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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 6 GORFFENNAF, 2022 am 1.00 o'r gloch yp	WEDNESDAY, 6 JULY 2022 at 1.00 pm
CYFARFOD RHITHIOL WED'I FFRYDIO'N FYW	VIRTUAL LIVE STREAMED MEETING
Swyddog Pwyllgor	Ann Holmes Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Geraint Bebb
Jeff Evans
Neville Evans (Cadeirydd/Chair)
Glyn Haynes (Is-gadeirydd/Vice-Chair)
Trefor Ll Hughes MBE
John I Jones
R. Llewelyn Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor
Alwen P Watkin
Robin Williams
Liz Wood

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:-

Geraint Bebb
Jeff Evans
Neville Evans (Cadeirydd/Chair)
Glyn Haynes (Is-gadeirydd/Vice-Chair)
Trefor LI Hughes MBE
John I Jones
R. Llewelyn Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor
Alwen P Watkin
Robin Williams
Liz Wood

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 - 20)

To submit, for confirmation, the minutes of the previous virtual meeting of Planning and Orders Committee held on 15 June, 2022.

4 SITE VISITS_(Pages 21 - 24)

To present the minutes of the virtual Site Visits as follows:-

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- Minutes of the Site Visits held on 15 June, 2022.
- Minutes of the Site Visits held on 29 June, 2022.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered at the meeting.

7 APPLICATIONS ARISING_ (Pages 25 - 112)

7.1 – OP/2021/10 - Land adjacent to Tyn y Ffynnon, Llannerch-y-medd
[OP/2021/10](#)

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

7.3 – FPL/2021/349 - Caerau,
Llanfairynghornwy, [FPL/2021/349](#)

7.4 – FPL/2021/160 - Bryn Bela, Lon St Ffraid, Trearddur Bay
[FPL/2021/160](#)

7.5 – FPL/2021/266 - Garreglwyd Road, Holyhead
[FPL/2021/266](#)

7.6 – FPL/2021/361 – Ysgol y Graig, Llangefni [FPL/2021/361](#)

7.7 – FPL/2021/267 - Plot 13, Pentre Coed, Menai Bridge
[FPL/2021/267](#)

7.8 - FPL/2021/317 - Cumbria & High Wind, High Street, Rhosneigr
[FPL/2021/317](#)

7.9 – FPL/2022/7 - Mornest Caravan Park, Pentre Berw
[FPL/2022/7](#)

7.10 - FPL/2022/63 - Ocean's Edge, Lon Isallt, Trearddur Bay
[FPL/2022/63](#)

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.

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11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_(Pages 113 - 116)

11.1 – HHP/2022/163 - Tan y Garnedd, Lon Fferam Uchaf, Pentraeth.
[HHP/2022/163](#)

12 REMAINDER OF APPLICATIONS_(Pages 117 - 162)

12.1 – VAR/2022/36 – Peboc, Llangefni
[VAR/2022/36](#)

12.2 – FPL/2022/87 – Llangaffo Primary School, Llangaffo
[FPL/2022/87](#)

12.3 – VAR/2022/3 – Cae Mawr, Llanerchymedd
[VAR/2022/3](#)

12.4 – FPL/2021/336 - Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll
[FPL/2021/336](#)

12.5 – FPL/2022/46 - Land near Bryn Glas Estate, Brynsiencyn
[FPL/2022/46](#)

13 OTHER MATTERS

None to be considered by this meeting.

Planning and Orders Committee

Minutes of the virtual meeting held on 15 June 2022

- PRESENT:** Councillor Neville Evans (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, T LI Hughes MBE, John I Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor, Alwen Watkin, Robin Williams and Liz Wood.
- Councillor Nicola Roberts – Portfolio for Planning
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Business Systems Manager (EW),
Development Management Engineer (Highways) (IH),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillors Aled M Jones (application 7.1);
Margaret M Roberts (application 7.2); Dafydd R Thomas
(applications 12.5 and 12.7).
- Councillors Llinos Medi, Gwilym O Jones, Alun Mummery, Alun Roberts.
-

1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

Declarations of interest received by:-

Councillor Glyn Haynes declared a personal interest in respect of application 12.6.

Councillor Llinos Medi declared a personal and prejudicial interest with regard to application 12.12.

Councillor John I Jones declared that he had been approached by the applicant's representatives in respect of application 12.13.

Councillor Dafydd Roberts declared a personal and prejudicial interest with regard to application 7.1.

Councillor Ken Taylor declared a personal interest with regard to application 12.6.

Councillor Alwen Watkin declared that she had been approached by the applicant in respect of application 12.2.

Councillor Liz Wood declared a personal and prejudicial interest with regard to application 12.6.

3 MINUTES

The minutes of the previous meetings of the Planning and Orders Committee were confirmed as correct :-

- Minutes of the meeting held on 6 April, 2022
- Minutes of the meeting held on 31 May, 2022 (Election of Chair and Vice-Chair)

4 SITE VISITS

The note that the virtual site visits were convened on the morning of the meeting with regard to the following applications:-

FPL/2021/370 – Chwarelau, Brynsiecyn
HHP/2021/303 – Pant y Bwlch, Llanddona
FPL/2021/61 – Tyddyn Dai, Pentrefelin, Amlwch

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.1, 7.2 and 12.13.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 FPL/2021/361 – Full application for the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to Ysgol y Graig, Llangefni

The application was presented to the Planning and Orders Committee as it was recommended that a site visit be convened in order that Members can view the site and its settings.

It was RESOLVED that a virtual site visit be undertaken in accordance with the Officer's recommendation.

7 APPLICATIONS ARISING

7.1 FPL/2021/370 – Full application for amendments to planning permission FPL/2019/212 for the conversion of the outbuilding into holiday let accommodation at Chwarelau, Brynsiecyn

(Having declared a personal and prejudicial interest in the application, Councillor Dafydd Roberts withdrew from the meeting during discussion and voting thereon).

The application was presented to the Planning and Orders Committee at the request of former local members due to highway concerns. At the meeting held on 6 April, 2022 the Committee resolved that a virtual site visit be undertaken to application site. The virtual site visit subsequently took place on 15 June, 2022.

Public Speakers

Dr Sion Morris Williams, objecting to the application, said that he was representing his family, friends and the public who use this road often to Ynys Wen from the main road the B4419. He said that his father is the third generation to farm Ynys Wen since its creation in 1918 after his great grandfather returned from the War and started a tenancy at Ynys Wen through Anglesey Council. In the future, he hopes to be able to take over and be the fourth generation at Ynys Wen. Dr Morris Williams further said that the road from the main road, the B4419, to Ynys Wen now serves 3 properties; Chwarelau Farm, Tŷ Fron Goch and Ynys Wen Farm. In the early 1970s this road was adopted by Anglesey Council following an agreement with the former owner of Chwarelau Farm, Mr John Jones. The road was in a poor condition at the time and served two Council farms which were Ynys Wen and Fron Goch as well as the first Farm (Private farm) that we first come to on the road, which is Chwarelau. The whole road was laid with tarmac by the Council and has been maintained since then which is over fifty years. He noted that as a family they object to this planning application based on safety. There are 3 parts of the planning application which cause us concern and which relate to public and highway safety (the road to Ynys Wen from the B4419). Vehicles, heavy agricultural machinery, delivery vehicles and walkers use this road on a daily basis. The passing bay has now been created and is located in the wrong place, very dangerous and on a sharp corner which is not the same material as the road. He refer to the location plan of the planning application FPL/2019/212, the passing bay was located in a safe and suitable place and was in line with condition number 6 which allowed the application to be approved 'In line with highway safety'. It was located on a straight section of the road between the B4419 and Chwarelau, with clear visibility for a vehicle to be able to pull in safely if traffic was coming from the other direction. He was not aware of another passing place on such a dangerous corner as this, but he was aware of a number of passing bays on straight sections of road, that have visibility in order to maintain safety. Unfortunately, the passing bay that has been created does not assist the safety of this highway. He further referred back to the planning application FPL/2019/212. The parking area on that location plan was in an appropriate place and located in a safe area behind the holiday accommodation and conformed with condition number 7 of the permission "so that vehicles can pull away and turn clearly away from the highway in order to reduce danger and inconvenience to nearby highway users". The proposed parking area on the location plan for the new application does not conform with the said condition. It is on the edge of the nearby highway, visibility is poor and there is high risk to the safety of the public. Ynys Wen is a farm that is

constantly working – 24 hours a day. For safety, it is essential that the road is clear at all times for the following reasons:

- The need to take an animal to the vet urgently
- Going to hospital, visiting the GP or dentist in an emergency or when needing to attend a specific appointment.
- I myself am on call as a specialist doctor at hospital and spend a lot of time at Ynys Wen – I can be called at any time to treat a patient in an emergency.

The applicant has an opening in front of their house, a wide curtilage in front of the building that is to be transformed into a Holiday Let, and enough land either side of the road that is more than suitable for the purpose rather than having to use traffic management to effect road users in this way.

The Legal Services Manager read out a statement by Mr Gerwyn Jones who had previously registered to speak at the meeting but was unable to attend.

The statement by Mr Jones was as follows:-

The purpose of this planning application is to agree and approve minor changes to what has already been approved under application number FPL/2019/212 , to convert an outbuilding at Chwarleau, Brynsiencyn into holiday accommodation.

The minor changes to this application include fitting two French doors instead of windows, changes to the small extension and to move the location of the parking spaces. As well as this, we are looking for approval on the location of the passing area which was built before agreeing on its location with the highways department as was noted under condition 6 of the original application FPL/2019/212. As the planning officer has noted in the report, they have no concerns regarding the changes to the building and the highways department have also confirmed that they have no concerns with re-locating the parking spaces nor to the location of the passing area as it has been built. Therefore, the Officer proposes that this application should be permitted and we are asking you to agree.

A few objections to the application have been noted: Specifically the location of the passing area, but as I have referred to already, the highways department have no concerns with its location. Objection has also been raised in relation to the status of the road – if it is a private or adopted road, as noted by the Officer, this is not a planning issue and this should not influence the application. To finish, we remind you that permission to convert the outbuildings to holiday accommodation has already been approved back in 2019 so, considering the recommendations of the Planning Officer and the Highways Department, we ask you to approve this application before you today as recommended by the Officer and based on planning issues only.

The Planning Development Manager reported on the main planning consideration as noted within the report and referred to the amendments to the

application as regards to passing place, parking arrangements and amendments to the building. The Planning Development Manager referred to the passing place and noted that Condition (06) of the previous permission required the applicant to provide details of the construction and location of a passing place prior to the commencement of work on site. The passing place was completed without discharging the condition. The passing place 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 place that has been constructed. He further referred that the parking arrangements has been amended where cars will park in front of the outbuilding instead of within the curtilage of the property Chwarelau. The Highways Authority has confirmed that they are satisfied with the new parking arrangements. The Planning Development Manager further referred to the amendments to the building as can be seen within the written report and he noted that it is considered that the amendments are acceptable and would not have a negative impact upon adjacent residential properties. He further referred to the objections in respect of the application and said that the Highways Authority has confirmed that they are satisfied with the passing bay that has been constructed and the new parking arrangements and therefore the Planning Authority accepts this professional advice. The recommendation is of approval of the application.

Councillor John I Jones, a Local Member said that the car park for this development in the original application was behind the holiday accommodation which was convenient for vehicles to be able to manoeuvre on the site and to leave the site on the single track road. The original car space is within the property's boundary. Councillor Jones referred to the Planning Policies as regards to this application and questioned as to why planning policy TWR 2 had not been considered as regards to the quality of the parking provision on site. He considered that the amended application before the Committee is unsuitable for a narrow, single track road with agricultural vehicles using this road. Within the original application were a safe turning point was acceptable for road safety in this area. The Planning Management Manager responded that the Planning Authority is depended on comments from the Highways Authority as to highway and parking safety and as noted within the written report to the Committee the Highways Authority is satisfied with the amended application for this application.

Councillor John I Jones referred to the location of the passing place that has been created contrary to the original application which is around 50 metres from the original location. The passing place is on a blind bend in the road with large vehicles unable to view what is coming towards them on the road. Condition (06) on the original application required the applicant to provide details of the construction and location of a passing place prior to the commencement of work on site. TAN 18 refers to the required visibility required and he noted that the location of the passing place on the original application was located on a safer location on the road. The Development Management Engineer (Highways) responded that discussions have been undertaken with the Traffic and Parking Officers as regards to this application with regards to passing place and parking provision on site and the conclusion was that there is a lack of

sufficient evidence to objected to the application and the location of the passing place.

Councillor K Taylor referred that the applicant has ignored the requirement of locating the passing place in the original location and is contrary to Condition (06). The Planning Development Manager responded that the application is a retrospective application before the Committee as regards to the location of the passing place.

Councillor Robin Williams said that retrospective application are acceptable within planning law but it is frustrating when such application are before the Planning and Orders Committee. He proposed that the application be approved in accordance with the Officer's recommendation. Councillor T LI Hughes MBE seconded the proposal of approval.

Councillor John I Jones proposed that the application be refused contrary to the Officer's recommendation. Councillor Ken Taylor seconded the proposal of refusal.

Following the vote of 6 for refusing the application and 4 for approval :-

It was RESOLVED to refuse the application contrary to the Officer's recommendation due to concerns as regards to the location of the passing place and parking on site.

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

7.2 HHP/2021/303 – Full application for the demolition of existing garden room together with the erection of a home office/gym in lieu at Pant y Bwlch, Llanddona

The application was presented to the Planning and Orders Committee of a Local Member on behalf of the Llanddona Community Council. At the meeting held on 6 April, 2022 the Committee resolved that a virtual site visit be undertaken to application site. The virtual site visit subsequently took place on 15 June, 2022.

Councillor Margaret M Roberts, a Local Member said that this application site is within a sensitive area and is seven time the size of the current existing garden room. She noted that the proposal will change the appearance and character of the coastline and will become a dwelling with numerous glass windows which will result in light pollution in a dark skies area. Councillor Roberts said that approving the application would set a precedent for further applications and she asked the Committee to consider the implications of approving such an application.

Public Speaker

Ms Elenor Carpenter from Cadnant Planning, in support of the application said that the existing building is currently used as a garden room and the new building will be used for similar purposes by the applicant who owns and lives at Pant y Bwlch. The garden and curtilage of Pant y Bwlch is approximately 10 acres and the site is located within the Area of Natural Outstanding Beauty.

Considering the site's sensitive location within the landscape, detailed consideration has been given to the proposed design and materials to ensure that the proposal will not be detrimental in terms on landscape and visual effect. The existing timber building is dated and has seen better days and so the proposal is for the erection of a new building in lieu. It is accepted that the proposed building is larger than the existing building but this is in order to meet the applicant's needs to provide two offices and a fitness room. However, the proposed building will not include the decking that is currently attached to the existing room. The proposed materials reflect the rural location of the site with timber cladding and timber doors and windows, along with zinc roof. Windows will cover the front elevation facing Red Wharf Bay and in order to reduce light transmission the applicant is happy to accept condition number 3 proposed by the officers. The building will be located 2.5km from Red Wharf Bay. The building, along with the dwelling of Pant y Bwlch, is located within Pentraeth Forest where there are buildings scattered along the bank facing Red Wharf Bay and Llanddona Beach. The site is surrounded by the high mature trees and shrubs of Pentraeth Forest. The Council's Landscape Consultant and officers do not have any objections on be basis of visual impact.

