Rev A**
- **Site Plan - Access and Parking / 1131_PL_007_2**
- **Proposed Elevations Barn A / 1131_PL_011_3**
- **Proposed Plans Barn A / 1131_PL_010_3**
- **Proposed Elevations Barn B / 1131_PL_013_2**
- **Proposed Plans Barn B / 1131_PL_012_2**
- **Site Plan Drainage / 1131_PL_008_2**
- **Yard Plan / 1131_PL_009_2**

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

(03) The use shall not be carried out outside the hours of 07:00 to 18:00 Monday to Friday, 07:00 to 16:00 on Saturdays and closed on Sundays.

Reason: To protect the amenities of nearby residential occupiers.

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

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

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:

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

Planning Committee: 06/04/2022

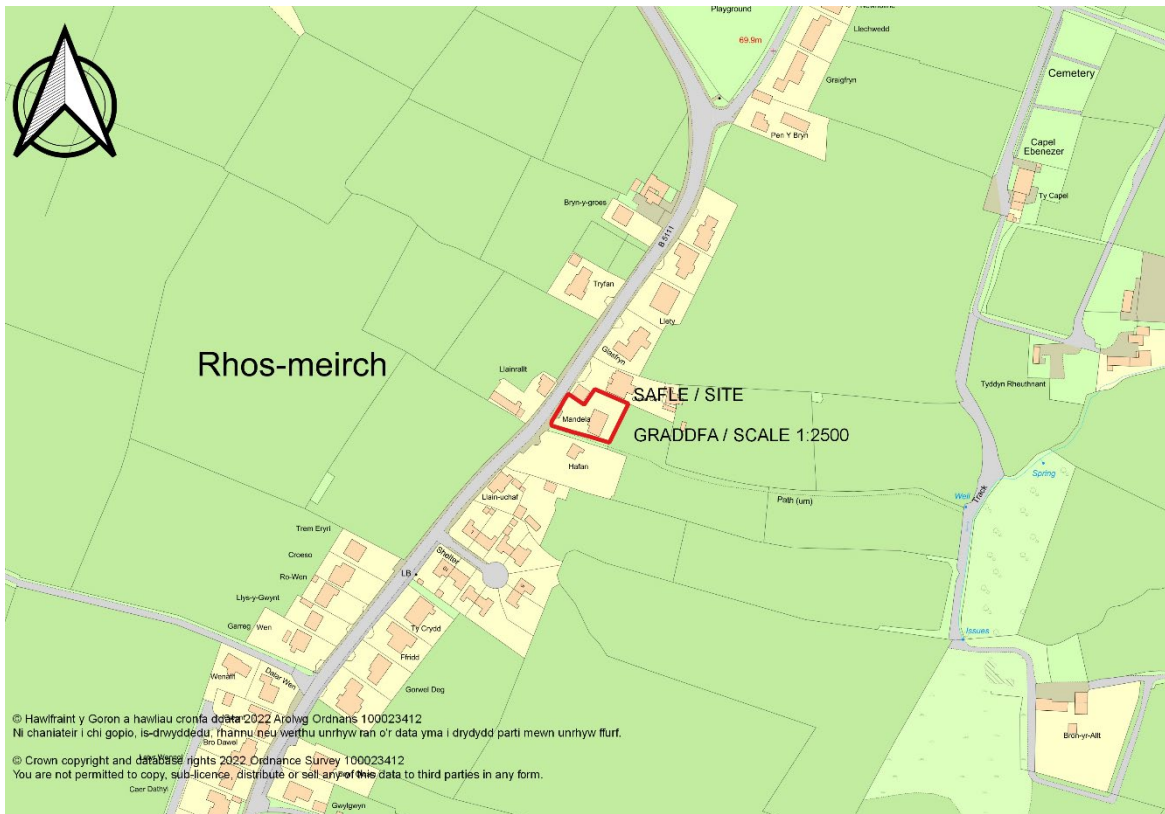
11.1

Application Reference: HHP/2022/38

Applicant: Mr & Mrs D Thomas

Description: Full application for alterations and extensions at

Site Address: Mandela, Rhosmeirch



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

Recommendation:

Reason for Reporting to Committee

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Proposal and Site

The proposal is for alterations and extensions to the detached single storey property of Mandela, Rhosmeirch including raised roof extension to include a new first floor to the property. The property is situated on a residential street at the centre of Rhosmeirch with neighbouring detached properties at the

side elevations of the dwelling. A main public highway is towards the front elevation of the property and no immediate neighbours are towards the rear elevation of the property.

Key Issues

None

Policies

Joint Local Development Plan

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 Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Cyngor Tref Llangefni Town Council	Approve

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 09/03/2022. At the time of writing this report, no letter of representation from the general public

Relevant Planning History

34C165 - Codi byngalo ar ran o / Erection of a bungalow on part of – O.S. Enclosure 0057 Near Hafod, Rhosmeirch. Caniatau/Permitted 18/10/1988

34C165A/DA - Manylion llawn ar gyfer codi byngalo ar rhan o / Detailed plans for the erection of a bungalow on part of – O.S Enclosure 0057, near Hafan, Rhosmeirch. Caniatau/Permitted 25/08/1989

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.

Mandela is a detached single storey property with a substantially large front and side gardens as part of its curtilage. The neighbouring detached properties to either side of Mandela are two storey properties. The new roofline is to include 4 rooflights and 4 pitched dormer windows (1 dormer split to two smaller windows on front elevation) for the new bedrooms of the extension, providing natural daylight to the interior of the property. 2 of these new windows are to be erected on the front elevation, which faces the public highway with a distance of approx. 30m from nearest neighbouring adjacent property. The 2 other dormer windows are to be erected at the rear elevation of the property, which backs on to agricultural fields with no immediate neighbours facing this elevation. It is considered the proximity of the householder application development to neighbouring area is acceptable as the distance is greater than the Indicative Minimum Distances noted in SPG Guidance Note 8: Proximity of Development: Main Aspect to neighbouring Secondary Aspect indicative minimum distance of 18m.

The modern design and material choices of the proposal are considered acceptable as is in keeping with the character of other new modern high quality developments within the Rhosmeirch locality and on Anglesey as a whole. Natural slate pitched roofcovering, uPVC windows and doors are all to match existing property with the addition of Marley Cedral Lap board render at 1st floor modernising the property as well as a new glazed and stonework pitched roof front porch.. The footprint of the proposal will be similar in size to the existing footprint of the property.

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.

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.

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. The proposal futureproofs the property for its occupants by providing essential additional living space required at the dwelling.

Conclusion

It is considered the proposal is not 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.

- **OBS-2021-077 GA001 - Location, Block Plans & Site Photographs**
- **OBS-2021-077 GA006 Rev A - Proposed Drawings**

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.

Application Reference: FPL/2022/23

Applicant: Mr. Gary Owen

Description: Full application for the erection of an agricultural shed for the storage of machinery on land near

Site Address: Ger y Bont, Elim



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

Recommendation: Permit

Reason for Reporting to Committee

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Proposal and Site

The application is made for the erection of a building for the storage of agricultural machinery.

The site comprises agricultural land located in the open countryside on the outskirts of the small settlement of Elim, Llanddeusant.

Key Issues

The key issues are whether the proposal complies with relevant local and national planning policies.

Policies

Joint Local Development Plan

Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 2: Development Criteria
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	No response at the time of writing the report.
Cynghorydd Kenneth P. Hughes	No response at the time of writing the report.
Cynghorydd Llinos Medi Huws	No response at the time of writing the report.
Cyngor Cymuned Tref Alaw Community Council	Comments regarding, access, need for hardstanding areas, levels, surface water disposal, previous planning history, flooding, proximity to watercourse and SUDS requirements.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments.
Ymgynghoriadau Cynllunio YGC	Comments regarding SuDS requirements
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection / advice.
Iechyd yr Amgylchedd / Environmental Health	Comments regarding general environmental considerations.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Swyddog Llwybrau Troed / Footpaths Officer	No response at the time of writing the report.

The application was afforded three means of publicity; these were by the posting of a notice near the site, the serving of personal notifications on the owners of neighbouring properties and an advert in the local press. The latest date for receipt of representations as 02/03/2022.

At the time of writing the report, no representations had been received at the Department following the publicity period.

Relevant Planning History

47C158 - Cais i bennu os oes angen caniatâd blaenorol ar gyfer codi sied amaethyddol ar dir yn / Application to determine whether prior approval is required for the erection of an agricultural shed on land at Hen Bont, Elim - Datblygiad Caniataëdig / Permitted Development - 03.04.2017

Main Planning Considerations

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

The application site is located in the open countryside outside any defined development boundary, however the nature of the development is such that a countryside location is essential and as such the proposal is considered to accord with the provisions of policy PCYFF 1 of the JLDP.

Policy PCYFF 2 of the JLDP requires that proposals demonstrate compliance with relevant Plan policies and national planning policy and guidance.

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

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.

3 it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate in line with policy PCYFF4.

The proposed building measures 30m x 15m with a height of 6m to the ridge and 4.5m to the eaves and is required for the storage of agricultural machinery.

The site will be accessed via an existing agricultural access and no tracks or hardstanding areas are proposed as part of the development.

The land owned by the applicants at the application site extends to 5.7ha, however in conjunction with the application site, the applicant also owns and farms a further approx. 100acres in nearby Bodedern. The LPA are therefore satisfied that sufficient justification exists for the development.

The proposed building is appropriate in terms of its siting, scale and design and would not be out of keeping in the rural landscape. Neither is it considered that it will give rise to unacceptable impacts upon the amenities of nearby properties.