There is a footpath that runs through the garden of Pant y Bwlch and discussions have been held with the Rights of Way Officer and a revision has been made to ensure that the unit does not cut across the footpath as noted in the Council documents. There is no longer any objection in terms of effect on public footpaths.

The Planning Management Manager reported that the main planning consideration is the design and scale of the proposal at its location is within the AONB of the rural coastal area of Llanddona/Pentraeth Forest. Concerns have been raised with regards to the design of the proposal and whether the alterations are considered an overdevelopment of the site as proposed garden room is larger than the existing garden room on site. The proposal is considered an improvement on the existing garden room/she which is in a current state of disrepair with high quality durable materials chosen for the new proposed garden room. The modern design and material choices of the proposal are considered acceptable as it is in keeping with the character of the other new modern high quality developments within the locality. 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 current appropriate glazing is to be put in place to protect the dark skies and avoid light pollution 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. It is considered that the proposed design compliments and

enhances the character of the existing property in line with Policy PCYFF3 and AMG1 of the Joint Local Development Plan.

Councillor R LI Jones said that he had concerns as to the proposed development due to the location of the site within a dark skies area and such areas needs to be protected.

Councillor Robin Williams proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

Councillor R LI Jones proposed that the application be refused. There was no seconder to the proposal of refusal.

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

7.3 FPL/2021/61 – 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 Tyddyn Dai, Pentrefelin, Amlwch

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 6th April, 2022 the Committee resolved virtual site visit be undertaken to application site. The virtual site visit subsequently took place on 15 June, 2022.

Councillor Aled M Jones, a Local Member, said that he hoped that it was evident on the site visit that the roads leading to this site is narrow; the roads in the area are also very narrow. He noted that local concerns have been expressed that due to the number of proposed development on the site it will generate an increase in the traffic travelling on these roads. Councillor Jones wished to highlight that there are two entrances to this site. He considered that this proposed application is an overdevelopment of the site and is not sustainable as it is a distance from the nearest bus stop and local amenities.

The Planning Development Manager reported the application is 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. He said that Planning Policy TWR2 is relevant in respect of this development as it refers to holiday accommodation and proposals will be permitted provided that they are of 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. It is considered that this proposed development conforms with Criterion ii. Criterion iv notes that the proposal is not sited within a primarily residential area or does not significantly harm the residential character of an area. 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. However, Paragraph 4.6.5 states that when assessing whether or not there is an over-provision of holiday accommodation, the following should be considered – Quality 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%. In most recent council tax data shows tha the population of second homes and self-catering holiday accommodation in the Amlwch area is 8.64%. The proposal is therefore considered to accord with the provisions of criterion v policy TWR2 of the Joint Local Development Plan.

The Planning Development Manager further reported that a structural report has been submitted with the application and the Local Planning Authority 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 paragraph 3.2 of TAN 23 and the guidance contained in the SPG. He further said that the Highways Authority has been consulted on the proposal which includes improvements to the existing access and the provision of a new passing place. The Highways Authority have concluded that given the scale of the development, 2 x 1 bed holiday unit and an annexe, it is considered 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 passing 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.

Councillor R LI Jones said that he considered that the road leading to the site will cause problems as the road is narrow and the approval of the application will cause further traffic issues in the area. The Planning Development Manager responded that the Highways Authority has visited the site and have not raised objections as it is unlikely that there will be significant increase in traffic in the area. The applicant has afforded a passing place which will be a gain in this respect.

Councillor Aled M Jones, Local Member said there is a suggestion that the height of the high boundary walls are to be reduced, he wished to raise that there are a number of dwellings in close proximity to the site and there will be the creation of 4 houses on the site if the application was to be approved and it can create a mini housing estate. He questioned if the land for the proposed

passing place was in the ownership of the applicant. The Planning Development Manager wished to clarify that the proposal is for 2 annexes on site He referred that the passing place is further down the road from the site towards Pentrefelin and this would be a matter for the applicant and the landowner to discuss. The required Certificates have been submitted with the application from the planning perspective.

Councillor Liz Wood and a Local Member said there are parking issues in Pentrefelin and when school buses need to access the road to Pentrefelin.

Councillor T LI Hughes MBE proposed that the application be approved and Councillor Robin Williams seconded the proposal of approval.

Councillor R LI Jones proposed that the application be refused and Councillor Liz Wood seconded the proposal of refusal.

Following the vote of 9 for the approval of the application and 2 for the refusal of the application:-

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

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 FPL/2021/243 – Full application for amended plans for the erection of a dwelling previously approved under planning permission reference 24C268/DA at Ty Ni, Plot 1, Glan Llyn, Cerrigman, Amlwch

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

The Planning Development Manager reported that outline planning permission was originally granted for the development of this plot in September 2018, the application was subsequently renewed twice in 2011 and 2015 and reserved matters approval was granted in March 2018 under reference 24C268J/DA. The development has commenced and is at an advanced state of construction. The development which is being undertaken is that which forms the subject of this application i.e. it includes the rear sun room and detached garage which did not form part of the original reserved matters approval. Notwithstanding that the development being constructed

includes the sun room and garage, it otherwise accords with the original approved plans. Consequently, it is considered that the approved development has been implemented and constitutes a valid fallback position. The application is contrary to Policy TAI 6 of the Joint Local Development Plan, nevertheless a fallback position exists as the site benefits from an extant permission which has been implemented with the dwelling now being at an advanced state of construction. The recommendation was of approval of the application.

Councillor Liz Wood proposed that the application be approved and Councillor Robin Williams 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 were considered by this meeting of the Planning and Orders Committee.

12 REMAINDER OF APPLICATIONS

12.1 FPL/2021/267 – Full application for the erection of holiday lodge together with associated works at Plot 13, Pentre Coed, Menai Bridge

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

Councillor Alun Mummery, a local member, requested that a site visit be conducted as the original application was submitted in 2010. He noted that there are local concerns as regards to the application.

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

12.2 FPL/2022/7 – Full application for the redevelopment of existing caravan park to accommodate static caravans, and extension to site to accommodate touring caravans, together with the erection of a toilet/shower block at Mornest Caravan Park, Pentre Berw

Councillor Alwen Watkin declared that she had been approached by the applicant's in respect of application 12.2.

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

Councillor Alwen Watkin, a local member, as part of the application is recommended for refusal and the part is recommended for approval. She noted that it would be advantages for the Committee to view the site.

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

12.3 FPL/2021/317 – Full application for the demolition of an existing three-storey building comprising two residential flats and ground floor ancillary residential storage and the construction of a replacement three storey building comprising two flats and a 10 room hotel with associated ground floor restaurant and water sports facility for guests and associated car parking at Cumbria and High Wind, High Street, Rhosneigr

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

Councillors Geraint Bebb and Ken Taylor requested that a site visit be undertaken to the site due to concerns as regards to overdevelopment of the site and parking and access issues.

Councillor Neville Evans, a local member, also requested that a site visit be undertaken to the site due to concerns expressed by the Llanfaelog Community Council as regards to this proposed development.

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

12.4 FPL/2021/349 – Full application for the creation of a private equestrian menage together with the change of use of agricultural land into an all year camping site at Caerau, Llanfairynghornwy

The application was presented to the Planning and Orders Committee at the request of a local member. Councillor Llinos Medi requested a site visit on account of local concerns that the scheme is overdevelopment of the site and highways issues.

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

12.5 FPL/2022/63 – Full application for the change of use of existing storage shed into a food and beverage sales kiosk for ice cream, waffles and soft drinks at Ocean's Edge, Lon Isallt, Trearddur Bay

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

The Planning Development Manager reported that the kiosk will be a subservient element to the existing restaurant on site. The proposed kiosk will have a floor area of 13m² which is considered to be minor in scale. Due to the minor scale of the unit, it is not considered that the scale of the generated business would be of such an extent that would significantly harm nearby

village shops and other businesses. The access arrangements will be as the existing arrangements for Oceans Edge. It is considered that the proposal conforms with policy MAN 6 of the Joint Local Development Plan.

Councillor Dafydd R Thomas, a local member, said that he considers that there is no existing storage unit on the site and therefore there is no building to adapt into a food and beverage sale kiosk. He referred that there currently ice cream and burger vans near the site and approval of this application could have an effect on these businesses. The kiosk will be in a prominent position at the front of the Ocean's Edge in Trearddur Bay. The Planning Development Manager responded that land use is considered by the Planning Authority and competition with other businesses is not a planning issue. He noted that the applicant could sell the items from the Ocean's Edge facility and the proposal is a minor scale kiosk on the site.

Councillor T LI Hughes MBE questioned whether discussions have undertaken with the Highways Authority as regards to this application. He said that there is already traffic issues on the highway near this site and approving this application could cause further traffic issues. He noted that the RNLI station is near the site that could cause issue for the launch of the lifeboat. The Planning Development Manager responded that the Highways Authority has been consulted with no concerns being raised as regards to this application.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation. Councillor Liz Wood seconded the proposal of approval.

Councillor Dafydd Roberts proposed that the application be refused the application as he considered that the application would have an effect on other businesses in the area. Councillor Alwen Watkin seconded the proposal of refusal.

Following the vote of 6 for the approval of the application and 5 for the refusal of the application :-

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

12.6 MAO/2022/11 – Minor amendments to scheme previously approved under planning permission FPL/2019/341 so as to amend soft landscaping at Llaingoch Primary School, South Stack Road, Holyhead

(Councillors Glyn Haynes and Ken Taylor declared a personal interest in respect of this application).

(Having declared a personal and prejudicial interest in the application, Councillor Liz Wood withdrew from the meeting during discussion and voting thereon).

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

The Planning Development Manager reported that the application is to vary the landscaping scheme on site. It is apparent that the works at the site are at an advance stage of the development and it is therefore considered that the site benefits from an implemented permission and consequently a fall-back position under planning permission reference FPL/2019/341. The landscape specialist has been consulted upon the application and is of the view that existing screening/trees has been maintained and enhanced on one elevation. It is therefore considered that the proposed amendments are compliant with PCYFF 4 of the Joint Local Development Plan. The SPG Design Guide provides guidance on recommended distances between existing and proposed dwellings. The impact of the amenities of nearby dwellings was considered as part of the original consent. Due to the distance between dwellings together with proposed mitigation measures such as boundary fences, it is not considered these changes will result in any of the proposed properties having a detrimental impact upon existing dwellings as a result of these changes.

Councillor R LI Jones raised concerns that the proposal is to reduce the landscaping of the site and the planting of trees and proposed that the application be refused contrary to the Officer's recommendation. Councillor Geraint Bebb seconded the proposal of refusal.

Councillor Robin Williams proposed that the application be approved and Councillor Ken Taylor seconded the proposal of approval.

Following the vote of 7 for the approval of the application and 2 for the refusal of the application :-

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

12.7 FPL/2022/65 – Full application for the retention of HGV parking area and associated works for a temporary period of 12 months at Plot 9 (Eastern Half), Parc Cybi, Holyhead

The application was presented to the Planning and Orders Committee as the proposed development forms part of the Brexit arrangement to ensure that HGV's can be safely stacked which addresses local concerns linked to the lack of parking facilities available within the area following the closure of the Road King facility. The application addresses wider issues and concerns that Officers consider should be considered by the Planning and Orders Committee.

The Planning Development Manager reported that the proposal is for the retention of the HGV parking area and associated works for a 12 month period

from the date of any permission being awarded. The proposal seeks a 12 month temporary permission to allow a reasonable time to establish a permanent solution for the Welsh Government's proposed Border Control Post for the whole of Plot 9 at Parc Cybi, Holyhead. Plot 9 has been selected primarily due to the site's strategic location and ease of access to existing nearby infrastructure. The facility would act as a location to safely stack HGV's and would not inconvenience the local residents and businesses in the area. Since 2021 the facility has operated with spaces for 133 HGV's parking bays, 24 hours a day, 7 days a week. Staff welfare facilities, which includes toilets and a small office/canteen are provided in a temporary 'portakabin' type units. He further said that extensive consultation has been undertaken between the Planning Authority and Welsh Government together with statutory consultees to assure that the development does not have a detrimental effect on local amenities. Mitigation measures being proposed will ensure that the development does not have a detrimental impact upon sensitive receptors including amenity of neighbouring properties and highway safety.

Councillor Dafydd R Thomas, a local member, said that there has been a problems in the area with HGB's parking at the parking facilities of local supermarkets in Holyhead. Neighbouring properties amenities have been affected due to light pollution and refrigeration noise from the HGV's. He noted that Welsh Government and HMRC needs to consider necessary facilities for the drivers of the HGV's as there has been a loss of the Road King facility at the Parc Cybi site.

Councillor T LI Hughes MBE and a local member, said that agreed with the comments of his fellow local member with regards to the application. He expressed that conditions needs to be adhered to assure that the local amenities of neighbouring properties are not affected by this development.

Councillor Ken Taylor proposed that the application be approved in accordance with the recommendation and conditions within the Officer's report. Councillor Liz Wood 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.

12.8 FPL/2021/266 – Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to Garreglwyd Road, Holyhead

The application was presented to the Planning and Orders Committee at the request of a Local Member due to local concerns as regards to highways safety, overdevelopment of the site and appearance in the locality. Councillor R LI Jones requested a site visit for these reasons.

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

12.9 VAR/2022/20 – Application under Section 73 for the variation of condition (01) (Building removal and land restored to former condition before 01/04/22) of planning permission reference FPL/2021/220 (Temporary prefabricated building) so that the building can remain on site until 31/01/23 at Canolfan Addysg y Bont, Cildwrn Road, Llangefni

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

The Planning Development Manager reported that the application is under Section 73 for the variation of condition (01) (Building removal and land restored to former condition before 01/04/22) of planning reference FPL/2021/220. The portacabin on site is required due to essential extensive maintenance work on the roof at Canolfan Addysg y Bont. As a contingency the portacabin has been placed on the land temporarily to allow pupils to continue to access learning through as much as face to face as possible. The previous permission has lapsed since 1 April, 2022. However, due to extensive work to the roof taking longer than expected the application submitted requests an extension to the temporary permission until 31 January, 2023.

Councillor Liz Wood proposed that the application be approved and Councillor Alwen Watkin 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.

12.10 FPL/2021/160 – Full application for change of use of residential dwelling (Class Use C3) into Hot Food Takeaway Business (Class Use A3) together with alterations to building and alterations to vehicular access at Bryn Bela, Lon St Ffraid, Trearddur Bay

The application was presented to the Planning and Orders Committee at the request of a Local Member due to traffic and parking issues. Councillor T LI Hughes MBE requested a site visit for these reasons.

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

12.11 TPO/2022/8 – Application for works to trees protected by a Tree Preservation Order on land adjacent to 12 Brig y Nant, Llangefni

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

The Planning Development Manager reported that 12 Brig y Nant, Llangefni has a boundary with the Dingle Woodland and the tree subject to the application is a mature ash overhanging the rear garden. The works are of a minor nature and limited to the removal of a single limb on the garden boundary.