In addition, biodiversity enhancement is also proposed in the form of new native hedgerow planting which meets the requirements of policy AMG 5 and the Section 6 Duty of the Environment Wales Act 2016.

With the above in mind, it would be compliant with relevant landscape and visual criteria from PCYFF 3 and PCYFF4.

The Tref Alaw Community Council, in their response have also raised concerns in relation to disposal of surface water, flood risk, compliance with SuDS requirements and historical permissions on the land.

Notwithstanding that separate SuDS approval will be required for the development, no issues in relation surface water drainage or flood risk have been raised by the relevant statutory consultees in relation to the planning application.

Analysis of the planning history of the land reveals that on the 2nd March 2017 a prior notification application was made to the LPA to determine whether prior approval was required for the erection of an agricultural shed approx. 200m away in the next field. It was determined on the 3rd April 2017 that prior approval was not required and that the development was therefore Permitted Development under the provisions of Class A, of Part 6 of the Town and Country Planning (General Permitted Development) Order 1995.

The Permitted Development rights conferred under the provisions of Part 6A are conditional upon the development being carried out within a period of 5 years from the date of the submission of the prior notification application to the LPA.

The 5 years has lapsed without the development having been carried out consequently that development may not now go ahead without further appropriate application to the LPA.

It may also be worth noting that the only reason the development subject to this application does not qualify as 'Permitted Development' is because it is located within 25m of the Classified highway.

Conclusion

For the reasons set out above, the proposal is considered to be acceptable in terms of siting and design and it is not considered to be of a scale that would have a significant detrimental impact upon the character and appearance of the area or upon the amenities of nearby residential occupiers.

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.

(02) All planting in the approved details of landscaping contained in drawing ref A01-01a and hedgerow planting specification detailed in the e-mail received on the 15.03.2022 shall be carried out in the first planting season following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.

Reason: In order that the proposal integrates into its surroundings as per requirements of policies PCYFF 3, PCYFF 4 and AMG 5.

(03) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 (as amended) and for no other commercial or business use whatsoever.

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

(04) No machinery, materials or equipment shall be stored outside the building hereby permitted.

Reason: In the interests of protecting the character and appearance of the locality in accordance with LDP Policies PCYFF 2 and PCYFF 3.

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

- **Proposed Drawings: A01-01a**
- **Hedgerow Planting Specification contained in e-mail received on 15.03.2022**

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: PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS19, AMG5.

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

Planning Committee: 06/04/2022

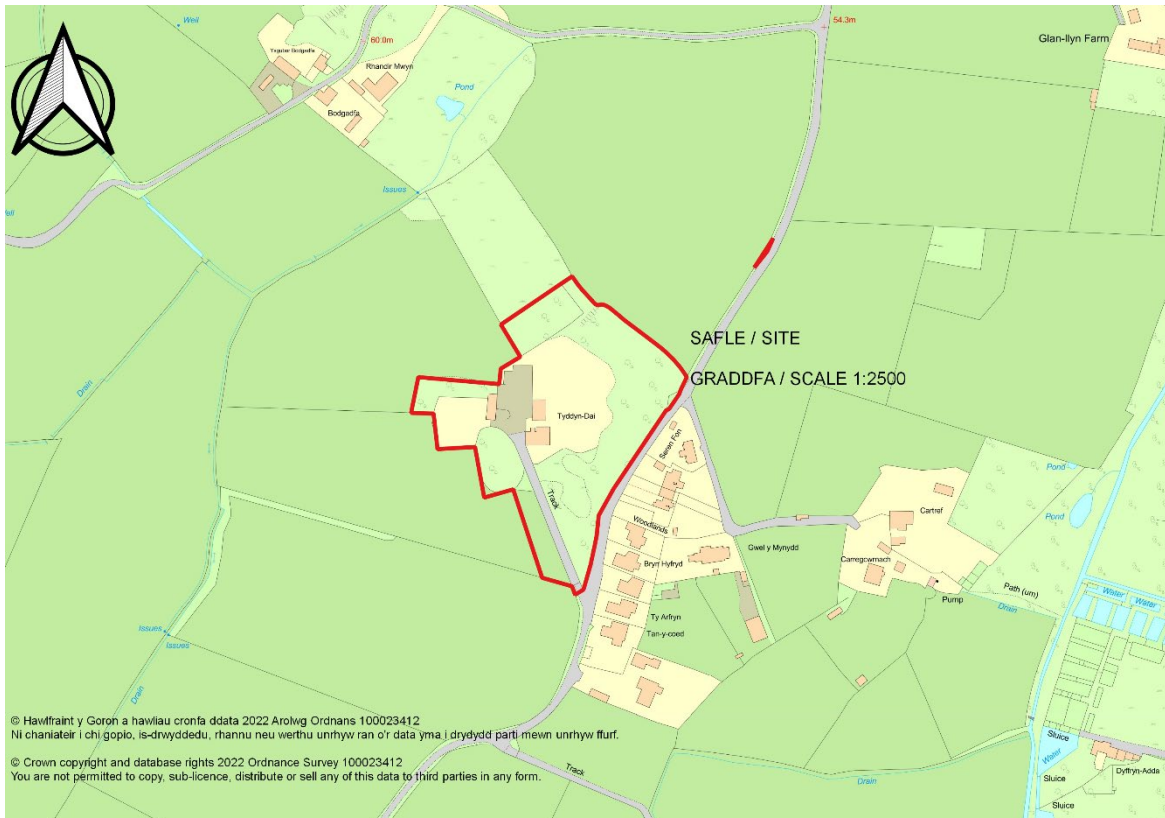
12.1

Application Reference: FPL/2021/61

Applicant: Mr and Mrs Garnett

Description: Full application for the conversion of an outbuilding into 2 holiday units, conversion of a detached double garage into an annexe together with associated development at

Site Address: Tyddyn Dai, Pentrefelin, Amlwch



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application is made for the conversion of an existing outbuilding into 2 holiday units, together with the conversion of an existing double garage into an annexe. Other associated development comprises improvements to the access to achieve required visibility splays and the provision of a passing place.

The application site comprises a residential dwelling and associated outbuildings set in large grounds located in the open countryside, some 0.4km from the development boundary of the nearby Urban

Service Centre of Amlwch. The site is also located within the designated Special Landscape Area (SLA) and contains a number of trees protected by a Tree Preservation Order.

Key Issues

The key issues are whether the proposal complies with relevant local and national planning policies and whether the proposal is acceptable in terms of its location, design, appearance, highways safety and impacts upon TPO trees, the character and appearance of the SLA and the amenities of neighbouring properties.

Policies

Joint Local Development Plan

Policy ISA 1: Infrastructure Provision
 Policy TRA 1: Transport Network Developments
 Strategic Policy PS 2: Infrastructure and Developer Contributions
 Strategic Policy PS 14: The Visitor Economy
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 1: Welsh Language and Culture
 Policy TRA 4: Managing Transport Impacts
 Policy TRA 2: Parking Standards
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy TWR 2: Holiday Accommodation
 Policy AMG 2: Special Landscape Areas
 Policy AMG 5: Local Biodiversity Conservation

Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 23: Economic Development (2014)

Planning Policy Wales (Edition 11, February 2021)

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 - Tourism Facilities and Accommodation - March 2021

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No response at the time of writing the report.
Cynghorydd Aled Morris Jones	Request that the application be referred to the Planning and Orders Committee for determination.
Cynghorydd Richard Owain Jones	No response at the time of writing the report.
Cyngor Tref Amlwch Town Council	Concern regarding access and highway safety.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments and advice regarding ecology and biodiversity issues.
Ymgynghorydd Tirwedd / Landscape Advisor	Satisfied that no TPO trees would be affected by the proposal and that it would not significantly affect the qualities or characteristics of the SLA.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments and advice regarding the relevant policy framework.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Comments, no objection subject to conditions.
Ymgynghoriadau Cynllunio YGC	No observations to offer in terms of land drainage or local flood risk
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to relevant environmental and H&S considerations.

The application was afforded statutory publicity. This was by the posting of personal notification letters to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 03/09/2021.

At the time of writing the report, a total of 12 representations from 6 individuals have been received, the main points raised are summarised below:

- Concerns regarding road safety and increase in traffic / *The proposal has been assessed by the Highways Department (see main body of the report) whom have also been provided with copies of the neighbour representations received. Due regard has therefore been had to the relevant highway considerations and concerns raised.*
- Biodiversity and Geological Conservation concerns / *Statutory consultation has taken place with the Ecological Adviser, Senior Landscape and Tree Officer and NRW in addition the application is accompanied by relevant surveys and details and includes biodiversity enhancements.*
- Concerns regarding noise and disturbance / *The proposed holiday units are located to the rear of the existing dwelling on the property and are some 100m from neighbouring properties. There is therefore adequate separation between the development and nearby residential properties and it is unlikely that the development will give rise to such a significant level of noise and disturbance that refusal of the application on these grounds could be justified.*
- Concerns regarding waste disposal / *Given the scale of the development, 2 x 1 bed holiday units and an annexe, the development is unlikely to generate waste on such a scale as to be of significant concern. The operator will need to make appropriate arrangements with the relevant Local Authority Department/Agency in relation to waste disposal/collection.*
- Concerns regarding lack of consultation with neighbours / *The proposal has been publicised in accordance with statutory requirements as a result of which a number of representations have been received.*
- No need for holiday homes in the area which already has enough / *Policy TWR 2 of the JLDP requires consideration as to whether the development would lead to an overprovision of such accommodation in the locality, refer to assessment in main body of report.*
- Error/omissions contained in the application form / *The content of the application form is acknowledged, nevertheless due consideration has been given to all relevant material considerations as part of the assessment of the application.*
- Concern that annexe is intended to be or will become a further holiday unit / *The application must be assessed and determined on the basis of that for which it has been submitted and not speculation as to what may or may not happen at some future date. The use of the annexe will be controlled by a condition*

to ensure that it remains as an annexe, incidental to the main dwelling. Any future proposals for the change of use of the annexe will require appropriate application to the Local Planning Authority.