Councillor Ken Taylor proposed that the application be approved and Councillor Liz Wood seconded the proposal of approval.

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

12.12 OP/2021/10 – Outline application for the erection of 10 dwellings with associated access, internal access road and parking together with full details of access and layout at land adjacent to Tyn y Ffynnon, Llannerchymedd

(Having declared a personal and prejudicial interest in the application, Councillor Llinos Medi, whilst not a member of Committee, withdrew from the meeting)

The application was presented to the Planning and Orders Committee at the request of a Local Member due to traffic issues and overflow parking at the Station in Llannerchymedd. Councillor Jackie Lewis requested a site visit for these reasons.

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

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

Councillor John I Jones declared that he had been approached by the applicant's representatives in respect of application 12.13.

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

Public Speaker

Ms Sioned Edwards, Cadnant Planning, in support of the application, said that the application is being re-submitted to the Committee after the Committee discussed the application in September. The former committee decided that the application should be discussed following 2 appeal decisions back in August last year. She said that the applicant purchased the property with planning permission already granted for converting the outbuilding into a dwelling and constructing a new garage (originally approved in August 2016, and an amended version in January 2018). The applicant assumed (as you

would) that the permission given was a robust decision and that the application had been thoroughly assessed by the Local Planning Authority and was accurate before a decision was made. However, it became apparent that the plans and Structural Survey presented with the application contradicted each other. Consequently, the applicant has unknowingly purchased the property with planning permission that cannot be implemented. The first thing that the applicant did before undertaking any work was to contact and meet with planning officers to highlight the problems and the difficulties. Discussions continued for many months. The Authority's failure to give due consideration to the implications of the recommendations of the Structural Survey has led to giving ambiguous permission that is open to interpretation. The applicant has invested time and money here, and now he has to consider a way forward to avoid a considerable financial loss resulting from circumstances beyond his control. The application in front of you is for a new holiday unit. The Council has raised concerns about the sustainability of the site's location; however, there are existing holiday cottages opposite the site. So why is this site not sustainable? What is different? Officers have disregarded the relevancy of the two appeals in Bryndu and Bodorgan, as they were conversions rather than new holiday units. However, the Council's reasons for refusing, and the basis of the inspector's decision, related specifically to the sustainability of the locations. Therefore, they are comparable to Bryn Gollen. There have been similar cases in the past, such as an application in October 2018 to build a new holiday unit at Tai Hirion, Rhoscefnhir. This application was approved by the Council and the situation in Bryn Gollen is considered to be exactly the same. She ask you as members of the committee to consider the extensive background that has led to the current application and it is hoped that the Committee can support the applicant's attempt to find a suitable use of the site that can be supported under policy TWR 2 of the Local Development Plan.

The Planning Development Manager reported on the main considerations of the application as can be seen within the Officer's written report. Planning permission reference 25C259B/VAR was granted for conversion of a building into a dwelling on the site. Following a complaint and investigation, a planning enforcement notice was issued in January 2020 alleging that the building to be converted had been demolished and that a new building was being erected. The enforcement notice was appealed, the appeal was dismissed by the Planning Inspectorate. The Inspector concluded that the permission was for a conversion with minimal new-build, but the structure on site was a completely new-build which had not been given permission. An application was submitted to the Planning and Orders Committee on 7 July, 2021 for the retention of the existing structure and continuation of works for the erection of a new holiday unit together with associated works on land at Bryn Gollen Newydd, Llanerchymedd however the application was refused. The proposal is a new build holiday unit situated in an open countryside location. The proposal conflicts with Policies TWR 2, PCYFF 1 and PCYFF 2 of the Joint Local Development Plan. The site is not located within a sustainable location and the proposal would be highly dependent on private care use. The development therefore conflicts with Policy PS4, PS5, TWR 2, TAN 18.

Councillor Ken Taylor proposed that the application be refused in accordance with the Officer's recommendation. Councillor Geraint Bebb seconded the proposal of refusal of the application.

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

13 OTHER MATTERS

13.1 DEM/2022/3 – Application to determine whether prior approval is required for the demolition of garages at Ffordd Corn Hir, Pennant, Llangefni

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

The Planning Development Manager reported that the application is made to demolish three blocks of domestic type semi-dilapidated vehicular garages at Ffordd Corn Hir, Pennant, Llangefni. The garages have become surplus to requirement and do not lend themselves to redevelopment and have fragile asbestos roofs.

Councillor Robin Williams proposed that the application be approved and 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 within the written report.

**COUNCILLOR NEVILLE EVANS
CHAIR**

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PLANNING SITE VISITS

Minutes of the Virtual meeting held on 15 June, 2022

- PRESENT:** Councillor Neville Evans – Chair
Councillor Glyn Haynes – Vice-Chair
- Councillors Trefor Ll Hughes MBE, John I Jones, Robert Ll Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor, Alwen Watkin, Liz Wood.
- Councillor Nicola Roberts – Portfolio Holder for Planning.
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Team Leader – Planning (application 1) (GJ),
Senior Planning Officer (application 3) (JR),
Planning Officer (application 2) (HR),
Development Management Engineer (Highways) (IH),
Committee Officer (MEH).
- APOLOGIES:** Councillor Geraint Bebb.
- Councillor Aled M Jones (Local Member – application 3)
- ALSO PRESENT:** Local Members : Councillors Carwyn Jones and Alun Roberts (application 2)
-

1. FPL/2021/370 – Full application for amendments to planning permission FPL/2019/212 for the conversion of the outbuilding into holiday let accommodation at Chwarelau, Brynsiencyn

A video of the application site and access road to the site was shown to the Members together with the site plan and the retrospective passing place.

2. HHP/2021/303 – Full application for the demolition of existing garden room together with the erection of a home office/gym in lieu at Pant y Bwlch, Llanddona

A video of the location of the existing garden room, the property and site location was shown to the Members.

3. FPL/2021/61 – 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 Tyddyn Dai, Pentrefelin, Amlwch

A video the application site and access road to the site together with the immediate neighbouring properties to the site were shown to the Members. Members viewed the outbuildings that is proposed for conversion located on the site. The boundary walls and trees and hedgerows that is proposed to be reduced in size was also viewed by Members.

**COUNCILLOR NEVILLE EVANS
CHAIR**

PLANNING SITE VISITS

Minutes of the Virtual meeting held on 29 June, 2022

PRESENT: Councillor Neville Evans – Chair

Councillors Geraint Bebb, Trefor LI Hughes MBE, John I Jones, Robert LI Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor, Alwen Watkin, Liz Wood.

IN ATTENDANCE: Planning Development Manager (RLJ),
Lead Case Officer – Major Projects (applications 4 & 7)(IWJ)
Team Leader – Planning (applications 1 & 8) (GJ),
Senior Planning Officer (application 2) (JR),
Senior Planning Officer (applications 3, 5 & 6) (SH),
Senior Engineer (Traffic & Parking) (AR),
Committee Officer (MEH).

APOLOGIES: Councillor Glyn Haynes, Robin Williams.

ALSO PRESENT: Local Member : Councillors Douglas Fowle (application 4); Dyfed Jones and Alun Mummery (application 2); Llio Angharad Owen (application 8); Llinos Medi (application 5); Paul Ellis and Dylan Rees (application 1)

-
1. **FPL/2021/361 – Full application for the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to Ysgol y Graig, Llangefni**

A video of the application site and access road to the site was shown to the Members. Site location of the proposed foundation phase together with additional parking facilities at Ysgol y Graig, Llangefni

2. **FPL/2021/267 – Full application for the erection of holiday lodge together with associated works at Plot 13, Pentre Coed, Menai Bridge**

A video of the current site was shown to the Members together with the development that exists on the site. The access road and neighbouring property was also shown.

3. **FPL/2022/7 – Full application for the redevelopment of existing caravan park to accommodate static caravans, and extension to site to accommodate touring caravans, together with the erection of a toilet/shower block at Mornest Caravan Park, Pentre Berw**

A video the application site and access road to the site together with the immediate neighbouring properties to the site were shown to the Members. The two parts of the application was discussed as regards to the redevelopment of the existing caravan park and the extension to the site to accommodate touring caravans and associated works on site.

4. **FPL/2021/317 – Full application for the demolition of an existing three-storey building comprising two residential flats and ground floor ancillary residential storage and the construction of a replacement three storey building comprising two flats and a 10 room hotel with associated ground floor restaurant and water sports facility for guests and associated car parking at Cumbria and High Wind, High Street, Rhosneigr**

A video of the application site and the plans for the development were shown to the Members. The site location of the proposed development and neighbouring property was viewed together with the access to the site.

5. **FPL/2021/349 – Full application for the creation of a private equestrian menage together with the change of use of agricultural land into an all year camping site at Caerau, Llanfairynghornwy**

A video of the road towards the site was shown to the Members of the Committee together with the site location of the proposed camping site together with the application to create of a private equestrian menage on site. The access to the site was also shown to the Members.

6. **FPL/2021/266 – Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to Garreglwyd Road, Holyhead**

A video of the application site and road leading to the site was shown to the Members of the Committee. The access to the site was shown together with the location of neighbouring properties to the site.

7. **FPL/2021/160 – Full application for change of use of residential dwelling (Class Use C3) into Hot Food Takeaway Business (Class Use A3) together with alterations to building and alterations to vehicular access at Bryn Bela, Lon St Ffraid, Trearddur Bay**

A video of the application site and the highway in front of the property was shown to the Members of the Committee. The access to the site was shown together with the location of neighbouring properties.

8. **OP/2021/10 – Outline application for the erection of 10 dwellings with associated access, internal access road and parking together with full details of access and layout at land adjacent to Tyn y Ffynnon, Llannerchymedd**

(Councillor Llinos Medi had declared an interest in this application and was not presented during discussion of the application)

A video of the application site and the highway near the site was shown to the Members of the Committee. A video taken by a Local Member was shown during the evening showing the parking issues near the site. The access of the site was shown to the Committee.

**COUNCILLOR NEVILLE EVANS
CHAIR**

Planning Committee: 06/07/2022

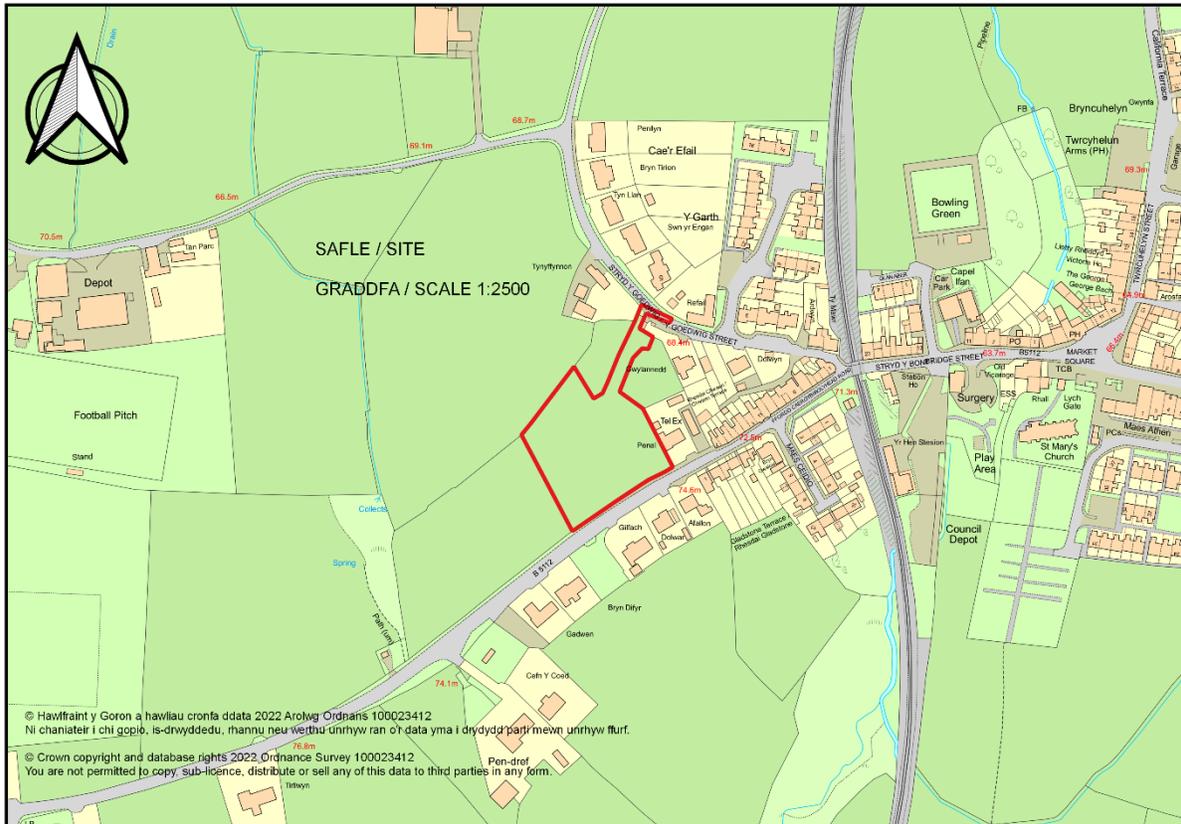
7.1

Application Reference: OP/2021/10

Applicant: Mr and Mrs John and Heulwen Thomas

Description: Outline application for the erection of 10 dwellings with associated access, internal access road and parking together with full details of access and layout at

Site Address: Land adjacent to Tyn y Ffynnon, Llannerch-y-medd,



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

Recommendation: Permit

Reason for Reporting to Committee

Called in by former Councillor John Griffith due to the concerns of residents and community council members about the likely loss of expedited parking.

The planning application was presented to the planning and orders committee on the 15th June, 2022 where members requested a site visit. The site visit has taken place on the 29th June, 2022 and the members are now aware of the site and its settings.

Proposal and Site

The site is currently vacant agricultural land, with an existing agricultural access off the B1152 which runs along the south-east boundary of the site. The site can also be accessed off Goedwig Street which runs along the north-east boundary of the site.

To the north-west and west of the site are open agricultural fields. To the east of the site are residential dwellings, and another two residential properties to the north. To the north-east of the site is a parcel of land with extant planning permission for two dwellings (ref: 25C196B and 25C196C/DA).

The application site is included within the development boundary of Llanerchymedd, with the majority of the site allocated for housing.

This application is for Outline Planning Permission to secure matters of access and layout only at this stage. A subsequent application(s) will be required for matters relating to landscaping, scale and appearance of the development proposed.

The application relates to a residential scheme comprising of 10 dwellings, creation of an access, internal access road and parking. The proposed dwellings would comprise of the following mix:

- 1x six-person, four-bed house;
- 2x four-person, two-bed houses;
- 5x five-person, three-bed houses; and
- 2x five-person, three-bed bungalows.

Two of the dwellings listed above would be affordable dwellings and the remainder would be open market dwellings.

The proposed access into the development would be located off the main road; the B1152 that runs along the south-east boundary of the site.

The initial submission provided 21 car parking spaces. Subsequent amendments were made to the scheme following objections received. These amendments along with Officers assessment of the scheme is provided below.

Key Issues

In total, three objections were received (2 letters, and 3 online comment) with regard to the application. The main concerns are outlined below.