- Approval of the development would set a precedent / *Applications must be assessed and determined on their own merits.*

- Concern regarding the content and accuracy of the SCP Transport Statement / *The proposal has been assessed by the Highways Department (see main body of the report) whom have also been provided with copies of the neighbour representations received.*

Relevant Planning History

11C134 - Defnyddio dau adeilad allanol presennol ar gyfer gwaith cydosod / diwydiannol ysgafn yn / Use of two existing outbuildings for light industrial / assembly work at Tyddyn Dai, Amlwch - Gwrthod / Refuse - 27.07.1988

11C134B - Newid defnydd a ehangu'r modurdy ac adeilad allannol presennol i fod yn 4 annedd ynghyd a gosod tanc septig newydd yn / Conversion and extension of existing garage and outbuilding to form 4 dwellings together with the installation of a new septic tank at Tyddyn Dai, Amlwch - Gwrthod / Refuse - 10.06.2008

Main Planning Considerations

The application site is located in the open countryside in the designated Parys Mountain Special Landscape Area (SLA) which includes protected trees.

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.

Criterion 1 requires that 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.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

Policy AMG 2 relates to Special Landscape Areas (SLA) and states that when considering a proposal within SLA's, there will need to be appropriate consideration to the scale and nature of the development ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognised character and qualities of the SLA.

The proposed outbuilding conversion to create two, one bedroom holiday units involves the provision of new pitch slate roof structure and installation of new timber windows/doors in existing openings. No increase in the overall footprint of the existing building is proposed.

There is no specific development plan policy relating to annexes and this element of the application therefore falls to be considered under generic policies relating to design etc.

Other than the replacement of the existing garage doors with patio/bi-fold doors, no other external alterations are proposed. Any permission granted will be subject to a condition restricting its use to that of an annexe, incidental to the main dwelling.

The conversions are therefore considered to be acceptable in terms of their design which incorporates the use of appropriate materials and it is not considered that the development due to its scale would give rise to unacceptable impacts upon the character and appearance of the area, the qualities and characteristics of the designated SLA or the privacy and amenities of neighbouring properties in accordance with policies PCYFF2, PCYFF 3 and AMG 2.

Strategic Policy PS 14 of the JLDP relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by:

3. Managing and enhancing the provision of high quality un-serviced tourism accommodation, in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;

4. supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the re-use 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.

Policy TWR 2 relates to holiday accommodation and states that proposal will be permitted, provided they are of a high quality in terms of design, layout and appearance and conform with the relevant policy criteria.

Criterion ii. Requires that the proposed development is appropriate in scale considering the site, location and/or settlement in question,

Criterion iv. Requires that the proposal is not sited within a primarily residential area or does not significantly harm the residential character of an area

Criterion v. requires that the proposal does not lead to an over-concentration of such accommodation within the area.

The design and scale of the proposal is considered to be acceptable in accordance with criterion ii. of policy TWR 2.

The area in the immediate vicinity of the site is primarily residential, however there is a secondary school and leisure centre a short distance away, it is not therefore considered that the proposal would significantly harm the residential character of the area in accordance with criterion iv.

A business plan has been submitted with the application to assess the scheme's viability. It is considered that the business plan provides sufficient detail to satisfy the requirements of criterion v. of the policy.

Furthermore, section 4.6 of Supplementary Planning Guidance Tourism Accommodation and Facilities aims to define the issue of over-concentration with paragraph 4.6.1 stating that a high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of communities.

- Paragraph 4.6.5 states that when assessing whether or not there is an over-provision of holiday accommodation, the following should be considered:

- Whether or not there is an even distribution of holiday accommodation across the area - A provision of holiday accommodation that has been distributed evenly across the area is a way of ensuring that it does not lead to pockets of empty properties during the winter and ensures that excess pressure is not applied on local services and infrastructure at the peak of the season;
- Sociocultural impact – If holiday accommodation permeates into a traditionally residential area it can lead to a change in people's values and behaviour, and consequently, lead to them losing their cultural identity.
- Impact on the amenities of local residents, e.g. complaints regarding noise, disturbance, increase in traffic etc.
- Lack of community facilities and services - Local businesses providing for the needs of visitors more than the needs of local residents and only opening on a seasonal basis.
- Pressure on local infrastructure - The capability and capacity of local infrastructure to cope at the peak of the season.
- Quantity of holiday accommodation - Favourable consideration will not be given to applications for self-serviced holiday accommodation when the existing combination of holiday accommodation and second homes within the Community/Town/City Council area is higher than 15%. Council Tax information should be used as the information source in order to find this information.

The most recent council tax data shows that the population of second homes and self-catering holiday accommodation in the Amlwch community council area is **8.64%**.

The proposal is therefore considered to accord with the provisions of criterion v policy TWR 2 of the JLDP.

Paragraph 3.2.1 of TAN 23: Economic Development states that the re-use and adaption of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. In recognising this, local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for business re-use, especially those buildings located within or adjoining farm building complexes on the basis that:

- a. They are suitable for the specific use;
- b. Conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality;
- c. Their form, bulk, and general design are in keeping with their surroundings;
- d. Imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- e. If the buildings are in the open countryside, they are capable of conversion without major or re-complete reconstruction;
- f. Conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and/or architectural interest.

Further guidance is also contained in the Replacement Dwellings and Conversions in the Countryside SPG.

Paragraph 8.1 of the SPG states that in the context of Policy TWR 2 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.

No extensions, other than a new/replacement roof structure is proposed and consequently the proposal conforms with the guidance within the SPG and therefore accords with the provisions of policy TWR2.

Paragraph 9.1 states that any building in the countryside proposed for conversion should be a permanent building of sound construction. Developments that entail significant re-building work will not be permitted as this would be tantamount to construction a new building....

Paragraph 9.2 requires that any application for conversion should include a 'Structural Report' to prove that it is possible to convert the building without major or re-complete reconstruction.

A structural report has been submitted with the application and the LPA are satisfied that the structural report demonstrates that the existing building is structurally sound and capable of conversion without extensive re-building in accordance with bullet point e of paragraph 3.2.1 of TAN 23 and the guidance contained in the SPG.

The application is also accompanied by a Protected Species Survey Report which confirms that no bats were found to be using the building, however there was evidence of past swallow nesting. In accordance with the recommendations within the survey report and to satisfy the Council's duty under the Environment Wales Act 2016, biodiversity enhancements are proposed in the form of bat boxes and swallow nesting cups, all of which are detailed on the submitted plans and will be conditioned to be followed.

The Highways Department have been consulted on the proposals which includes improvements to the existing access and the provision of a new passing place. The Highways Department have also taken into account the submitted Transport Statement by SCP Transport Planning : Infrastructure Design and the objections received which have expressed concern in relation to access, traffic and highway safety.

They have concluded that the given the scale of the development, 2 x 1 bed holiday units and an annexe, that the proposal is not likely to give rise to a significant increase in traffic in the locality. They have further noted that there is no through road past the site, consequently traffic is not heavy and primarily local.

They are also satisfied that adequate visibility can be achieved from the access through the proposed access improvements which involve the reduction in the height of the boundary walls to improve visibility and also the proposed passing place which is being offered.

Initial concerns that protected trees may be affected by the proposed access works have been addressed, the proposed site plan 500/1250 Rev. B shows that no trees would be affected by visibility requirements.

Subject to conditions, there is therefore no objection to the development from an access, traffic or highway safety perspective.

Strategic Policy PS4 of the JLDP relates to sustainable transport, development and accessibility and requires that development will be located so as to minimise the need to travel.

Strategic Policy PS5 of the JLDP relates to sustainable development and states that development will be supported where it is demonstrated that they are consistent with the principles of sustainable development.

Criterion 2 gives priority to the effective use of land and infrastructure, prioritising wherever possible the reuse of previously developed land and buildings within the development boundaries or in the most appropriate places outside them in accordance with strategic policies PS17, PS13 and PS14.

Criterion 12 requires that proposals reduce the need to travel by private transport and encourage the opportunities for all users to 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 PS4.

Although proposals necessitating the use of private vehicles are not prohibited through the JLDP, Policy PS 5 promotes the application of sustainable development principles in all new developments, including directing development towards the most appropriate locations and reducing the need to travel by private transport.

Technical Advice Note 18: Transport states at 3.2 that where a development proposal is assessed as having relatively poor accessibility this may be sufficient grounds to refuse planning permission where this does not support the accessibility objectives set out in the development plan.

Paragraph 3.11 of TAN 18 states that 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 application site is located some 0.4km from the development boundary of Amlwch, 0.5km from a bus stop and within 1.5km from the Town Centre. It is therefore well located in terms of access to services, facilities and public transport and is therefore consistent with the principles of sustainable development.

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG. This proposal does not meet these thresholds.

Guidance on the types of relevant applications where the Welsh language needs to be considered is given in Appendix 5 (Screening Procedure) of the SPG (part D to F). The guidance contained in Appendix 5 states that all retail, commercial or industrial developments which do not require the submission of a Welsh Language Statement / Assessment should show how consideration has been given to the language.

Sufficient information has been provided as part of the planning application to satisfy the requirements of the policy in relation to the Welsh language considerations.

Conclusion

The proposed development is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the development will give rise to an unacceptable impact upon the character and appearance of area, highway safety, the designated SLA or upon the privacy and amenities of neighbouring properties.

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 two holiday units hereby approved shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall

be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

(03) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Tyddyn Dai.

Reason: To define the scope of this permission.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed holiday units.

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

(05) No development shall commence until details of the specification of the passing place as shown on drawing number SYL.922-20-PP 07 Rev A has been submitted to and approved in writing with the Local Planning Authority. Thereafter the passing place shall be completed in accordance with the agreed details prior before the use hereby permitted is commenced.

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

(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.

(07) The access shall be laid out and constructed strictly in accordance with the submitted drawing number SYL.922-20-PP 07 Rev A before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

(08) The access shall be constructed with 2.4 metres by 95 metres visibility splay in a Southerly direction and 140 metres visibility splay in a Northern direction strictly in accordance with the submitted drawing number SYL.922-20-PP 07 Rev A. The visibility splays shall be maintained free of any obstruction exceeding 1 metre in height above the level of the adjoining carriageway in perpetuity.

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

(09) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted proposed site plan drawing number SYL.922-20-PP 06 Rev B before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(10) The development hereby approved shall be carried out in accordance with the Mitigation and Recommendations detailed in section 8.0 of the Preliminary Bat Roost Assessment and Emergence Survey, Enfys Ecology dated 21.09.2020

Reason: To safeguard any protected species which may be present.

(11) Full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter the works shall be carried out and maintained in accordance with the approved details.

Reason: To safeguard any protected species which may be present.

(12) 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: SYL.922-20-PP 01 Rev A**
- **Proposed Site Plan: SYL.922-20-PP 06 Rev B**
- **Proposed Access & Passing Bays: SYL.922-20-PP 07 Rev A**
- **Proposed (Outbuildings): SYL.922-20-PP 05**
- **Proposed (ECO ENHANCEMENT): SYL.922-20-PP 09**
- **Proposed (garage): SYL.922-20-PP 04**
- **Proposed (Material Palette): SYL.922-20-PP 08**
- **Structural Inspection and Report, HA Structures Ltd, 24.09.2020**
- **Preliminary Bat Roost Assessment and Emergence Survey, Enfys Ecology, 21.09.2020**

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: PS1, PS4, PS5, PS14, PS19, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, TWR2, AMG2, AMG5.

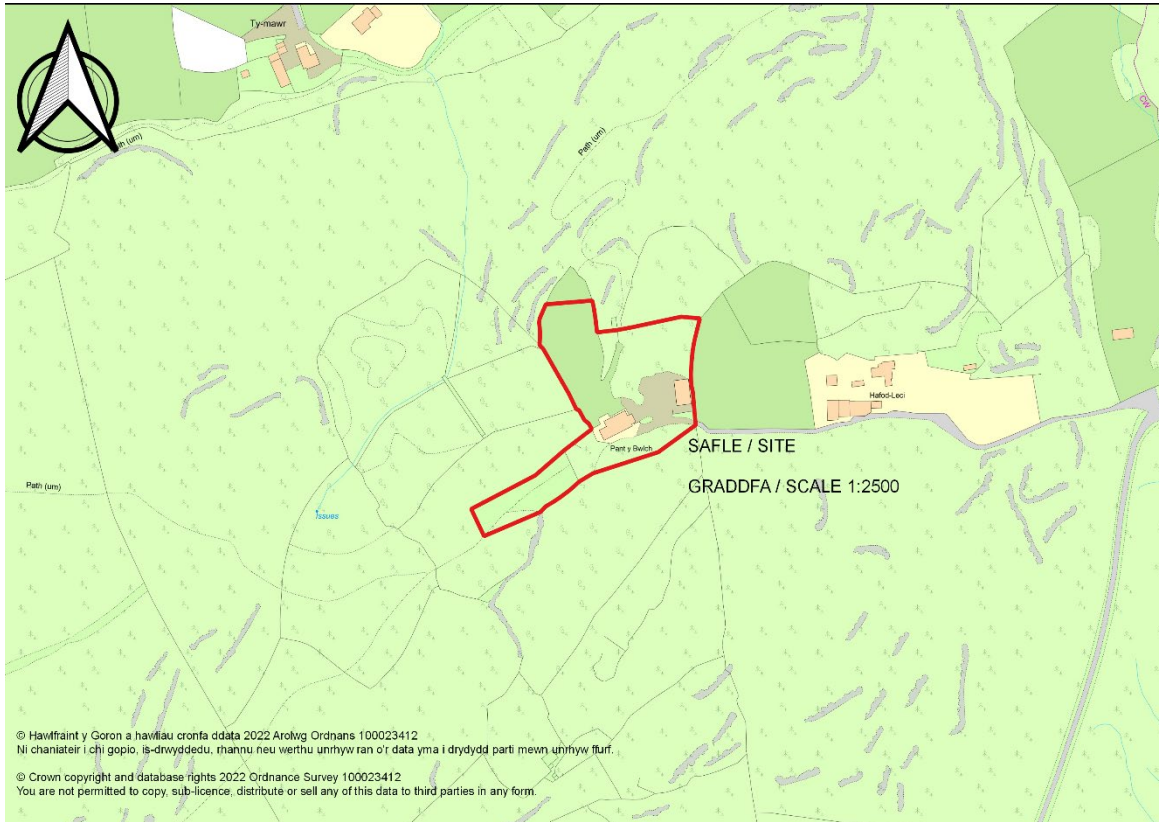
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2021/303

Applicant: Mr Chris Brennan

Description: Full application for the demolition of existing garden room together with the erection of a home office/gym in lieu at

Site Address: Pant y Bwlch, Llanddona



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 Llanddona Community Council (Proposal site near community council boundary)

Proposal and Site

The proposed development relates to the demolition of the existing timber garden room of the rural residential property of Pant Y Bwlch, Llanddona and the erection of a new replacement garden room consisting of a Home Office and Gym facility for recreational use by the applicant and their family

Key Issues

The key issues raised is the suitability of the character/design of the new proposal and overdevelopment of the site which is located within the AONB and is larger than what is present.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

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 to Committee
Cyngor Cymuned Pentraeth Community Council	No objection
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Footpath issue separate to Planning application as the location of the structure has been moved as part of a Revision to application.
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Dani Robertson	No response

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 16/02/2022. At the time of writing this report 1 Web Comment by Pentraeth Community Council was received noting No Objection towards the application.

Relevant Planning History

22C223 - Cais llawn i ddymchwel ystafell wydr bresennol ynghyd ag addasiadau ac estyniadau yn / Full application for the demolition of existing conservatory together with alterations and extensions at - Pant y Bwlch, Llanddona. Caniatau/Permitted 09/01/2015

Main Planning Considerations

The main planning consideration is the design and scale of the proposal at its location within the AONB (Area of Outstanding Natural Beauty) of the rural coastal area of Llanddona/Pentraeth Forest. Concerns have been raised in regards of the design of the proposal and whether the alterations are considered an

overdevelopment of the site as proposed garden room is larger than existing garden room. Concerns have also been raised regarding light pollution and reflection and glare caused by the new proposed home office/gym glazing.

Pant Y Bwlch is a rural property located within 10 acres of land in total, situated within Pentraeth Forest at an elevated sloping position with substantial views across towards the coastal Red Wharf Bay to the West and Traeth Llanddona area towards the North/East Elevation. The substantially large garden area of the property extends towards the rear and west side elevations of the dwelling surrounded by high in height mature trees and shrubs of Pentraeth Forest. This greenery surrounding the curtilage of the property provides additional screening to the new proposal.

The proposal is considered an improvement on the existing garden room/shed which is in a current state of disrepair with high quality durable materials chosen for the new proposed garden room/shed. The proposed elevations display the new garden room with a monopitch zinc roof sloping down along with the hillslope with no roof lights to be included. The walls of the new garden room are to be timber clad as well as timber windows and doors in keeping with the woodland setting surrounding the site. The modern design and material choices of the proposal are considered acceptable as is in keeping with the character of other new modern high quality developments within the locality and on Anglesey as a whole.

The main design concern raised is of the glazing of the proposed garden room at the front elevation. These windows will cover the whole front elevation from ground level up towards the lowest pitch point of the sloping roof, measuring approx. 1.75m in height, as well as additional smaller scale glazing on side elevations (one side with door opening) and a single rear elevation window. The proposal is smaller in scale than the existing main property of Pant Y Bwlch which has significant existing glazing including a fully glazed conservatory and 3 sets of patio doors at the front elevation, opening out towards the outdoor seating area of the wood balustrade 1st floor balcony. Having visited the site it is noted the front elevation of the proposed new garden room is at a high vantage point with views towards the sea and towards Red Wharf Bay at a distance. It is considered the structure will be at a considerable distance from public vantage points of the beach of Llanddona and coastal area of Red Wharf Bay. The front elevation of the garden room is nearest directly viewable from the opposite mainland (Red Wharf Bay) approx. 2.5km distance away. The proposal site is only viewable from the nearest beach of Llanddona when the tide is low only. It is considered the development proximity of the householder application development to neighbouring area is acceptable as the distance is greater than the Indicative Minimum noted in SPG Guidance Note 8: Proximity of Development.