Objections:

- Concerns over impact on capabilities of drainage system in area.
- Loss of, and impact on parking available to existing residents.
- Impact on local resident's amenities – including loss of light / overbearing development.

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture

Strategic Policy PS 2: Infrastructure and Developer Contributions

Policy ISA 1: Infrastructure Provision

Policy ISA 5: Provision of Open Spaces in New Housing Developments

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 2: Parking Standards

Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 6: Water Conservation
 Policy TAI 3: Housing in Service Villages
 Policy TAI 8: Appropriate Housing Mix
 Strategic Policy PS 18: Affordable Housing
 Policy TAI 15: Affordable Housing Threshold & Distribution
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities
 Supplementary Planning Guidance - Affordable Housing (2004)
 Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)
 Supplementary Planning Guidance - Parking Standards (2008)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	Requested application be heard at Planning Committee.
Cynghorydd Kenneth P. Hughes	No response to date
Cynghorydd Llinos Medi Huws	No response to date
Cyngor Cymuned Llanerchymedd Community Council	Objection received. - Whilst unanimous support was noted for the application in principle, considerable concern was expressed about the increase in traffic. The traffic/parking situation from Bridge Street, via Gladstone Terrace / Maes Ceidio to the end of Holyhead Road creates serious problems in this area. - Concerns were also raised with regard to the potential use of the Station Car Park to help off-set parking concerns, which is noted as being in private ownership (not the IoACC).
Priffyrdd a Trafnidiaeth / Highways and Transportation	Request to increase the number of parking spaces. Discussions have been ongoing and parking has increased to include 22 parking spaces, 6 visitor parking spaces and the site boundary has been changed to allow an additional 6 on-street parking spaces.
Ymgynghorydd Ecologol ac Amgylcheddol / Ecological and Environmental Advisor	No comments received.
Iechyd yr Amgylchedd / Environmental Health	Request for Conditions / Informatives to be added to any approval.
Draenio Gwynedd / Gwynedd Drainage	No comments received

Dwr Cymru/Welsh Water	No objection following amendments to scheme. Conditions & Informatives to be added to any approval.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments received.
Gwasanaeth Addysg / Education Service	No objection – financial contribution requested.
Strategol Tai / Housing Strategy	No objection. Comments received - these are considered further in Chapter 6 (Main Planning Considerations) below.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No objection. Comments received - financial contributions requested.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection. Noted that bats were not indicated to use the site.
Bwrdd Iechyd Betsi Cadwaladr Health Board	No comments received.

Pre-Application Consultation (PAC)

The scheme consulted upon at PAC was for a larger scheme of 16 dwellings, on a site that was larger than, but included the current application site. Following feedback received from Welsh Water, the scheme was amended to this proposed outline planning application for 10 dwellings.

Comments were also provided by the Councils Highways Officers noting concerns over vehicles parking along the B1152 (Holyhead Road) adjacent to the application site. Officers recommended that the development would need to provide space to overcome the parking lost along the frontage of the site as a result of the development. It was considered that the application would increase the volume of traffic along this part of the B1152, which could exacerbate the existing situation to the detriment of highway convenience and safety.

Relevant Planning History

LUP/2020/6 - Application for a certificate of proposed use or development in relation to a material start having been made on permission 25C196C/DA thus safeguarding the consent on land to rear or - Telephone Exchange, Llanerchymedd - Caniatáu / Permit

HHP/2021/40 - Full application for alterations and extensions at - Penal, Ffordd Caergybi / Holyhead Road, Llanerchymedd - Caniatáu / Permit

PAM/2019/23 - Pre-application advice for the erection of 16 dwellings, with associated access, internal access road, parking and landscaping at - Tir ger/land at Tyn Ffynnon Llanerchymedd - [object Object] - Barn wedi'i roi / Advice Given

25C196C/DA - Application for reserved matters for the erection of 2 dwellings together with the construction of a vehicular access on land to the rear of - Telephone Exchange, Llanerchymedd

25C196B - Application under Section 73 for the variation of condition (02) from planning permission reference 25C196A (outline application for the erection of two dormer bungalows and alterations to the existing vehicular access) so as to allow a further three years to submit the reserved matters on land adjacent to Telephone Exchange, Llanerchymedd.

Main Planning Considerations

Principle of Development

The Joint Local Development Plan (JLDP) identifies Llanerchymedd as a Service Village under Policy TAI 3. This Policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy.

This site lies within the Llanerchymedd development boundary and represents the T56 housing allocation which is land allocated as a housing site in the Plan as well as additional land not allocated but within the development boundary. It is considered that the principle of the provision of a residential development on this part of the site has already been assessed and considered appropriate as part of the JLDP.

Policy TAI 3 estimates that the number of dwellings to be provided on the allocated site T56 is 17 dwellings. Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The application site does not however include the entirety of the allocated housing site.

The site is approximately 0.47 hectares in size. The provision of 10 dwellings on a site of this size would result in a development with a lesser density than 30 housing units per hectare. As a result, Officers must consider local circumstance or site constraints that have dictated a lower density.

The original scheme for this site was for 16 residential units (which would have achieved the necessary density target). However, feedback received at the PAC stage from Dŵr Cymru / Welsh Water showed that the proposed development for 16 dwellings would overload the existing Waste Water Treatment Works. Following this consultation response, the scheme has been reduced to 10 dwellings (which could be accommodated by the Waste Water Treatment Works), and as a result, the application site area was reduced accordingly.

In considering the proposals against Policy TAI 3 and Criterion (3) within Policy PCYFF 2; with the requirement for an internal access road designed to an adoptable standard, the mix of housing and the parking provision to serve the dwellings along with drainage requirements, it is considered that the density of development is appropriate.

Welsh Language

In line with Strategic Policy PS1, a Welsh Language Statement has been submitted with the application. In considering this application, Criterion 3 through to 5 of Policy PS1 are of relevance to the proposal.

Criteria 3 notes that applications will be refused where they would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms. Regard must also be had to the requirements set in Appendix 7 of the Councils SPG: Maintaining and Creating Distinctive and Sustainable Communities.

In assessing the Welsh Language Statement against those requirements, Council Officers are satisfied that the methodology questions have been answered in full, and that the analysis and conclusions based on the cumulative information submitted is reasonable given the scope of the proposal.

It is noted, in regard to Criterion 4, that any advertising/branding signage within the public domain in relation to this application would be bi-lingual. This issue is however mainly relevant to commercial and industrial developments rather than residential developments.

In considering Criterion 5, the applicant also confirms in their Welsh Language Statement that the name of the development would be a Welsh name and would have regard to historical, geographical or local ties to the area.

The proposal is considered to adhere to Policy PS1 of the JLDP.

Housing Mix

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The explanation of Policy TAI 8 notes that an applicant is expected to examine information from a variety of sources to ensure that the appropriate mix of homes is provided.

Supplementary Planning Guidance (Housing Mix) was also adopted by the Council in October 2018 and advocates a four-stage approach to the assessment of an appropriate housing mix within housing developments. Stage 1 points towards an assessment of the evidence for supply, demand and need in the local community.

The Anglesey Local Housing Market Assessment (LHMA) 2016 states that in terms of the accommodation required to provide housing market balance over the plan-period, the model, which is based on primary and secondary data, suggests that of the new housing required up to 2026, 70% should be market, 3% shared ownership/help-to-buy, 17% intermediate rent and 10% social rented. The new housing required by 2033 should be 73% market, 3% shared ownership/help-to-buy, 17% intermediate rent and 7% social rented.

The model also indicates that new market accommodation should principally be two, three and four bedroom homes with a range of dwelling sizes required in the affordable sector.

The proposal constitutes 80% market, and 20% affordable, and would comprise a mix of two, three and four bedroom homes, as the model suggests as most appropriate.

The following housing characteristics are further noted in Llanerchymedd according to the 2011 Census:

- The Llanerchymedd built up area has a higher proportion of social rented homes (24.4%) and a lower proportion of homes owned outright (61%) compared to Anglesey (14.7% and 68.5%)
- The Llanerchymedd built-up area has a lower proportion of detached houses (38.3%) but a higher proportion of terraced (39.4%) and semi-detached houses compared to the Isle of Anglesey which has 47.9% detached, and 22.3% terraced.
- The Llanerchymedd built-up area has a lower proportion of dwellings with 4+ bedrooms (16.7%) compared to Anglesey (21.1%).

As outlined above, the mix of housing proposed is broadly similar to what has been built between 2011 and 2018. However, the proposed proportion of 3 bed dwellings is slightly higher. The applicant makes reference to the Social Housing Register and the Tai Teg Affordable Housing Register in their DAPS document as submitted. Figures from the Social Housing Register confirms a waiting list for various sizes of housing, ranging from one to six bedrooms. As of 9th December 2019, there were 14 households registered on the Tai Teg website for affordable housing in Llanerchymedd:

- 4 require two bedrooms;
- 9 require three bedrooms; and
- 1 requires 4+ bedrooms.

In considering the necessary housing mix with regard to the evidence above, two of the proposed plots will be bungalows which would cater for occupants with mobility difficulties or the elderly.

In considering the evidence provided and the balance / mix of units proposed, Officers are of the view that the proposed housing mix is appropriate for this location.

With regard to Stage 2 of the SPG (Housing Mix), guidance requires applicants to take appropriate consideration of the most appropriate housing mix in the design of the proposal. With regard to the main constraints at the site (mainly drainage, and parking concerns) and how regard has been made to these throughout the design and application process, Officers are of the view that again, on balance that the proposed scheme provides an appropriate range of housing types and sizes, given the constraints identified.

Stages 3 and 4 of the SPG require the applicant to go through Pre-Application Consultation with the Council, and to show in any subsequent application how any recommendations have been considered in their application. The applicant has taken draft proposals through the necessary PAC process and has shown in their planning application how recommendations have been considered, and design changes made in response.

The proposed is considered to be in accordance with Policy TAI 8, and the Councils Housing Mix SPG.

Affordable Housing

Policy TAI 15 seeks an appropriate provision of affordable housing and has a threshold figure of 2 or more units within Service Villages such as Llanerchymedd. Since the application proposes an increase of 10 units, this meets with the threshold noted in Policy TAI 15 for making an affordable housing contribution.

Llanerchymedd is situated within the 'Mid Rural' housing price area in the Plan, and it is noted that providing 20% of affordable housing is viable. As an increase of 10 units are proposed this means that 2 of the total new units should be affordable. The application includes 2 affordable units, and therefore the proposal is considered compliant with the initial requirements of Policy TAI15.

Regard must also be made to the applicable criteria set out in Section 3 of Policy TAI 15. Criterion 1 is met, with regard to how the proposal has responded to Policy TAI 8 and the Housing Mix SPG (assessed earlier).

Criteria 2 requires any affordable housing to be indistinguishable from non-affordable housing. At this stage (being an application for Outline Planning Permission) only details of access and layout have been provided. Whilst it is not evident that there are distinguishable differences between 'affordable' and 'non-affordable' units, any subsequent Reserved Matters application will need to meet this criterion in consideration of the proposal's appearance.

Criteria 3 and 4 are not applicable to this application (viability is not being questioned).

Criteria 5 necessitates that there are suitable mechanisms in place to manage the occupation of the affordable housing units upon initial occupation, and in perpetuity, to those who can prove a need for an affordable dwelling. The Affordable Housing SPG notes that in order for the Council to comply with Welsh Government Circular 016/2014, the Local Planning Authority will apply a Planning Condition similar to the model condition set out in the Circular to require an 'Affordable Housing Scheme'. The details of the Scheme will in turn be subject to a Section 106 Agreement.

Criteria 6, 7 and 9 are not applicable to this proposal.

Criteria 8 states that dwellings will need to be of a size, scale and design compatible with an affordable dwelling. These details will be considered as part of any subsequent application for 'Reserved Matters' relating to landscaping, scale and appearance.

In consideration of those matters that can be assessed at this stage for Outline Permission, the proposal is considered compliant with Policy TAI 15.

Education

Policy ISA 1 notes that where proposals generate a directly related need for new or improved infrastructure and this is not provided by a service or infrastructure company, this must be funded by the proposal.

It is noted from comments from the IACC Education Department that the proposed development will lead to a requirement for additional Primary and Secondary School in the area. However, it is anticipated that the financial contributions required through the S.106 agreement this application will be subject to, will contribute to these additional places and therefore there is no objection to the proposal from an educational point of view. The developer contributions will be subject to a legal agreement in line with Policy ISA 1.

Open Space Provision

Policy ISA 5 confirms that for proposals of 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed housing development, applicants will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust benchmark standards of 2.4 hectares per 1000 population. An SPG on Open Space in New Residential Development was adopted on the 22 March 2019 and provides guidance for undertaking an assessment over the need for open space provision within settlements.

An Open Space Assessment has been undertaken by the Councils Policy team which identified a deficiency in the children's equipped playing space category. As a result, a total need of 56.03m² (Children's Equipped Play Space) was identified. The proposal shows that the applicant is not providing any open spaces as part of the proposed development

The applicant has noted that the provision of an open space within the site would result in the loss of a housing unit, providing a lower housing density on site, leading to the application being contrary to criterion (3) of Policy PCYFF 2. With consideration given to the necessary reduction in the number of units as a result to the limitations of the drainage system, this is considered acceptable, and the Council will seek financial contributions through a S.106 Agreement to enable the applicant to make a contribution towards the provision of suitable off-site play space in lieu of direct provision within the development site.

Residential Amenity

The impact of the proposed development on neighbouring properties is assessed within the Design, Access and Planning Statement submitted with the application. Assessment of the proposal should be made against Policy PCYFF 3 (Design and Place Shaping).

The context of the site, and in this regard, neighbouring residential units must be considered by way of the layout of the proposed scheme. With regard to the local area, and the characteristic layout that would be associated with Llanerchymedd, the layout of the 10 residential units are considered appropriate. The garage to Plot P10 will be partially set back from the site boundary, and some 4-5m from the neighbouring property, 'Penal'. Being a garage there will be no overlooking from this aspect, and so consideration will need to be given to its design through any Reserved Matters application, and as to whether this may be overbearing in the immediate context.

The proposal is considered to respond to the characteristic layout of the local area, with properties fronting on the B5112, whilst noting the necessary mix of housing, the requirement for affordable housing, parking and those drainage restraints already discussed.

The character of the area is primarily residential in nature, and with the site being an allocated site (for housing) lying within the development boundary of Llanerchymedd, the proposal is deemed to compliment this existing character of the area.

Natural surveillance of the proposed internal street is provided through the orientation and layout of the development. The proposed layout also presents an active frontage along the B1152. The scheme will provide a (subsequently agreed with the Councils Highways Authority) number of parking spaces and these will be both within the development for residents and visitors, and along the B1152 for residents and visitors alike. The amendments made to the scheme as a result of negotiations with the Local Community Council and Highways Authority are considered to provide an improved scheme which will compliment the amenity requirements of the local area.

The ability to consider the proposed scale, appearance and landscaping of the proposed development in any subsequent reserved matter application would provide the ability to mitigate any potential impacts to neighbouring dwellings.

Transport / Parking / Highways

The original details submitted for approval provided for a total of 21 parking spaces spread across the residential units on site. Following comments received from the Council Highways Engineer, the applicant has amended the scheme to provide a total of 22 spaces (associated with the residential units), a further 6 visitor spaces on site, and amended the site boundary along the B1152 so to allow for a further 6 parking spaces along the road.

Whilst it is noted that the proposed number of parking spaces does not strictly adhere to the Councils parking standards, the proposal must be considered as a whole; noting how site-specific constraints impact on the design of the scheme, and whether changes can realistically be made without detriment to other integral parts of the scheme.

The site is an allocated site for housing and thereby has been assessed as a sustainable location for this development and would not result in an over-reliance on cars. Regard must also be made to the likely loss of green space / trees, if extra parking spaces could be located. On balance, it is considered that an appropriate quota of parking spaces has been provided.

In assessing the application against Policy PS 4 (Sustainable Transport, Development and Accessibility) the scheme provides access to the local area, providing access pedestrian footways, and public transport routes (buses).

The proposals are considered to be in accordance with Policy TRA 2 (Parking Standards), and in line with the aims of Supplementary Planning Guidance (Parking Standards).

Biodiversity

Policy AMG 5 of the JLDP provides that "proposals must protect, and where appropriate, enhance biodiversity that has been identified as being important". The applicant has provided a Preliminary Ecological Appraisal (PEA) (Cambrian Ecology Ltd) with this application for consideration.

With reference to the PEA document submitted, under Ch.6 of Planning Policy Wales 10, planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. To satisfy this condition, the use of plants of benefit to biodiversity has been recommended for inclusion in any landscaping schemes, along with the management of the hedge, the provision of bat tubes in some of the dwellings and precautionary measures with regards to hedgehogs during the construction phase.

It is considered that the application has had due regard to the potential for local biodiversity conservation, and has identified opportunities to create, improve and manage wildlife habitats and natural landscape, and is therefore in accordance with Policy AMG 5.

Water Conservation

In accordance with Policy PCYFF 6 (Water Conservation), as the proposal exceeds the threshold of 10 units, Water Conservation Statement should be submitted as part of the full application.

The submitted Outline Drainage Strategy Report confirms that the surface water design has been undertaken in accordance with the SUDS drainage hierarchy given in the SUDS Guidance Manual published by Welsh Government and adopted by the Lead Local Flood Authority (LLFA). The Strategy also confirms that a SAB application will be made in line with comments received from YGC. Following review of the submitted document, the design principals followed, and the identification of flood minimisation or mitigation measures, Officers consider that the application is in accordance with Policy PCYFF 6.

Conclusion

The application is for outline permission (all matters reserved other than layout and access), for residential development on an allocated housing site within the development boundary of Llanerchymedd. The scheme meets the required affordable housing quota for this area and is considered to provide an appropriate mix of housing to suit a variety of demographics.

It is noted that the site is constrained by the drainage network capacity (as identified by Welsh Water), and this has resulted in the applicant reducing the number of units that the site can accommodate.

On balance, it is also considered the scheme proposes an appropriate number of parking spaces.

This application is therefore supported subject to a number of conditions and the completion of a S.106 Agreement to secure obligations as referred to above.

Recommendation

Approve, subject to the following conditions and completion of a S.106 Agreement to secure obligations referred to above.

(01) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(02) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990

(03) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is for outline planning permission.

(04) The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

- **Site OS Plan A-00-01**
- **Proposed Site Layout - A-00-03**
- **Outline Drainage Strategy Report (CPF7181)**
- **Preliminary Ecological Assessment (Cambrian Ecology Ltd – 24th April 2020)**
- **Welsh Language Statement**

Reason: To define the terms and extent of the permission.

(05) Prior to commencement of development the development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) **the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 20% of housing units/bed spaces;**
- ii) **the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;**
- iii) **the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];**
- iv) **the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- v) **the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**
- vi) **Dwellings will be of a size, scale and design compatible with an affordable dwelling.**

Reason: To ensure the proposal accords with Policy TAI 15 (Affordable Housing).

(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 that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy TRA 4 of the JLDP. This is a condition precedent because any initial

construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

(07) No occupation of the development shall commence until the access arrangement shown on drawing 'Proposed Site Layout' – A-00-03 has been provided.

Reason: To ensure safe access in the interests of amenity and highways safety in accordance with Policy TRA 4 of the JLDP.

(08) No dwelling shall be occupied until space has been laid out within the site (in accordance with drawing ref: A-00-03) for cars to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear, and that space shall thereafter be kept available for the parking of vehicles / such purposes in perpetuity.

Reason: To ensure sufficient parking areas are made available in the interests of amenity and highways safety in accordance with Policy TRA 4 of the JLDP.

(09) The areas allocated for parking, as indicated in the approved plans, shall be kept clear of obstruction, and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure sufficient parking areas are retained at all times in the interests of amenity and highways safety in accordance with Policy TRA 4 of the JLDP.

(10) No development shall take place until details of a scheme to either protect the structural condition or divert the water main crossing the site have been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the water main. No other development pursuant to this permission shall be carried out until the approved protection measures or diversion scheme have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public watermain and avoid damage thereto.

(11) The development hereby approved shall be implemented only in accordance with the ecological mitigation and compensation measures described in Section 5 of the approved Ecological Assessment Report dated March 2020 and the Addendum letter dated 27 August 2020 by Greenwood Ecology and Countryside Management.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with Policy AMG 5 of the JLDP.

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, PS2, ISA1, ISA5, PS4, PS5, PS6, PS18, PS19, PCYFF1, PCYFF2, PCYFF3, PCYFF6, TAI 3 / 8 / 15, AMG5, and TRA 2

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 application is presented to the Planning and Orders Committee at the request of the Local Member.

At its meeting held on the 15th June, 2022 the Committee resolved to Refuse the application contrary to officer recommendation. The recorded reasons being as follows:

- Parking Arrangement – The previously approved scheme was more acceptable as there was adequate turning available within the site. The new parking arrangement is dangerous with no turning arrangements.

The location of the passing bay is on a dangerous, blind corner with no visibility. The previously approved passing bay was much safer and had the required visibility.

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

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

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

This report will therefore give consideration to these matters;

The Highways Authority has confirmed that the proposed parking area and passing bay is acceptable and consideration has been given to the level of existing traffic using the single track road. Consideration has also been given to the proposed use of the passing bay and it is considered that these factors do not warrant objecting to the location of passing bay that has been constructed. The proposal is therefore considered acceptable in relation to the need identified in the previous planning application.

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/2021/349

Applicant: Mrs. Bente Whyatt

Description: Full application for the creation of a private equestrian manège together with the change of use of agricultural land into an all year camping site at

Site Address: Caerau, Llanfairynghornwy



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 Cllr. Llinos Medi, who showed concern that the scheme would be tantamount to over-development of the site.

In the meeting held on the 15th June, 2022, members resolved to visit the site. The virtual site visit was conducted on the 29th June, 2022, and the members will now be familiar with the site.

Proposal and Site

The proposal is made for the creation of a year round camping site together with the creation of a private ménage.

The camping site is located in the open countryside of the Llanfairynghornwy area and directly North of Caerau house, with access afforded to the site via a series of single width lanes which lead from the A5025 highway. Agricultural use is currently made of the application site, with improved grassland forming the entirety of the site itself and hawthorn hedges/drystone walls forming the boundaries. The site is set back from the highway and is well screened due to mature vegetation, intervening buildings and local topography. The site includes a slight gradient, which runs from the south-east to the north-west.

The private ménage directly adjoins the cluster of buildings which are part of the Caerau site and more specifically directly to the south east the recently approved and erected stable block. This site is currently used for private horse training, with electric fencing dividing the enclosure into smaller pens. Boundaries are defined by mature vegetation and traditional 'clawdd' and provides effective screening. The site follows the same gradient as the camp site, with the higher land in the south east gently sloping to the north west and onto the current yard area.

Key Issues

The key issues as expressed by the local member and residents are as follows:

- Principle of development
- Effect on Listed Building
- Traffic
- Ecology
- Effect on Area of Outstanding Natural Beauty

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

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

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

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 5: Local Biodiversity Conservation

Policy TWR 5: Touring Caravan, Camping and Temporary Alternative Camping Accommodation

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	Satisfied with landscaping scheme
Cynghorydd Llinos Medi Huws	Called in
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	Dim ymateb
Ymgynghorydd Tirwedd / Landscape Advisor	Condition securing landscaping
Cyfoeth Naturiol Cymru / Natural Resources Wales	Condition requiring landscape management plan
Ymgynghoriadau Cynllunio YGC	Developer should be aware of risk from surface water flooding
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments
Dwr Cymru/Welsh Water	No objection
Iechyd yr Amgylchedd / Environmental Health	No objection
Cynghorydd Llio Angharad Owen	No response
Cynghorydd Jackie Lewis	No response

Publicity was afforded to the scheme by the posting of personal letters to local residents, together with the placing of an advert in the local newspaper and the placing of a notice in the vicinity of the site. The latest date for representations to be made in response to the above was the 08/06/2022. At the time of writing this report, 14 letters of objection had been received which raised issues as highlighted in the key issues section of this report (above).

Relevant Planning History

LBC/2020/20 - Caniatâd Adeilad Rhestredig ar gyfer addasiadau mewnol yn/ Listed Building Consent for internal alterations at - Caerau, Llanfairynghornwy - [object Object] - Caniatáu / Permit

18C223G/SCR - Screening Opinion - Barn Sgrinio i newid adeilad allanol i lety gwyliau ynghyd a gosod tanc septic yn / Screening Opinion for conversion of an outbuilding into a holiday unit together with the installation of a septic tank at - Caerau, Llanfairynghornwy

18C223K - Full Planning - Cais llawn i newid defnydd adeilad allanol i lety gwyliau ynghyd a gosod tanc septic newydd yn / Full application for the conversion of outbuilding into a holiday accommodation together with the installation of a septic tank at - Caerau, Llanfairynghornwy

18C223D/LB - Listed Building Consent - Cais am Ganiatâd Adeilad Rhestredig ar gyfer newid adeilad allanol i lety gwyliau ynghyd a gosod tanc septic yn / Application for Listed Building Consent for conversion of an outbuilding into a holiday unit together with the installation of a septic tank - Caerau, Llanfairynghornwy

18C223E - Full Planning - Cais llawn i newid adeilad allanol i lety gwyliau ynghyd a gosod tanc septic yn / Full application for conversion of an outbuilding into a holiday unit together with the installation of a septic tank at - Caerau, Llanfairynghornwy

18C223H/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer newid defnydd adeilad allanol i lety gwyliau yn / Listed Building Consent for conversion of an outbuilding into holiday accommodation at - Caerau, Llanfairynghornwy

18C223A - Full Planning - Cais llawn i ail-doi'r to llechi presennol gyda llechi Cymreig naturiol, ail-rendro ac ail-bwyntio'r simneiau ynghyd â gosod ffenestri gromen yn / Full application to re-roof the existing slate roof with natural Welsh slate, re-render and repoint the chi - Caerau, Llanfairynghornwy

18C223/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig i ail-doi'r to llechi presennol gyda llechi Cymreig naturiol, ail-rendro ac ail-bwyntio'r simneiau, gosod ffenestri gromen ynghyd a gosod nwyddau dwr glaw newydd yn / Listed Building Consent to re-roof the existing slate roof - Caerau, Llanfairynghornwy

18C223B/LB - Listed Building Consent - Cais Adeilad Rhestredig ar gyfer gwaith newidiadau mewnol ac ailwampio yn / Listed Building Consent for internal alterations and refurbishment at - Caerau, Llanfairynghornwy

18C223L/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer dymchwel ac addasiadau i dau simneiau yn / Listed Building Consent for demolition and alterations to two chimneys at - Caerau, Llanfairynghornwy

18C223N/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer gwaith altro mewnol yn ifw[pl/ Listed Building Consent for internal alterations to - Caerau, Llanfairynghornwy

Main Planning Considerations

Principle of Camping Development

Under the Anglesey and Gwynedd Joint Local Development Plan, Policy TWR 5 is the relevant policy whilst considering the principle of camping type developments. Policy TWR 5 supports the creation of new camping sites providing that they conform with the following criteria:

1. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;
2. Avoids excessive areas of hard standing;
3. Have limited physical connection to the ground and is capable of being removed off the site out of season;
4. Any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated and commensurate with the scale of the development.
5. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features;
6. Occupation is limited to holiday use.
7. That the site is used for touring purposes only and any units are removed from the site during periods when not in use."

The location is considered to be unobtrusive and is well screened from public views. Distant views from the highway are possible from the north east of the site, however a robust landscaping scheme was agreed with the local authority Trees and Landscape Officer which bolsters the existing hedge to ensure a more effective screening over time. It must also be considered that the site is directly adjoining the cluster of buildings at Caerau and as such it is considered that the development will be readily assimilated into the landscape. The camping site is located in somewhat of a natural depression in the land and is not considered to be a prominent location. Any views of the site will be seen in the context of the existing development of Caerau and would not incur any additional visual impact that would be of an extent that would warrant refusal.

Traffic

Traffic generated by the development was a major concern of local residents and also by the local members. Having raised this concern with the highways department, it was requested that a transport survey was carried out which assessed the current traffic on the affected roads, the traffic generated by the development (and other developments on site) and the capacity of highway network to accommodate

this traffic. Having completed this survey, it was found that the traffic generated by this development and the 9 holiday lodges on site would not have a material impact on the surrounding highway network. The survey was completed on an Easter bank holiday weekend therefore the highway department was satisfied that the survey was fit for purpose and accounted for current traffic peaks. Highways had no further objection to the scheme.

Listed Building and Area of Outstanding Natural Beauty.

Myself as the case officer and the County Council's Tree and Landscape Officer visited the site to ascertain the possible visual impacts of the scheme upon the AONB and to agree a suitable landscaping scheme. Having finalised a landscaping scheme to the satisfaction of the local authority Landscape Officer, it is considered that the development at minimum conserves the natural beauty of the area of outstanding natural beauty and to that effect, conforms with policy AMG 1 of the joint local development plan which seeks to ensure that all developments in the AONB either conserve or enhance natural beauty.

The County Council's Heritage Officer was of the opinion that the private ménage would not materially effect the setting of the listed buildings on site. The landscaping scheme submitted was also considered by the Heritage Officer to be sufficient mitigation to prevent harm to the setting of the listed building adjoining the proposed camp site.

Ecology

Under policy AMG 5 and The Environment (Wales) Act, all proposals are expected to show a net gain in biodiversity. The proposal includes the planting of a substantial amount of native hedgerow which is considered to be appropriate and sufficient mitigation and provides biodiversity enhancement.

Sustainability

Paragraph 3.39 of Planning Policy Wales states that:

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

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

Paragraph 3.15 of Technical Advice Note (TAN) 18: Transport, states that tourism proposals, particularly in rural areas, should demonstrate access by a choice of modes to avoid locking in the requirement for travel by car, and, in rural areas a lack of public transport access needs to be balanced against the contribution tourism makes to the rural economy in the specific area.

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

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

The development is located in the open countryside of the Llanfairynghornwy area, however it must be noted that the village itself includes a bus stop which is within 1.1km walking distance of the site. As such it is considered that the proposal is accessible by a range of modes of transport.