The location of the proposal is at an important natural dark skies coastal area of Anglesey. Condition (03) is to be implemented to ensure the correct appropriate glazing is to be put in place to protect the dark skies and avoid light trespass and to avoid a detrimental visual impact to the surrounding area. Condition (04) is also to be implemented to ensure that the use of the garden room is ancillary to the main dwelling only. The ancillary use of the proposal has also been specified in the Planning Statement received as part of the application.

The Proposed development is subservient to the existing property in respects of scale and size and does not dominate the original elevation, therefore it is appropriate to the dwelling and its surrounding area.

(SPG – The form and proportion of a development should respect the character of the surrounding built environment and landscape. The visual impact of a proposed development must be considered carefully prior to submitting an application.)

The proposed design compliments and enhances the character of the existing property in line with Policy PCYFF3 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.

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.

Conclusion

It is considered that the proposal is acceptable in land use planning terms. Whilst detailed consideration has been given to the objections raised by the community council to the proposal it is not considered that the development will be detrimental to the character of the area to warrant a refusal. It is considered the proposal is acceptable with the inclusion of glazing condition (03) and use of garden room condition (04) as part of the decision.

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.02.02 – Proposed Site Layout Rev C
- A.BLOCK – Site Block Plan Rev C
- A.01.01 – Proposed Plans + Elevations

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

(03) No development shall commence until a full detailed specification of all glazing to be incorporated throughout the front elevation of the Proposed New Garden Room is submitted to and agreed in writing with the local planning authority. The agreed details shall have a maximum target upper visible light transmission (VLT) factor of 0.65 +/- 0.05 and be installed and operational before occupation of the dwelling. Any replacement shall be of similar material, characteristics and size as that approved.

Reason- In order to control solar reflection, bio-diversity and artificial light pollution

(04) The home office/gym hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on land outlined in red on the location plan submitted under planning application reference HHP/2021/303.

Reason: For the avoidance of doubt

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/2022/43

Applicant: Mr Nathan Burdett

Description: Full application for the erection of 6 business units together with landscaping and associated development at

Site Address: Former Heliport Site, Penrhos Industrial Estate, Penrhos, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application is submitted on behalf of the Local Authority.

Proposal and Site

The application is submitted for the erection of 6 business units together with landscape and associated development at the Former Heliport Site, Penrhos Industrial Estate, Holyhead. The proposed units will be used for the purposes of (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8). The combined internal floor area of the proposed units is 916m².

The application site comprises of previously developed land which amounts to total area of 0.69 hectares.

Immediately to the north of the site are 10 business units which were completed in 2020 which formed part of Phase 1. During 2021 a further 7 units were granted planning permission which form phase 2. The proposed development will essentially form phase 3. To the north and west there are existing industrial, business and commercial units forming part of the Penrhos Industrial Estate. Immediately to the south lies the A55 expressway.

Access is from the north west off the Penrhos Industrial Estate. The proposals includes car parking spaces, cycle stores, bin stores and landscaping.

Key Issues

Whether or not the proposal complies with local and national policies, whether the proposal will have an impact upon the designated Area Of Outstanding Natural Beauty (AONB) and highway safety.

Policies

Joint Local Development Plan

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 6: Water Conservation
 Policy PCYFF 5: Carbon Management
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 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 13: Providing Opportunity for a Flourishing Economy
 Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
 Policy AMG 5: Local Biodiversity Conservation

National Policy

Planning Policy Wales (2018), Edition 10
 Technical Advice Note (TAN) 18: Transport (2007)
 Technical Advice Note (TAN) 23: Economic Development

Response to Consultation and Publicity

Consultee	Response
Dwr Cymru Welsh Water	Conditional Approval
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection
Uned Datblygu Economaidd / Economic Development Unit	No Response

Ymgynghorydd Tirwedd / Landscape Advisor	The proposed development would not affect natural beauty or affect AONB features or special qualities.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Objection
Draenio Gwynedd / Gwynedd Drainage	Due to the size and nature of the development it may be necessary to provide an application to the SAB for approval prior to the commencement of the building work.
North Wales Fire & Rescue Service	Dim Ymateb
GCAG / GAPS	Condition proposed requesting that an appropriate programme of mitigation be implemented during the development
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Principle of development is acceptable within the application site.
Iechyd yr Amgylchedd / Environmental Health	Informative Information
Llywodraeth Cymru (Priffyrdd/Highways)	Further information requested with respect to the anticipated annual average daily traffic that will be generated by the proposed development, and the anticipated impact this will have upon Junction 2 of the A55.
Cadw Scheduled Monuments	Proposed development will have no impact on the setting of the scheduled monuments
Cynghorydd Jeff M. Evans	No Response
Cynghorydd Glyn Haynes	No Response
Cynghorydd Robert Llewelyn Jones	No Response
Cyngor Tref Caerdybi / Holyhead Town Council	No Response
Gritten Ecology	Condition requested ensuring that mitigation measures in submitted ecological report being adhered to

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. An advert was also placed within the local newspaper. The latest date for the receipt of any representation was the 22/02/2022. At the time of writing this report, no letters of representation had been received.

Relevant Planning History

46LPA910/CC Demolition of heliport buildings, the change of use of land to a civic amenity site and waste transfer station together with the siting of two portable buildings and the installation of a weighbridge, conditionally approved 04/08/09.

19LPA1023/SCR/CC – Screening opinion for the erection of business units, EIA not required 30/09/15.

19LPA1023A/CC Full application for the erection of 10 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin/recycling and cycling stores, conditionally approved 07/12/2015.

19LPA1023B/CC - Full application for the erection of 10 business units (Class B1, B2 and B8) on land at the former Safle Site, Penrhos Industrial Estate, Holyhead

FPL/2021/178 – Full application for the erection of 7 business units together with landscaping and associated development – Approved - 01/12/2021

Main Planning Considerations

Principle of Development:

The application site is located within the settlement boundary of Holyhead under the provisions of PCYFF 1 of the JLDP. Strategic policy PS 13 of the JLDP states that the council will facilitate economic growth by safeguarding and allocating sites and land for employment / business purposes under the provisions of CYF 1. The application site is allocated as proposal C10 under the provisions of CYF 1 which safeguards land for employment industrial purposes. The principle of the proposed development is therefore considered acceptable under policies of the JLDP.

New development on previously developed land is encouraged in Planning Policy Wales (PPW), on the grounds of sustainability to re-use such sites in existing settlements where there is vacant or under-used land for suitable uses such as that being applied for.

Given the considerations described above the principle is clearly acceptable.

Impact of the development on the Character and Appearance of the Area and the Area of Outstanding Natural Beauty:

The application site is essentially surrounded by existing commercial / industrial developments and a waste water treatment plant. The boundary of the AONB at the nearest point runs along the railway line to the south west, and views from the AONB are available through the area to the rear of the Morrison's store. The AONB also borders the northern boundary of the Penrhos Industrial Estate near Penrhos Beach.

Whilst the application site is not within the AONB given the proximity of the AONB to the south west the impact on the setting of this landscape designation is a material consideration. PPW explains that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty. Development Management decisions affecting AONB's should favour conservation of natural beauty, although it will be appropriate to have regard to the economic and social well-being of the areas.

As previously explained, the application comprises previously developed land on an existing industrial estate where the principle of development has clearly been established by the allocation under CYF 1 of the JLDP which means that there is an expectation that the application site will come forward for industrial development. These are significant material considerations which not only establish the principle of development in proximity to the AONB but are also significant economic and social well-being considerations which are appropriate for the Local Planning Authority to assess under the provisions of PPW.

In terms of the objectives of enhancing and conserving the AONB, the following considerations are material that the proposal will enhance previously developed land, as will the landscaping and external appearance subject to the considerations described below.

There is a statutory requirement for the Local Planning Authority to have regard to the AONB purposes. Regard has been taken of these statutory requirements in terms of the use of appropriate external materials, enhancing the application site via landscaping. The landscape specialist has assessed the application and is of the view that the proposed development would not affect natural beauty or affect AONB features or special qualities.

Welsh Language:

The planning application is accompanied by information which gives due consideration to the impact upon the Welsh Language. It concludes that the business units will draw on the local employment market in both construction and operation and that overall minor beneficial effects on the Welsh language are likely and as well as providing enhancements via bilingual signage and utilising the council's Economic Development Unit to support the local supply chain.

Effect upon the amenities of neighbouring properties:

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

The application site is not located within a residential area of Holyhead. Given the nature of the proposal and distance to nearby residential properties and other land and property users, it is not considered the proposed development would have a detrimental effect upon the amenities of the properties.

Local Highway Authority:

The application will be accessed from the north west, linking the public highway to an internal road which will serve the units. Each unit will have their own parking spaces. The Local Highway Authority have assessed the proposal and are satisfied with the application.

Welsh Government has also been consulted upon the application and have requested that further information with respect to the anticipated annual average daily traffic that will be generated by the proposed development, and the anticipated impact this will have upon Junction 2 of the A55 is submitted as part of the application. At the time of writing this report, the applicant is in the process of submitting the requested information.

Other Material Considerations:

The boundary of the application site is located some 250m northeast of scheduled monument Ty Mawr Standing Stone and some 500m north west of scheduled monument Trefignath Burial Chamber and will be in view from the scheduled monuments.

Topography and vegetation will provide some screening of the development from both monuments, but the proposed buildings will be visible. They will be however with the building of the Penrhos Business Park behind them and with the large Morrison's Supermarket buildings and the buildings of the first phase of the development adjacent to them. As such, it is considered there is already substantial modern development in this view and therefore any additional buildings will not have any effect on the way that the burial chamber is experienced, understood and appreciated. Cadw has been consulted upon the application and have concluded that the proposed development will have no impact on the setting of the scheduled monuments.

In addition, Gwynedd Archaeological Planning Service has been consulted upon the application. Due to the past historic nature of the area, a condition has been recommended to ensure that an appropriate programme of mitigation be implemented during the development. This mitigation will allow for any archaeological material to be properly and appropriately assessed, recorded and if necessary, removed.

In terms of ecology no objections are raised by the council's Ecological and Environmental Officer or NRW subject to the mitigation measures in submitted ecological report being adhered to and this has been regulated via a planning condition.

Conclusion

It is considered that the principle of the development aligns with National planning policy together with the Joint Local Development Plan. The proposal is considered acceptable in technical terms and there will be no harm to the amenities of the locality, nearby AONB, historic environment or highway safety.

Recommendation

Welsh Government consultation response remains outstanding at the time of writing the report. If the submitted information is considered acceptable, conditional approval is recommended.

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

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

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

**Location Plan – 39696-WOOD-XX-SK-A-0001_SO Rev P01
GA Elevations – 39696-WOOD-XX-P3-SK-A-0003 Rev P01
GA Plans – 39696-WOOD-XX-P3-XK-A-003 Rev P01
General Arrangement and Setting Out – 21069/401 Rev P1
GA Roof Plan – 39696-WOOD-XX-P3-SK-A-0005 Rev P01
GA Sections – 39696-WOOD-XX-P3-SK-A-006 Rev P01
Site Plan 39696-WOOD-XX-P3-SK-A-0002_S0 Rev P01
Soft Landscape Plan – 3969-XX-DR-L-0001 Rev A
Surfacing Layout – 21069/402 Rev P1
Access Road Upgrade – 21069/405 Rev P1
Access Road Vertical Alignments – 21069/404 Rev =P1
Drainage Details Sheet 1 – 21069/502 Rev P1
Drainage Details Sheet 2 – 21069/503 Rev P1
Drainage Details Sheet 3 – 21069/504 Rev P1
Drainage Layout – 21069/501 Rev P1
Planning Statement
Habitat Suitable Index (HIS) and EDNA Survey for Great Crested Newts – EE.880.20.TY
Preliminary Ecological Appraisal**

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

(03) All construction, maintenance, repair work(s) in connection with the development hereby approved shall proceed strictly and entirely in accord with the Preliminary Ecological Appraisal and Habitat Suitability Index (HIS) and EDNA Survey for Great Crested Newts EE.880.20.TY

Reason: To safeguard any protected species present.

(04) No development shall commence until full details of a lighting scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the scheme approved under the provisions of this condition and shall be operational before the use hereby permitted is commenced and then operated and maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To conserve the Area of Outstanding Natural Beauty and safeguard ecology, highway safety and prevention of light pollution.

(05) No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and surrounding land have been submitted to an approved in writing by the Local Planning Authority. The development shall be constructed in accord with the slab and proposed levels approved under the provisions of this condition.

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

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

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

Reasons:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2021 and TAN24: The Historic Environment.

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

(07) All planting in the approved details of landscaping contained in (3969-XX-DR-L-0001 Rev A) shall be carried out in the first planting seasons following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.

Reason: In order that the proposal integrates into the area as required in JLDP Policies PCYFF 3 and PCYFF 4.

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

Application Reference: FPL/2021/370

Applicant: Mr M Owen

Description: Full application for amendments to planning permission reference FPL/2019/212 for the conversion of the outbuilding into holiday let accommodation at

Site Address: Chwarelau, Brynsiencyn



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is reported to the Planning Committee at the request of both local members due to highway concern.

Proposal and Site

This is a full planning application for amendments to planning permission reference FPL/2019/212 for the conversion of the outbuilding into holiday let accommodation at Chwarelau, Brynsiencyn.

Key Issues

The key issues are whether the amendments are acceptable from a design and highway safety point of view.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Policy TWR 2: Holiday Accommodation
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Policy TRA 4: Managing Transport Impacts
 Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
 Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Bryan Owen	Call in request due to Highway safety
Cynghorydd Peter Rogers	Call in request due to issues relating to the adoption of the road
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the passing bay that has been constructed and also satisfied with the amendments to the parking area.

The proposal has been advertised distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 02/03/2022. At the time of writing this report, 6 no letters of representation had been received at the department.

The main objections as follows:-

- Passing bay should be located in the location as shown on the previous application
- Passing bay that has been constructed is not up to standard and does not have a hard surface
- Passing bay constructed is dangerous and on a blind corner
- Accidents nearly happened on the road
- Issues with whether this road is private or adopted
- The road is used by neighbours and access is needed 24/7
- Why is 4 parking spaces, enlargement of building and separate septic tank needed for 1 holiday let
- Previous planning applications refused in the past due to road being unsafe to cater extra traffic.

In response to the objections raised:

- This planning application has been submitted as the applicant did not firstly agree to the location of the passing bay prior to undertaking the work.
- The Highways Authority has confirmed that they are satisfied with the passing bay that has been constructed.

- The status of the road is not a consideration for this planning application.
- Consideration has been given to the amendments and it is considered that they comply with the policies of the Joint Local Development Plan. The proposal will now connect to the existing septic tank on the land at Chwarelau.
- Each planning application is considered on its own merits. However, it is important to note that the conversion of the outbuilding to holiday use has been approved under planning application FPL/2019/212.

Relevant Planning History

FPL/2019/212 - Full application for conversion of the outbuilding into holiday let accommodation, demolition of part of the outbuilding, alterations and extensions together with the construction of a new vehicular passing bay on land at - Chwarelau, Brynsiencyn -Permit

45C491 -Full application for the conversion of outbuilding into holiday accommodation, demolition of part of the outbuilding together with alterations and extensions at - Chwarelau, Brynsiencyn - Refused

Main Planning Considerations

Previous Planning Permission

Planning permission was granted under planning application reference FPL/2019/212 to convert the outbuilding into holiday let accommodation, demolition of part of the outbuilding, alterations and extensions together with the construction of a new vehicular passing bay on land at - Chwarelau, Brynsiencyn.

Amendments

Passing Bay

Condition (06) of the previous permission required the applicant to provide details of the construction and location of a passing bay prior to the commencement of work on site. The passing bay was completed without discharging the condition. The passing bay has been completed in a different location than was shown on the approved drawings. However, the highways department have confirmed that they are satisfied with the construction and location of the passing bay that has been constructed.

Parking Arrangements

The parking arrangements has been amended, where cars will park in front of the outbuilding instead of within the curtilage of Chwarelau. The Highways Authority has confirmed that they are satisfied with the new parking arrangements.

Amendments to the building

The amendments to the building are as follows:-

- South East elevation – 2 no french doors inserted instead of 2 no windows and a door as previously approved
- North West elevation – 1 no door added to extension
- South West elevation – The approved extension has been moved slightly, the addition of a small extension and porch

It is considered that the amendments are acceptable and will not have a negative impact upon adjacent residential properties no more than the approved scheme.

Conclusion

The Highways Authority has confirmed that they are satisfied with the passing bay that has been constructed and the new parking arrangements. The amendments to the building is considered minor in nature and will not have a negative impact upon the area or any adjoining residential property. The amendments are considered acceptable and comply with policies of the Joint Local Development Plan.

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 Town and Country Planning Act 1990.

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

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

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

Reason: For the interest of visual amenity.

(04) The development work shall take place in accordance with Section 8.1 Bat Mitigation of the Preliminary Ecological Assessment and Emergence Survey for Bats prepared by Egniol Environmental Ltd, Version 1.0 dated July, 2018 submitted under application reference FPL/2019/212.

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

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

Reason: To define the scope of this permission.

(06) The car parking accommodation shall be completed in full accordance with the details as shown on drawing number GA001 Rev B before the holiday unit is occupied and thereafter retained solely for those purposes.

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

(07) 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.

(08) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference FPL/2021/370 and FPL/2019/212 and in accordance with the conditions imposed.

- **Location and Block Plan GA001 Rev B**
- **Proposed Elevations and Floorplans – GA004**
- **Structural Appraisal Report Sam P Jones Cyf – 1718481/01/A received with planning application FPL/2019/212.**
- **Preliminary Ecological Assessment and Emergence Survey for Bats – Egniol Version 1.0 dated July 2018 received with planning application FPL/2019/212.**

Reason: For the avoidance of doubt.