Conclusion

The proposal conforms with all the relevant policies of the Joint Local Development Plan and has reasonably demonstrated that no material harm will be caused to the local highway network. Having considered the above and all objections received as part of the application, It is considered that the proposed development is acceptable.

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 (Camping) / SH3291NW
- Location Plan (Menage) / SH3291NW
- Landscape Plan / N/A (Received 22/03/2022)
- Proposed Camping Area / BSW 20/12/2021
- Proposed Elevations Menage / 1312/MEN/01
- Proposed Floorplan Menage / BSW 20/12/2021

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

(03) The site shall be landscaped strictly in accordance with landscape management plan received 22.03.22 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 amenity of the locality.

(04) The manege shall be used for the private use of horses incidental to the enjoyment of the dwelling house known as Caerau only and shall not be used for livery or any commercial purpose.

Reason: To ensure that inappropriate uses do not take place in the locality.

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

Reason: To define the scope of this permission.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, AMG 1, AMG 5, TWR 5, PS 4, PS 5, PS 20.

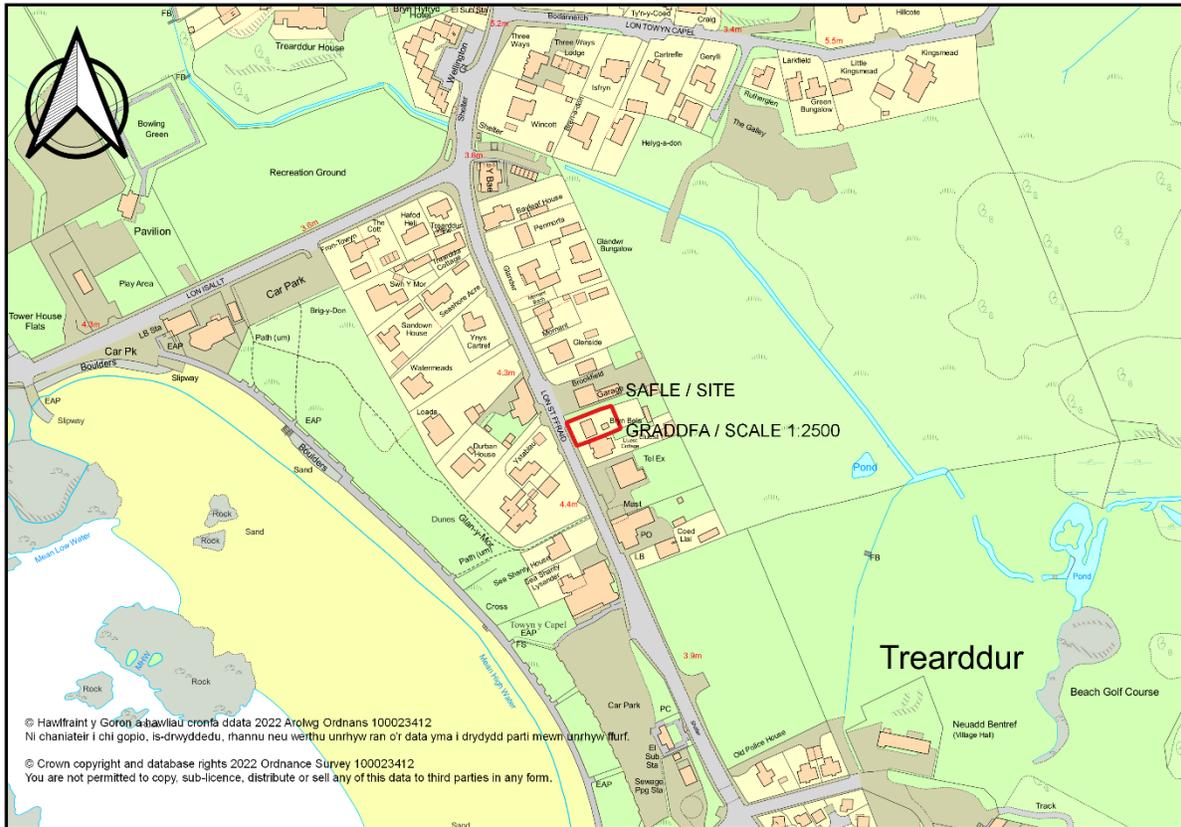
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/160

Applicant: Ms. Cora Cleary

Description: Full application for change of use of residential dwelling (Class Use C3) into Hot Food Takeaway Business (Class Use A3) together with alterations to building and alterations to vehicular access at

Site Address: Bryn Bela, Lon St Ffraid, Trearddur Bay



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been called into the Planning and Orders Committee at the request of Local Member Dafydd Rhys Thomas.

At the committee meeting held on the 15th June, 2022, it was resolved that a site visit was required. A virtual site visit has been undertaken, therefore Members are now aware of the site and its settings.

Proposal and Site

The planning application is made to change the use of the existing residential dwelling (Use Class C3) to a hot food takeaway (Use Class A3). A total of seven parking spaces will be provided for both customers and staff members.

The application site is abutted to the north by a commercial garage and to the south and east by residential properties. There are also residential properties on the opposite side of the road fronting the application site. In general, along this part of Lon St Ffraid there is a mixture of residential and various types of commercial premises.

A planning application has previously been refused for the proposed development. However, the current application has been resubmitted which includes both amendments and mitigation measures to address these previous concerns.

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 neighbouring residential properties.

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
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 MAN 5: New Retailing in Villages
Policy MAN 7: Hot Food Take-Away Uses
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
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: Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance: Parking Standards (2008)

Response to Consultation and Publicity

Consultee	Response
Ymgynghoriadau Cynllunio YGC	No Response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments contained within the main core of the report
Priffyrdd a Trafnidiaeth / Highways and Transportation	Following receiving amended plans, no objections subject to conditions.
Dwr Cymru Welsh Water	Advisory Notes

Iechyd yr Amgylchedd / Environmental Health	No objections subject to conditions
Cynghorydd Dafydd Rhys Thomas	Concerns regarding traffic and parking problems within the area together with the impact upon the Welsh Language
Cynghorydd John Arwel Roberts	No Response
Cynghorydd Trefor Lloyd Hughes	No Response
Cyngor Cymuned Trearddur Community Council	No Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Proposed nestboxes will achieve biodiversity enhancement. This is in line with the Council's duty under Section 6 of the Environment Wales Act (2016) to seek to maintain and enhance biodiversity whilst carrying out its functions.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. Following receiving amended plans, the publicity process was carried out on three separate occasions. The latest date for the receipt of any representation was the 06.04.2022. At the time of writing this report, a total of 71 correspondence have been received as a result of the publicly process. The main points raised are summarised below:

- Traffic congestion and consequent highway and pedestrian safety implications including, access for emergency vehicles.
- Lack of double yellow lines present. Public car park is a 100m away and ticketed.
- There will be an increased amount of litter as a result of the proposal
- Impact on residential amenity due to noise, smell from waste, vermin and anti-social behaviour
- Concerns regarding damage to neighbouring property
- Unsuitable location.
- Proposal is within a residential area.
- There is a covenant on the property which prevent its use for commercial purposes.
- Impact of the proposal on other similar outlets in the village and the locality and as such there is no need for a further food outlet in the village.
- Concerns regarding the impact upon the Welsh Language
- Concerns regarding land ownership
- Supportive - More retail outlets are welcomed in Trearddur Bay

Relevant Planning History

FPL/2021/25 - Full application for change of use of residential dwelling (Class Use C3) into Hot Food Takeaway Business (Class Use A3) together with alterations to building – Refused 28/04/2021

Main Planning Considerations

Planning Policy and Principle of Development:

Criteria 4 of strategic policy PS 13: Providing Opportunity for a Flourishing Economy, states that whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy of the Plan by supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS5 and PS6.

Having regard to the pandemic material guidance is contained in Building Better Places – Placemaking and the Covid-19 Recovery published by the Welsh Government which recognises the Covid impacts and advises decision makers in development management should consider widely what is material to a particular application and apply this to their considerations particularly where the outcome will be a benefit to creating better places.

The Joint Planning Policy Unit's (JPPU) comments explains that policy MAN 5 permits the change of use of buildings to small shops including A3 uses subject to the detailed criterion. Further to that policy MAN 7 permits hot food takeaways provided that the listed criteria are met.

The proposal is considered in conformity with criterion (1) (makes use of an existing building) and is within the development boundary of the settlement (2) (within development boundary) which is in compliance with the requirements of policy MAN 5.

Sustainability:

Requirements of criterion (04) of MAN 5 and MAN 7 ensure that application sites are easily accessible by foot, cycle and public transport. Trearddur Bay is classified as a Coastal Village under the settlement strategy of the Joint Local Development Plan (JLDP) and whilst this is not a higher order settlement, the application site is considered to be in a sustainable location given that it is located on the main Holyhead /Bangor bus route which is one of the most frequent services on the island. It is also material that that Trearddur Bay is an important tourist destination on the Island with ample holiday accommodation within walking distance to the site.

Impact upon Amenity of Neighbouring Properties:

The impact of the proposal, in particular upon the amenity of nearby land users should be considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration should be given to subsection 7 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.

Criterion (3) of MAN 5 also requires that the development does not significantly harm the amenities of neighbouring residents or the character of the area. Criterion (01) of MAN 7 requires that the development will not generate excessive noise, smells or litter that will have an unacceptable impact on the amenities or character of the area. Criterion 3 of MAN 7 also requires that the use is in keeping with adjacent uses.

Along this part of Lon St Ffraid there is a mix of residential and various types of commercial premises including shops, restaurants and a garage. On this basis it is not considered that the development would significantly harm the character of the area.

Notwithstanding the above, it is noted that residential properties are in very close proximity and abutting the boundary with the application site. Whilst a single vehicle track divides the application site and a commercial garage at the northern boundary, the eastern and southern boundaries are abutted by residential properties, namely Llust House and Llust Cottage.

One of the reasons for refusal within the previous application (FPL/2021/25) was that it was considered the proposed development would have an unacceptable impact on the amenities of occupants of nearby residential dwellings by virtue of noise and general disturbance. It also considered that the development is not in keeping with the abutting residential use.

The current application has included several amendments in an effort to overcome these issues.

The customer serving area together with the kitchen is being proposed within the main house. The existing garage will be converted into a storage area. Whilst the area in which customers will enter and

exit the building has a potential to cause disturbance, the proposed storage area is located closer to the adjoining property to the south. One of the amendments included as part of the current application is that the door to the delivery area is being moved away from the adjoining property.

Outdoor seating areas for the consumption of hot food provided at the frontage of the proposed development has also been removed and replaced with two parking spaces. Five car parking spaces are also being proposed at the rear.

Other mitigation measures being proposed is a 2 meter high acoustic fence along the southern and eastern boundaries abutting the residential properties.

Criterion 7 of MAN 7 requires that the extraction and ventilation system must be designed so that they do not have an unacceptable impact on residential amenity. The flue being proposed on the northern gable adjacent to the commercial garage, is set away from nearby dwelling houses. Environmental Health has assessed the supporting specification detailing the proposed apparatus and have raised no objection.

The provision for waste storage has also been included towards the northern part of the site away from nearby dwellinghouses, meeting the requirements of criterion 6 of policy MAN 7.

Impact upon Amenity of Neighbouring Properties Conclusion:

It is acknowledged that A3 takeaway uses are characterised by resulting in noise and general activity particularly when this occurs later on in the evening and weekends which can have a detrimental impact on residential amenity. A condition has been included as part of the recommendation which will control the opening hours.

It is considered that the mitigation measures being proposed are material considerations. The removal of the outdoor seating area at the front of the property will minimise the general disturbance associated with its use. In return, the inclusion of parking areas in this location together at the rear of the property will cause disturbance in itself by the regularly manoeuvring of vehicles. However, it is considered that the acoustic fence being proposed will mitigate against noise and disturbance arising from such activity.

On balance, given the amendments together with the mitigation measures being proposed, the proposed development will not have an unacceptable impact on the amenities of occupants of the adjacent dwellings. Planning conditions will be imposed as part of any permission to control the hours of use, delivery times, control of external lights and to ensure that mitigation measures are in place prior to the use being commenced.

Highways:

Criterion (05) of MAN 5 and MAN 7 relates to car parking/highway safety. The original application was refused on the basis that the application site is located on a busy thoroughfare and that no car parking spaces were provided as part of the application.

The current application has been amended so that two car parking spaces are provided at the front of the property and a further five spaces will be available at the rear. The two spaces along with a single space at the rear will be made available for customers, whilst the remaining four spaces at the rear are available for staff members.

In order to access the parking spaces at the rear of the property, the existing garage will be reduced to allow sufficient vehicle movement.

Following assessing the amendments included within the current application, the Highways Department are of the view that the parking arrangement complies with the SPG Isle of Anglesey Council Parking Standards. In addition, on street car parking spaces is available in the vicinity together with a public car park approximately 180 metres south of the site.

Over Concentration of use and vitality within the immediate locality:

A Business plan is submitted with the planning application and this is considered satisfactory having regard to the requirements of criterion (06) of MAN 5 and (2) of MAN 7. Furthermore the economic benefits especially given the Covid recovery phase have been weighted in assessing the proposal.

Welsh Language:

The JPPU's comments describe the statutory and policy provisions material in the determination of this planning application. 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.

It is noted that consideration has been given to the Welsh language in the accompanying planning statement, and that the information provided is sufficient to meet the requirements of policy PS1 and the SPG. The applicant has also confirmed they intend to name the business in the Welsh Language. Although this is welcomed by the Local Planning Authority, there is no policy requirement to secure this endeavour.

Other Considerations:

The area to the south west is designated as part of the AONB. Paragraph 5.3.5 of PPW explains that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty. Development Management decisions affecting AONB's should favour conservation of natural beauty, although it will be appropriate to have regard to the economic and social well-being of the areas. Given that the proposal entails the change of use of an existing building it is not considered that the proposed development will materially affects the special qualities of the AONB. NRW raise no issues on this basis.

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 impact of the proposal on the setting of the AONB having been assessed.

To the west along the foreshore there is a designated a Special Protection Area (Anglesey Terns SPA) and a Special Area of Conservation Area (North Anglesey Marine SAC, for porpoises). NRW have not raised an objection in relation to these protected sites. The council's Ecologist has screened the development under the habitat regulations and appropriate assessment is not required.

Conclusion

The proposed development is considered acceptable in policy terms, overcoming the previous reasons for refusal. The amendments included as part of the current application include the provision of customer and staff parking spaces together with mitigation measures in an effort to safeguard the amenity of the neighbouring property.

On balance, it is considered that these mitigation measures will enable the proposed use to proceed without having an unacceptable impact on the amenities of occupants of neighbouring properties, highway network or the Welsh Language.

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 – A-00-01 Rev 01
- Proposed Elevations – A-03-02 Rev 04
- Proposed Plans – A-03-01 Rev 06
- Proposed Site Layout – A-03-04 Rev 05
- Acoustic Fence Details – A-03-03

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

(03) The development hereby approved shall only be used as a takeaway and for no other purposes under Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order re-voking re-enacting that Order).

Reason: To ensure that inappropriate uses do not take place in this locality.

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

Reason: To protect the amenities of nearby residential occupiers.