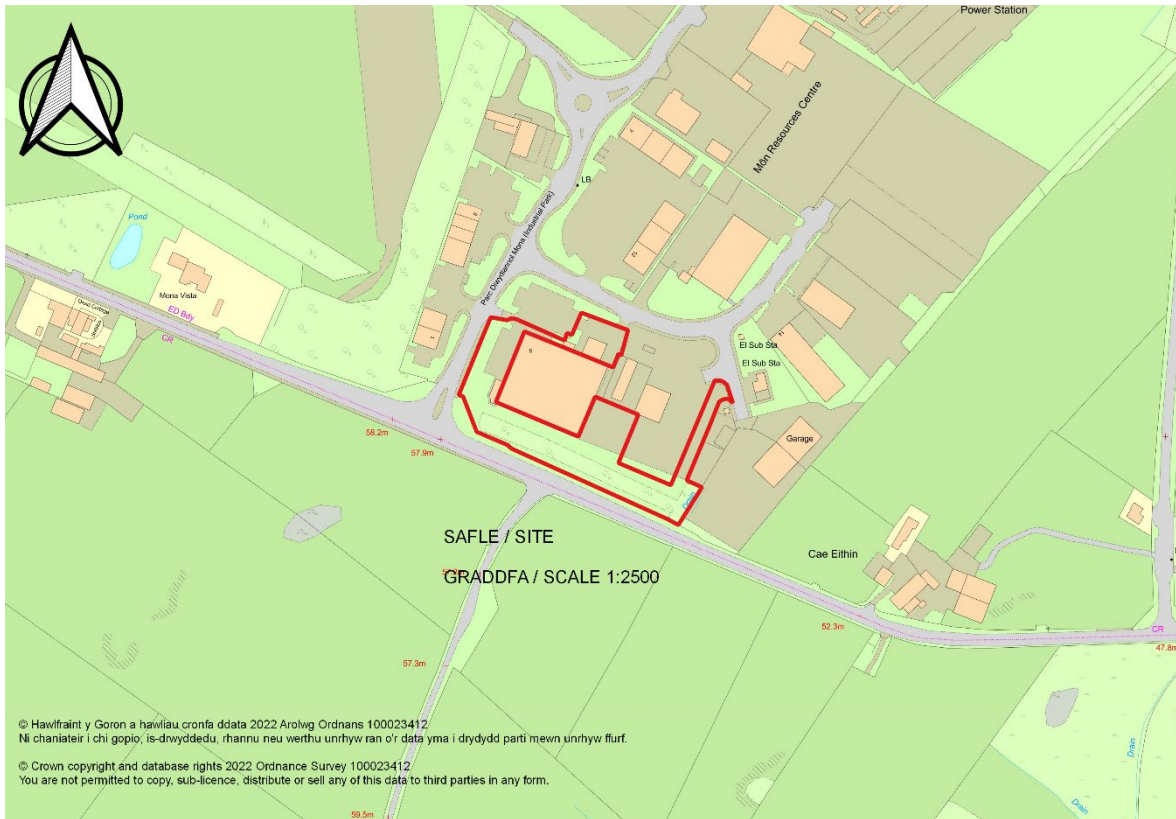
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/36

Applicant: Mona Island Dairy Ltd

Description: Full application for extension and alterations to existing building (including extension approved as part of planning application FPL/2020/234), erection of additional silos, creation of car parking area, creation of new vehicular and pedestrian access, landscaping together with associated works

Site Address: Mona Island Dairy, 8 Mona Industrial Park, Mona



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application encompasses council owned land.

Proposal and Site

The application relates to the Mona Dairy Building which is located on the entrance to the Mona Industrial Estate. Whilst the remainder of the Industrial Estate is located towards the north of the site, the A5 highway is immediately to the south of the site.

Planning Permission was granted in 2019 under reference 14C28H/2/ECON to adapt and extend the existing unit on this site into a cheese production factory including the erection of 17 milk silos. A separate application was subsequently granted permission under reference FPL/2022/234 for an extension to the existing building to create a brining area, erection of an Effluent Treatment Plant building together with other associated works.

The current application forms the third phase of development in relation to the cheese production factory. The proposed development includes an extension to an existing / previously approved building. There would also be additional silos erected, creation of car parking area and a new vehicular and pedestrian access together with landscaping and other associated works.

Key Issues

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have a detrimental impact upon highway safety and nearby residential properties.

Policies

Joint Local Development Plan

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

Strategic Policy PS 1: Welsh language and culture

Strategic Policy PS 2: Infrastructure and developer contributions

Policy ISA 1: Infrastructure Provision

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3 Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 5: Carbon Management

Policy PCYFF 6: Water Conservation

Strategic policy PS 13: Providing Opportunity for a Flourishing Economy

Policy CYF1: Safeguarding, allocating and reserving land and units for employment use

Strategic Policy PS 19: Conserving and where appropriate enhancing the natural environment

Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales Edition 11 (2021) "PPW"

Technical Advice Note (TAN) 5: Nature Conservations and Planning

Technical advice note (TAN) 18: transport

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

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017) "TAN 20"

Technical Advice Note (TAN) 24: The Historic Environment (2017) "TAN 24"

Planning Circular 01/03: Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas

Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020)

Response to Consultation and Publicity

Consultee	Response
Draenio Gwynedd / Gwynedd Drainage	Due to the size and nature of the development it may be necessary to provide an application to the SAB for approval prior to the commencement of the building work. Information provided indicates that the developer is considering sustainable techniques to manage surface water, however until an application is made to the SAB there remains some uncertainty whether the proposed site layout would enable full compliance with the suite of national SuDS standards.
Llywodraeth Cymru (Prifffyrdd/Highways)	No Objection
Gritten Ecology	Satisfied with the proposed development including the submitted Preliminary Ecological Assessment . Amendments requested to the submitted landscaping plan to including more native species planting has been addressed by means of an amended plan.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Construction Traffic Management Plan condition is requested as part of any permission.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection. Satisfied the proposed development will not have a negative impact upon protected species nor any protected sites.
GCAG / GAPS	No Objection
Ymgynghorydd Tirwedd / Landscape Advisor	Following the receipt of an amended landscape plan no objection raised, Condition recommended to ensure the landscaping scheme is implemented
Cadw Scheduled Monuments	No Response
Cynghorydd Bob Parry	No Response
Cynghorydd Dylan Rees	No Response
Cynghorydd Nicola Roberts	No Response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments contained within the main core of the report
Iechyd yr Amgylchedd / Environmental Health	Conditions proposed to ensure that the Noise Assessment Report and mitigation measure are carried out.
Dwr Cymru Welsh Water	Concerns raised that the proposed development will cross a Welsh Water easement.
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	No Response

Uned Datblygu Economaidd / Economic Development Unit	The proposal development is supported given the significant level of investment proposed, the jobs to be created on the site and in associated agricultural units in Wales.
Cyngor Cymuned Bodffordd Community Council	No Response

The proposal has been advertised through the erection of a site notice and the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 09/03/2022. At the time of writing this report, no letters of representation had been received.

Relevant Planning History

14C28H/2/ECON - Full application for alterations and extensions which includes the installation of silos at Conditionally approved 25.06.19.

14C28C/TR Erection of a 25,000 square foot speculative food production unit Conditionally approved 03.12.97. Condition (08) of the planning permission restricted the use of the building to B1, B2 and B8 purposes. This planning permission did not extend to the eastern plot now partly encompassed by the planning permission subject to this report. There are no restrictions in terms of working hours or days on this planning permission.

FPL/2020/234 - Full application for the erection of food production warehouse, extension to existing building to create brining area, erection of Effluent Treatment Plant (ETP) tank, associated balance tank and structures (part retrospective in relation to foundations), creation of attenuation ponds, erection of building to accommodate DAF units, alterations to existing access points along with amendments to existing parking, de-adoption of part of existing adopted highway with landscaping and associated works

Main Planning Considerations

Planning History & Context:

Planning permission has been granted in 2019 under reference 14C28H/2/ECON to adapt and extend the existing unit on this site into a cheese production factory including the erection of 17 milk silos. The proposal also entailed extending the development onto part of the adjoining industrial plot to the south east of the application site, this part of the development comprised 20 vertical silo tanks, tanks and an evap building with tallest of the structures on this part of the development attaining a height of around 14.2 metres. It was accepted at the time that the cheese production factory would operate 7 days a week on 24 hour basis.

The second phase was approved in 2021 under reference FPL/2020/234. The permission included the erection of food production warehouse, extension to existing building to create brining area, erection of Effluent Treatment Plant (ETP) tank, associated balance tank and structures (part retrospective in relation to foundations), creation of attenuation ponds, erection of building to accommodate DAF units, alterations to existing access points along with amendments to existing parking, de-adoption of part of existing adopted highway with landscaping and associated works.

The second phase would enable the business in creating a modern cheese production factory on this site which would increase production from 2,500 tonnes to 7,800 tonnes per annum and broaden the variety of cheese which will be produced.

The current application forms the third phase of the development. The proposed development comprises an extension to the existing / approved buildings. This would allow a larger warehouse, creation of office accommodation / training room and facilities for staff together with a pallet store.

The application also entails the erection of additional six silos along the western elevation. The highest points of the siloes would be consistent with existing height of the building. A further 18 silos would be erected to the north of the building which would be consistent to the height of the proposed extension.

Alterations to the approved layout is also being proposed. The proposed development would see the car parking provision related to the south of the building, which result in 36 car parking spaces being located with an area of landscaping. Changes to the layout would also include a vehicular access from the north east which would be accessible from the internal estate road.

Landscaping is proposed across the site, particularly along the southern boundary. Off-site ecology mitigation measures is also being proposed which will include the plantation for a new woodland.

The expansion would result in increasing production from 7,800 tonnes to 18,000 tonnes per annum upon completion, 150 million litres of milk from 35 Welsh farms would be converted to 18,000 tonnes of cheese.

Principle of Development:

Strategic policy PS 5 states that development will be supported where it can be demonstrated to be consistent with the principles of sustainable development and complies with the listed criteria (1. to 8.) where applicable. Of relevance to the proposal is that it will contribute towards a varied range of employment opportunities and the promotion of a varied and responsive local economy that encourages investment that supports the settlement strategy in the plan.

Strategic policy PS 13 states that whilst seeking to protect and enhance the natural environment the council will facilitate economic growth in accordance with the spatial strategy by (4) amongst other means supporting economic prosperity of rural communities by facilitating extension of existing businesses.

The proposed development is located within an area forming part of allocation C31 under policy CYF 1 JLDP which safeguards the Mona Industrial Estate for B2 (General Industrial) and B8 (Storage and Distribution). As per the comments of the council's Economic Development Units the proposal to create a modern cheese production facility on this site is supported given the significant level of investment proposed, the jobs to be created on the site and in associated agricultural units in Wales. The expansion by Mona Island Dairy will support rural employment directly in the factory (in addition to the existing jobs) and indirectly by sourcing from local dairy farms and through the wider supply chain.