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

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

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

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

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

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

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

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

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

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

(06) The acoustic fence as detailed on the submitted drawing (Acoustic Fence Details Reference A-03-03) and positioned on the boundary (as delineated on the submitted drawing A-03-04 Rev 03) shall be erected before the use is commenced. The fence shall not be removed at any time. If the fence needs to be replaced/changed for whatever reason the replacement shall be of the same height and type and in the same position.

Reason: To protect the amenities of nearby residential occupiers.

(07) Alterations to the existing garage together with creation of the car parking accommodation shall be completed in full accordance with the submitted details (as delineated on the submitted drawings A-03-04 Rev 05, A-03-02 Rev 04 and A-03-01 Rev 06) before the use hereby permitted is commenced. The car parking accommodation shall thereafter be retained solely for those purposes.

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

(08) Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting (including design, size and illuminance) shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved scheme.

Reason: To protect the amenities of nearby residential occupiers.

(09) The use shall not be carried out outside the hours of 12:00 to 20:00 Monday to Friday, 12:00 – 22:00 on Saturdays and 12:00 – 16:00 on Sundays and Bank Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(10) Deliveries to the site shall not be carried out outside the hours of 12:00 – 17:00 Monday to Friday. No deliveries shall be undertaken on the weekend or Bank Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(11) The use hereby approved shall not commence until the ventilation and extractor apparatus are fitted and be fully operational in accordance with the submitted details (Henry Nuttall 27/02/2020 and Ruck Ventilatoren). If the apparatus needs to be replaced/changed for whatever reason the replacement shall be of the same detail.

Reason: To protect the amenities of nearby residential occupiers.

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/2021/266

Applicant: Mon Developers

Description: Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to

Site Address: Garreglwyd Road, Holyhead



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 Cllr. Trefor Lloyd Hughes amid local concern for highway safety, overdevelopment of the site and the developments appearance in the locality.

In the meeting held on the 15th June, 2022, members resolved to visit the site. The virtual site visit was conducted on the 29th June, 2022, and the members will now be familiar with the site.

Proposal and Site

The site is located in the town of Holyhead and its associated development boundary. The site is located in a dense urban area, with Maes Cybi flanking the east of the site and other residential development on South stack and Carreglwyd Road defining the west and northern boundary. The remaining boundary is bound by Carreglwyd road itself, which also provides a means of access to the site. Unmaintained vegetation covers most of the site at present with several rocky outcrops located throughout the site. The gradient of the site follows that of Carreglwyd Road, with higher ground in the east gently sloping to the west.

The proposal is made for the reducing of the level of the site together with the erection of an 8 unit block of flats together with the creation of an internal access road and associated parking area.

Key Issues

The key issues of the proposal are as below:

- Principle of housing development
- Design of proposal
- Effect on neighbouring amenity
- Effect on local highway network.
- Effect on ecological matters.

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

Strategic Policy PS 1: Welsh Language and Culture

Strategic Policy PS 16: Housing Provision

Policy AMG 5: Local Biodiversity Conservation

Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres

Policy TAI 15: Affordable Housing Threshold & Distribution

Policy TAI 8: Appropriate Housing Mix

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

Supplementary Planning Guidance - Affordable Housing (2004)

Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd John Arwel Roberts	No response
Cynghorydd Trefor Lloyd Hughes	Called in
Cyngor Tref Caergybi / Holyhead Town Council	Object with concerns in regards to privacy.

Iechyd yr Amgylchedd / Environmental Health	Advisory in regards to contaminated land and vibration from rock pecking.
Gwasanaeth Addysg / Education Service	No contribution required
Dwr Cymru Welsh Water	No objection in principle
Ymgynghoriadau Cynllunio YGC	No objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Capacity in windfall indicative provision for development
Strategol Tai / Housing Strategy	Satisfied with proposed housing mix.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Construction traffic management plan condition
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection provided ecological survey is included on list of approved plans
Gritten Ecology	Mitigation and enhancement measures suggested in ecological survey need to be followed.

The proposal was afforded publicity by the posting of personal letters to the occupiers of neighbouring properties, with a latest date of 27/10/2021 for observations to be made in response. At the time of writing this report, 7 letters of objection had been received and their contents will be addressed later in this report.

Relevant Planning History

FPL/2021/42 - Cais llawn ar gyfer codi 8 fflat preswyl fforddiadwy, adeiladu mynedfa newydd i gerbydau, adeiladu ffordd newydd ar y safle ynghyd â thirlunio caled a meddal ar dir ger / Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to - Ffordd Garreglwyd Road, Caergybi/Holyhead - Tynnwyd yn ôl / Withdrawn

Main Planning Considerations

Principle of Development

Under the adopted Anglesey and Gwynedd Joint Local Development Plan, Holyhead is defined as an Urban Service Centre and therefore any housing proposals will be considered against policy TAI 1 of the plan. Policy TAI 1 aims to deliver a strategic level of housing in urban service centres through allocated housing sites and suitable windfall sites subject to the indicative provisions set out in table (ii) of the policy. The site subject to this proposal is outside of any housing allocations and therefore is considered as a windfall site. Current figures provided by the policy department indicate that there is capacity within the Holyhead windfall indicative provision to accommodate the proposal and therefore it is considered that the scheme is in accordance with policy TAI 1.

Policy TAI 8 of the Joint Local Development Plan seeks to ensure that housing developments contribute to improving the balance of housing stock and meets the identified needs of the whole community. The application was accompanied by a housing mix statement which justified the units proposed and supplementary to this, it was confirmed by the local authority housing department that the proposed mix of flats was satisfactory and that there was a strong demand for socially rented flats in the Holyhead area. Due to the above, it is considered that the scheme is in accordance with policy TAI 8. The local authority housing mix supplementary planning guidance document is consistent with TAI 8 in aiming to *'provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population.'*

Policy TAI 15 of the Joint Local Development Plan seeks to secure an appropriate provision of affordable housing on housing developments of 2 or more units. Under the policy, it is noted that an affordable housing provision of 10% is viable in the Holyhead area. It has been noted as part of the application that the proposal is to be 100% affordable and therefore conforms with policy TAI 15. As the policy requirement is 10% affordable, it is only this percentage that can be secured via a section 106 legal agreement. The remainder of the development will be affordable at the discretion of the developer.

PCYFF 1 of the adopted Anglesey and Gwynedd Joint Local Development states 'Proposals within Development Boundaries will be approved in accordance with the other policies and proposals of this Plan, national planning policies and other material planning considerations'. Due to the above considerations, it is considered that the proposal effectively accords with the provisions of policy PCYFF 1.

Design of Proposal

The proposed building is spread over two storeys and will include a pitched anthracite standing seam roof. The walls of the building will be finished in facing brick or white render with rainwater goods and windows/doors in anthracite to match the roofing material. The above materials are locally prevalent and as such it is not considered that the design of the building would be incongruous with the general appearance of the area. It must also be considered that there are a range of materials and dwelling types locally and as such it is not considered that the area has a set pattern or type of development. The design of the building was an observation raised in the letters of objection along with concerns in regards to the proposal amounting to overdevelopment to the site due to its massing.

As detailed above, the department considers the proposal to be of an acceptable design which does not cause harm to the appearance of the local area. The building does not dominate the site in terms of its footprint and includes amenity area surrounding the building along with parking and refuse areas.

Subsequently, the local authority do not consider the development to amount to overdevelopment. Policy PCYFF 2 of the plan also states that proposals should make the most efficient use of land. As a vacant plot within the development boundary, it is considered that the use of the site for housing purposes is the most efficient use of land. Further to this, the use of windfall sites for housing is an important aspect of the Joint Local Development Plan's strategy for delivering strategic levels of housing as noted in policy PS 16 (Housing Provision).

Residential Amenity

The application was previously withdrawn amid concern that the scheme would be an oppressive structure which would overlook and effect the outlook of the dwellings on Cybi Street, which define the eastern boundary of the site. This revised scheme has been amended by reducing the level of the site so as to ensure the finished floor levels of the proposal and the dwellings on Cybi Street are similar and thus will not overbear upon the neighbouring properties. A 1.8m boundary fence will also be provided on this boundary which together with the reconfiguration of the building to set back primary and secondary windows the required distance away from the neighbouring properties as set out in the supplementary planning guidance design guide, ensures that any overlooking is sufficiently mitigated against. The 1.8m boundary fence will also prevent the headlights of vehicles within the site from negatively effecting the amenities of neighbouring properties. Due to the above, it is considered that the scheme conforms with policy PCYFF 2 of the Joint Local Development Plan, which states planning permission will be refused where the proposed development would have an unacceptable adverse impact on residential amenity.

The supplementary planning guidance design guide sets out recommended distances between properties so as to avoid unacceptable impacts upon residential amenity. In this circumstance, the distances required is 12 metres from the ground floor main to side (blank wall) and 18 metres from ground floor main to secondary. 16 and 19.5 metres are provided respectively and therefore it is not considered that

the proposal would overlook the properties on Cybi Street to an extent that would warrant refusal. In this dense urban setting it must also be considered that there is an existing baseline of overlooking.

Concern was also raised by the community council in regards to the effect of the proposal on the privacy of the bungalows in the locality of the site. The properties on the north and west boundaries of the site are bungalows, however due to the orientation and distance of the building to these properties, it is not considered that any overlooking that would occur would do so to an unacceptable extent.

Impact upon residential amenity formed the basis of objections in response to the publicity afforded to the scheme, however due to the above it is not considered that there is grounds for refusal on this basis.

Effect on Local Highway Network

Concern was raised by the local member and by local residents that the scheme would overload the local highway network. Having consulted the highways department of the local authority, they had no concern in regards to the scheme and only requested additional information regarding parking spaces, refuse collection and estate road management and maintenance. The required spaces in line with local authority parking standards is 10 spaces, however only 8 are provided. Despite the shortfall of 2 parking spaces, it is considered the proposal is acceptable as it is located in a highly sustainable location which is accessible by bus and rail with local amenities also within walking and cycling distance. Subsequently, occupiers of the development are not reliant on private transport and as such private transport is not considered a necessity in this location. A construction traffic management plan will also be conditioned so as to ensure the construction phase causes the least amount of disruption to the local highway network.

Ecology

Concern was also raised as part of the objection that the accompanying ecological survey was incorrect and did not consider all relevant ecological issues on site. Having consulted the local authority ecological advisor, no objection was raised with the survey and only commented that the enhancement measures should be included on the proposed plans. The ecological survey will be included in the list of approved plans to ensure that biodiversity enhancement and mitigation is adhered to. Due to the above, the proposal is considered to adhere to policy AMG 5 of the joint local development plan and also fulfils the local authority's duty under the Environment (Wales) Act to attain net gain to biodiversity in the carrying out of its functions.

Other Matters

Objections were also raised in relation to the capacity of the local sewerage network to accommodate the additional flows. Having consulted the local authority drainage department and Dwr Cymru as the statutory undertaker, no objection was received. It is therefore considered that this objection does not form grounds for refusal. As the application is for new dwellings, a SUDs application will be required which will give closer scrutiny to the drainage of the site.

As mentioned earlier in this report, the site will be reduced in level so as to allow the finished floor levels of the building to be similar to that of the dwellings on Cybi Street, which will require ground breaking and rock pecking. A condition will be imposed on the consent which requires details of the construction methods along with a condition which limits the hours of pecking. As set out in the Environmental Health response, an advisory will also be imposed on the consent which recommends the developer to undertake pre condition surveys of the nearest neighbouring dwellings. The surveys will protect the developer from future legal claims and also provide the residents a degree of comfort that any issues caused can be identified and addressed. With regard to paragraph 3.47 of the Welsh Government Circular WGC 016/2014, these surveys cannot be conditioned as its requirements extend outside of land owned by the applicant and therefore would have no reasonable prospect of being able to adhere to the requirements of the condition.

Conclusion

Having considered all objections received as part of the statutory publicity alongside the relevant policies and supplementary planning guidance, no valid reasons for refusal have been encountered. The proposal will make the best and most efficient use of a suitable windfall site within the development boundary in order to contribute to delivering an identified local need for housing.

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.

- Site Location / A-03-01
- Proposed Site Layout / A-03-03
- Proposed Elevations / A-03-05
- Fence Detail / A-03-07
- Proposed Floor Plans / A-03-04
- Site Sections / A-03-06 Rev 01
- Garreglwyd Road, Holyhead Ecological Impact Assessment for Mon Developers February 2020
Updated June 2021 3129/11

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

(03) 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.

(04) No development shall commence, including any works of ground breaking or rock pecking, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;**
- ii. loading and unloading of plant and materials;**
- iii. storage of plant and materials used in constructing the development;**
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v. wheel washing facilities;**
- vi. measures to control the emission of dust and dirt during ground breaking / rock pecking ;**
- vii. a scheme for recycling/disposing of waste resulting from ground breaking / rock pecking works;**
- delivery, demolition and construction working hours;**
- viii. details of all machinery being used including measures to control noise, vibration and pollution control impacts and mitigation**

The approved Construction Method Statement shall be adhered to throughout the ground breaking / rock pecking and construction period for the development.

Reason: To protect the amenity of nearby occupants

(05) In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site. The Remediation Strategy shall be submitted and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the Remediation Strategy.

Reason; To safeguard the amenities of future occupants.

(06) Ground breaking / rock pecking or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

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 1, PCYFF 2, PCYFF 3, PCYFF 4, TAI 1, TAI 8, TAI 15, PS 16, PS 1, PS 4, PS 5, AMG 5, PS 19.

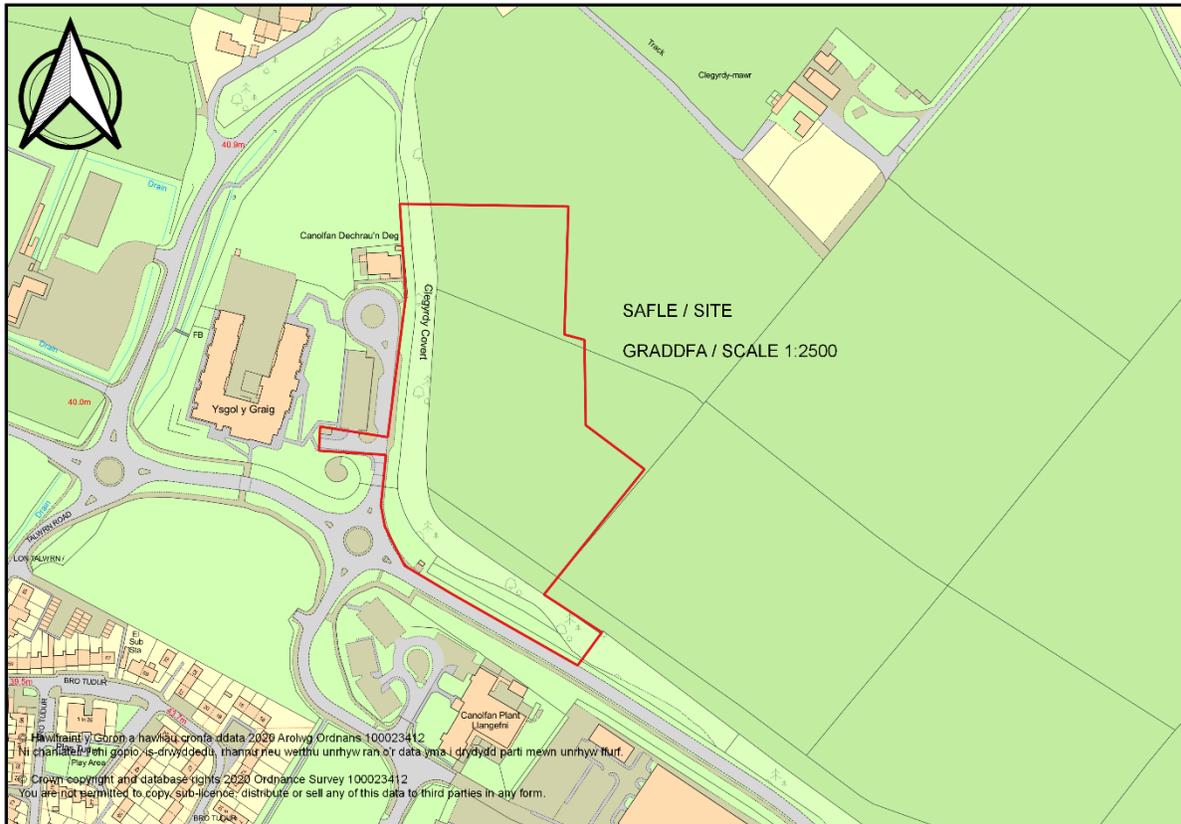
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/361

Applicant: Head of Service Highways, Waste and Property

Description: Full application for the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to

Site Address: Ysgol y Graig, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application was presented to the planning and orders committee on the 15th June, 2022 where officers requested that members undertook a site visit. The site visit has taken place on the 29th June, 2022 and the members are now aware of the site and its settings.