Whilst the application site and the industrial estate as a whole are located away from the nearest settlements at Gwalchmai and Bodffordd, they are located on the main Holyhead to Bangor bus route (which are highest order settlements in the settlement strategy of the JLDP) and there is a bus stop on the industrial estate in close proximity to the application site. In this regard the proposed development can be regarded as being in a relatively sustainable location based on the accessibility to public transport in Anglesey's rural context.

Given that the unit subject to the planning permission already has a lawful use as a cheese production factory and that the application site is located within an allocation which safeguards the industrial estate for these purposes the principal of the development is clearly acceptable.

Welsh Language:

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when deciding on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

Information has been submitted providing due consideration of the impact of the development upon the Welsh Language.

It is concluded that the proposed development would provide a significant investment to the surrounding area which would create numerous direct and indirect jobs. The first and second phases of the development would create 64 full time positions whilst the third phase subject to this application will create a further 20 full time roles. The proposed development would also work with numerous local farmers and create opportunities for the local construction sector during its development. In addition, the applicant is committed to supporting the local supply chain in North Wales where possible and investing in young people by working very closely with local education providers such as Coleg Menai.

The applicant is also committed to providing a Welsh name for the development which is expected to be 'Llaethdy Mona'.

Given the above considerations, it is therefore considered that the proposed development would not have a negative impact upon the Welsh Language.

Residential Amenity:

As previously noted, the application site is located within allocation C31 which allocates the site for B2 purposes. As explained previously the application site has been granted planning permission for a cheese production factory which would operate 7 days a week for 24 hours a day. These are material considerations in assessing the impact of the development on the residential amenities of the area.

The nearest residential properties are at Cae Eithin to the south east and Mona Vista to the north west. Both are around 200 meters away from the application site. In addition there are other use commercial uses on the Mona Industrial Estate.

No further plant is proposed to be installed as part of the third phase. The 2.5 acoustic fence to the same specification as that approved as part the previous application will still be proposed along the eastern boundary of the site with an exception to allow the new vehicular access. In terms of noise, the Council's Environmental Health Section has confirmed that subject to the adherence to the submitted noise report together with providing an acoustic fence along the site boundary; the section have no objections to the proposed development.

Highways:

The proposal entails the creation of a new vehicular access to the north east in order to provide access for cars to the proposed car park to the south of the building. The car park would provide a total of 36 car parking spaces including two accessible bays. Other associated highway developments include a new pedestrian access which is proposed from the car parking area to the west of the application site to connect within the pedestrian walkway into the estate. HGV's would continue to use the existing access points.

The Local Highways Authority have assessed the application and is satisfied with eth proposed development subject to a condition requesting that a Construction Traffic Management Plan is submitted and approved.

Ecology and Biodiversity:

The Council has a duty under the Environment Wales Act (2016) to seek to maintain and enhance biodiversity whilst carrying out its functions as described in the comments of the Ecological and Environmental Adviser.

The application is accompanied by a Preliminary Ecological Assessment (PEA). It concludes that the wider site retains some significant biodiversity interest in the form of marginal trees and vegetated ditch with potential for breeding birds, roosting and foraging bats.

The Preliminary Ecological Assessment includes off site provision which would also act as mitigation measures for the previous phase. At the time of writing this report several sites are being discussed, a definitive location has not yet been finalised. Nevertheless, details of the mitigation measures have been submitted which would include bird plantation woodland reptile, bird nesting habitat, semi improved wildflower grassland and hedgerow creation.

The Ecological Adviser has assessed the application and was satisfied with the proposed development including the submitted PEA. Amendments requested to the submitted landscaping plan to including more native species planting has been addressed by means of an amended plan.

Since the mitigation measures would be provided off site, a legal agreement is required as part of any permission to ensure its implementation. The agreement would also include the requirements to provide a sum of £1,000 each year for a period of 20 years to ensure that the ecological measures is successfully managed.

Special Landscape Area “SLA”:

Policy PCYFF 4 which requires that all proposals should integrate into their surroundings, proposals that fail to show in a manner appropriate to the nature, scale and location how landscaping has been considered will be refused. The application site is located on an industrial estate and the development will primarily be viewed against the backdrop of the existing industrial estate and in the context of the adjacent airfield.

The site is not within a designated landscape but is adjacent to the northwest corner of the Malltraeth Marsh & Surrounds Special Landscape Area (SLA) – separated by the A5. The SLA does not have a defined setting and the site has a long-established industrialised appearance. It is not considered that the SLA would be affected by the proposal.

The original submission proposes to remove boundary vegetation along the A5 corridor which will have a localised effect as it provides a valuable screen which will not be replaced within PCYFF 4 considerations. While it is compensated somewhat by a higher quality design and finish, it was considered that its removal does not respect, retain or complement a positive feature of the site, as required by the policy.

An amended landscaping plan has been received which will provide a more effective screening than the original submission. A condition will be attached to the permission to ensure that landscaping scheme is implemented in the first planting season after completion or first use of the development whoever is sooner.

Other Material Considerations:

Mona Airfield is located in close proximity to the north west and is used by military aircraft for training purposes. The application is accompanied by a Bird Hazard Management Plan that sets out management measures for the control of bird hazards under normal circumstances. The Ministry of Defence consultation response is outstanding at the time of writing this report.

There is a scheduled ancient monument (SAM) (Graiglas Barrow) around 380 metres to the south west of the application site. When considering development proposals that affect the setting of a scheduled there

is a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains. As previously stated, two phases has previously been approved at the site which is taken into account when assessing its impact upon the nearby SAM. GAPS have raised no objection to the application whilst no response has been received by CADW at the time of writing this report.

The proposed development site is in close proximity to the public water mains. As such an easement of 3m either side of the centreline of the 90mm watermain, 4m either side of the centreline of the 200mm water mains, and 5m either side of the centreline of the 16-inch trunk watermain is required. Welsh Water have been consulted upon the application and stated that it appears that parts of the retaining wall, access ramp and silos to the north of the proposed development would be located within the required easements. At the time of writing this report the applicant is assessing these concerns and is in the process of attempting to resolve matters by undertaking surveys of the site.

Conclusion

The principle of the development is acceptable on this industrial estate location and is supported in terms of the investment and jobs and that that are proposed.

There are a number of consultation responses which are unresolved at the time of writing. These include the MOD, Cadw and Welsh Water. Work is being undertaken by the applicant in addressing the comments concerns raised by Welsh Water.

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

Recommendation

That subject to the receipt of acceptability by the outstanding consultation responses listed in the report that planning permission is GRANTED subject to the following planning conditions and any others recommended by outstanding consultees. A legal agreement would also be required to ensure that the off-site ecological mitigation measures are carried out and managed accordingly.

(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 approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

Location Plan – 20335_P3_P 100 Rev D

Acoustic Fence Detail – 20335_P-601

Phase 3 Drainage Strategy p2018-011 Rev D

Hard Landscape Design – 636-STO-00-00-DR-L-0001 Rev P02

Soft Landscape Design – 636-STO-00-00-DR-L-0002 Rev P02

Proposed Sections – 20335_P3_P_302

Site Plan Proposed – 20335_P3_P 102 Rev E

Proposed Ground Floor Plan – 20335_P3_P 200 Rev D

Proposed Elevations – 20335_p3_p 210 Rev E

Proposed Roof Plan – 20335_P3 201 Rev D

Noise Assessment Report (01 September 2021) RS Acoustic Engineering Mona Dairy Phase II

Landscape Design Palette – 636-STO-XX-XX-RP-L-0001

Ecological Assessment and Mitigation Proposal – Eco Scope Ecological Solutions

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

(03) Prior to the installation of any external lighting, full details of a lighting scheme for the development including Lux levels (lumen per square metre) must be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the lighting scheme approved under the provisions of this condition. The lighting shall be maintained in accordance with the approved scheme for the lifetime of the development and there shall be no additional lighting installed.

Reason: To prevent of light pollution.

(04) The site shall be landscaped strictly in accordance with 636-STO-00-00-DR-L-0002 Rev P02 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenities of the locality and to secure an ecological enhancement.

**(05) Development shall take place in accordance with descriptions and colours of all the materials proposed to be used on the external surfaces of the development within the following documents:
Application Forms;
Proposed Elevations – 20335_p3_p 210 Rev E**

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

(06) The construction and the operation of the development hereby approved shall proceed strictly and entirely in accord with the Noise Assessment Report (01 September 2021) RS Acoustic Engineering. The noise mitigation measures in the Acoustic Report and the acoustic fence shown drawing number 20335_P-601 hereby approved shall be completed/erected in their entirety prior to the commencement of the use hereby approved. In the event that the fence is replaced for whatever reason, the replacement shall be carried out immediately and in accordance with the approved detail.

Reason: To safeguard the amenities of occupants of residential properties in the vicinity.

(07) No building hereby approved shall be erected beyond slab level until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority, in consultation with MOD. The Bird Hazard Management Plan shall include design measures to minimise any increase in the numbers of hazardous species (primarily large or flocking birds) as a result of the development proposed, in particular provisions to prevent gulls from breeding (using appropriate licensed means) on site should be provided. The development shall be carried out strictly in accordance with the details set out in the approved strictly in accordance with the details set out in the approved Bird Hazard Management Plan in perpetuity or until RAF Mona is no longer operational.

Reason: To minimise the potential of the works approved to provide a habitat desirable to hazardous large

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.