The application has been presented to the Planning and Orders Committee as the applicant is the Isle of Anglesey County Council.

Proposal and Site

The proposal is the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to Ysgol y Graig, Llangefni.

As part of the 21st Century Schools modernisation programme this scheme deals with the schools in the Llangefni Area and will consist of the construction of a new Foundation Phase Primary School Unit on land adjacent to the existing school.

There is insufficient space to extend the existing school on the current site to meet the required capacity in the area. The solution is to re-locate the Foundation Phase Unit into the proposed new unit, this will increase the capacity of Ysgol y Graig from 330 pupils to 480 pupils together with nursery and child care provision. This site has been selected as it was considered the most suitable, located adjacent to and within walking distance of the existing school site.

The building will be a single storey structure, the design of the school complements some of the features of the existing school. The design concept for the school was to construct a highly sustainable green school which will be highly sustainable, highly insulated with natural ventilation and use of natural sustainable materials such as use of Structural Insulated Panels, photovoltaic array, air source heat pump etc. The school has been designed so that it can achieve a BREEAM Excellence rating.

The site is an undeveloped agricultural parcel of land located to the West of Ysgol y Graig which is located on the outskirts of Llangefni's main urban area. The site is currently accessed through a field gate, and is bounded by 2 no residential dwellings to the North and a residential estate to the South West, agricultural land to the East and the Coleg Menai campus further to the South.

Externally there are a number of play areas as well as a fenced multi-use games area for the new school. A new 2m high boundary/perimeter mesh fence will be erected to ensure there is an effective barrier against trespassers. External downward lighting is proposed on the building, within the car park and near the footpaths.

This is a major planning application which has been subject to statutory pre-application consultation process. The requirement to carry out a pre-application consultation is set out in Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order

The application is supported by the following reports and surveys:

Pre-Planning Consultation Report
Design and Access Statement
Protected Species Survey
Preliminary Ecological Report
Great Crested Newt Survey
Bat Activity Survey
Drainage Strategy
Noise Impact Assessment
Sustainability and Energy Statement
Arboricultural Impact Assessment
Flood Consequence Assessment
Transport Assessment
Residential Amenity Report

Key Issues

- Principle of Development
- Highway Considerations and Sustainability

- Relationship with the Surroundings
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations

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 PCYFF 5: Carbon Management
 Policy PCYFF 6: Water Conservation
 Policy TRA2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy ISA 1: Infrastructure Provision
 Policy ISA 2: Community Facilities
 Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
 Policy AMG 5: Local Biodiversity Conservation
 PS1 – Welsh Language and Culture
 PS20: Preserving and Where Appropriate Enhancing Heritage Assets
 Policy AT4: Protection of Non-Designated Archaeological Sites and their Setting

Planning Policy Wales (Edition 11)
 Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 11: Noise
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 15: Development and Flood Risk (July 2004)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Welsh Language
 Technical Advice Note 24: The Historic Environment

Supplementary Planning Guidance

Maintaining Distinctive and Sustainable Communities – July 2019
 Design Guide for the Urban and Rural Environment – March 2008
 Parking Standards – (2008)

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	Confirmation has been received that the Highways Department are satisfied with the proposal with appropriately worded conditions. The Highway Authority is satisfied with the proposed new access and confirmed that there is sufficient parking spaces. The proposal includes crossing points along with widening of the footway which would

	offer a convenient alternative to arrive to school by car.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Conditional Approval to ensure no development takes place until a specification for a programme of archaeological work has been submitted to the Local Planning Authority.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Standard Policy Comments in relation to relevant policies.
Draenio Gwynedd / Gwynedd Drainage	Confirmation has been received that it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.
Dwr Cymru/Welsh Water	Confirmation that they are satisfied with the method of foul sewer.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Confirmation that they are satisfied with the proposal with an appropriate worded condition to ensure that a Biosecurity Risk Assessment is received prior to commencement of work on site.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval.
Iechyd yr Amgylchedd / Environmental Health	Standard comments in relation to construction times and confirmation that they agree with the methodology and findings of the Noise Impact Assessment.
Strategol Tai / Housing Strategy	No response at the time of writing the report.
Gwasanaeth Addysg / Education Service	Supportive of the planning application.
Cyngor Tref Llangefni Town Council	Approval recommended.
Cynghorydd Non Lewis Dafydd	No response at the time of writing the report.
Cynghorydd Paul Charles Ellis	No response at the time of writing the report.
Cynghorydd Dylan Rees	No response at the time of writing report.
Gritten Ecology	The ecologist confirms that all surveys are thorough and comprehensive. Works should be carried out in accordance with the Compensation, Enhancement, Mitigation and Further Survey Recommendations.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	: There is no requirement to provide a Welsh Language Statement, therefore, no comments to make. Comments have been made that any signage should be bilingual.

The proposal was advertised by posting individual letters to all adjacent residential properties. A notice was also placed in the local newspaper. The expiry date to receive representations was the 1st June, 2022. At the time of writing the report no letters had been received.

Relevant Planning History

None

Main Planning Considerations

Principle of the development:

The site is located outside the development boundary of Llangefni however the site lies immediately adjacent to the development boundary and built form of the town. Development plan policies support the creation of community buildings and resources within or on the edge of existing settlements.

Policy PCYFF 1 'Development Boundaries' states that outside development boundaries, development will be resisted unless it is in accordance with the other policies and proposals of the plan or National planning policies or that the proposal demonstrates that its location in the countryside is essential. It is noted that the development site is located outside but immediately adjacent to the Llangefni development boundary.

The main JLDP policy that deals with new community facilities is Policy ISA 2 'Community Facilities'. Policy ISA 2 is supportive to maintaining and improving community facilities. The policy grants the development of new community facilities, provided that:

The first criterion requires that a site is located within or adjoining development boundaries and given the site is immediately adjoining the development boundary the proposal satisfies this criterion.

Secondly, proposals should first look at making use of existing facilities or converting existing buildings. There is insufficient room within the existing school grounds to extend the school and it is reasonable to construct a new building designed for modern educational requirements.

The third criterion requires, if the proposal is for the relocating facility, that it can be shown that the original site is no longer suitable for this use. Given that the existing site remains as a school and that there is a need for a larger school, it is not considered that the third criterion is relevant.

The fourth criterion states that the scale of the proposal should be appropriate to the settlement in question. Given that the proposal is for a single storey building which reflects the style of the existing Ysgol y Graig building, and the scale of the proposal derives from the lack of school places in Llangefni, it is believed that the scale of this development is appropriate for the location.

The last criterion states that proposals should be easily accessible by foot, cycle and public transport. It is considered that the site is in a sustainable location and convenient for parents who wish to walk, cycle or use public transport to reach the school.

It is considered that the proposal meets all the criteria of Policy ISA2 of the JLDP.

Design and Landscaping

Due to the scale of the development careful consideration needs to be given towards the Design and Landscaping of the proposal in line with Policies PCYFF 2, 3, 4 and PS 19. The development should incorporate sustainable building principles (criterion (7) of Policy PS 5).

The site is currently used as agricultural land. The design and materials to be used in the construction of the building are considered acceptable and complements the existing Ysgol y Graig school.

Natural Resources Wales have confirmed that that the proposal will not impact on the 'Caeau Talwrn Site of Special Scientific Interest'.

An Arboricultural Impact Assessment, Soft and Hard Landscaping and Landscape Scheme has been submitted with the planning application. The landscaping scheme includes new hard landscaping areas, new play and sport features, informal play spaces, creation of habitat areas and ponds along with enhancements to the existing soft landscape to enhance the site's diversity and biodiversity which includes a mix of native broadleaf species and new trees are proposed within sider parts of the site. The new tree planting aims to mitigate loss of any trees within the site.

The landscaping officer has identified some inconsistency in the tree plotting on the Arboricultural survey, particularly at the pedestrian access; however, it is considered that appropriate conditions will ensure that the pedestrian path and landscaping work can agreed in writing by the Local Planning Authority prior to the commencement of work on site.

Biodiversity

In line with Strategic Policy PS19 and AMG5 of the Joint Local Development Plan and the requirements of the Environment (Wales) Act 2016 to seek to maintain and enhance biodiversity a preliminary Ecological Report, Great Crested Newt Survey and a Bat Activity Survey has been submitted with the planning application. The council's ecologist has confirmed that the reports submitted as part of the planning application are thorough and reflect eh ecological interest of the site. Works should proceed in accordance with the Compensation, Enhancement, Mitigation and Further Survey Recommendations.

Natural Resources Wales has confirmed that they are satisfied with the proposal providing a condition is placed on the permission to ensure that no development including site clearance commences until a site-wide Biosecurity Risk Assessment (particularly Montbretia) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation.

NRW has confirmed that the proposal represents a low risk for bats. The Great Crested Newt survey states that the proposed pond will act as an enhancement measure which is welcomed by NRW.

Climate Change and Renewable Energy

In line with Policy PCYFF 5 consideration has been given to how the contribution from renewable or low carbon energy has been maximised. As the development exceeds 1,000m² a comprehensive Energy Assessment is required. In addition, a Water Conservation statement has also been requested (Policy PCYFF 6).

The Energy Assessment submitted presented a holistic view of carbon management and energy generation in the proposed development that clearly follows the sequential approach required by the Energy Hierarchy set out in Policy PCYFF 5. The Water Conservation Statement submitted provided a comprehensive report in relation to the water management measures to be implemented as part of the new development. The proposal is therefore in accordance with the requirements set in PCYFF6.

Highways impacts: TRA 4 'Managing Transport Impacts' requests that proposals should be planned and designed in a manner which promotes the most sustainable modes of transport. Planning Policy Wales and Technical Advice Note 18: Transport states that there should be good access to the development by public transport, walking and cycling minimising the need to travel by private vehicles.

Access to the new school will be through a new site entrance created off the existing Llangefni Link Road. Two new pedestrian access which will provide a safe pedestrian route between the new school and Ysgol y Graig. A new zebra crossing point will be located between the existing roundabout and the new vehicular site entrance which will provide a safe connection between the site and the existing school and footpath.

A Traffic Impact Assessment has been submitted with the planning application which states that the extra traffic associated with the school's proposed expansion cause no traffic issues at the existing roundabouts and the extra traffic will not have a material impact on performance of the highway network.

A large car park is proposed which will cater for the new development and help resolve severe traffic issues encountered at the previously constructed Ysgol y Graig to eliminate safety issues on the highway outside the school. The parking arrangements include 22 spaces for staff, 86 visitor/parent spaces with a total of 10 charging points within the car park. There are also 20 parent/visitor spaces located around the existing access road and roundabout on the existing school site.

A covered and lit cycle shelter will be provided outside of the main entrance which will cater for 10 bikes and within the school an additional 4 no lit cycle shelters will be provided which will cater for 40 bikes.

Welsh Language

With some types of development, there is a requirement under Policy PS1 of the JLDP to submit a Welsh Language Statement or Assessment with the planning application. This proposal does not meet the thresholds to provide such information. However, in accordance with criterion 4 and 5 of the policy, information relating to a bilingual signage scheme to deal with all operational signage in the public domain and Welsh names will be expected to be used for the development.

Best and Most Versatile Agricultural Land

Criterion 6 of Policy PS6 'Alleviating and Adapting to the Effects of Climate Change' aims to protect the best and most versatile agricultural land. The site is located on Grade 2 Agricultural Land which is defined as 'good quality agricultural land'. Planning Policy Wales states Grade 1, 2 and 3a agricultural land should only be developed if there is an overriding need for the development. In this instance the need to provide additional capacity for school children in the area overrides the need to not develop the agricultural land in question.

Residential amenities

The impact of the proposal, especially upon the amenity of nearby land users should be considered in accordance with the criteria as set out in policy PCYFF 2 (Development Criteria). Specific consideration is 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 occupiers of local residences or other land and property users.

A Noise Impact Assessment has been provided with the planning application. The report states that the proposed site is suitable for the development and is in accordance with Technical Advice Note 11: Noise. The Environmental Health Section has confirmed that they agree with the methodology and findings of the report and confirms that the applicant adhere to the conclusions and implement any design mitigation measures as recommended in the report.

There are residential properties located near the site. Ger y Coed is located some 124m away from the boundary of the site, Clegyrdy Mawr is located some 145m away and the residential properties at Bro Tudur is located some 153m away. It is not considered that the proposed new school will have any impact upon these residential properties.

An external lighting layout plan has been provided which includes Lux levels. The lighting scheme provides LED downlights. The external lights on the new school will be controlled by a photocell and timeclock so that they are operational between the hours of 8am – 8pm. After 8pm the lights will be triggered by PIR sensors. The car park will be illuminated by LED columns at 6m high and the pathways illuminated by LED post top luminare at 3m high which will be controlled by a photocell and timeclock so that they are operational between the hours of 8am – 8pm. The Lux levels show no light spillage out of the boundary of the site.

Drainage

Surface water will be attenuated on site and discharged through soakaways. Rainwater will be attenuated with the aid of underground attenuation tanks as well as two ponds within the site. The car parking areas will have permeable paving where it will infiltrate into the soakaway tanks.

Foul connection will be to the existing Ysgol y Graig drainage system via an existing foul manhole.

As of January 7th 2019, all new developments of more than 1 property or where the construction area with drainage implications is 100m² or more, will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

These systems must be approved by Isle of Anglesey County Council acting in its role as a SuDS Approving Body (SAB), before construction work begins. The SAB will have a duty to adopt compliant systems which serve more than one property so long as it is built and functions in accordance with the approved proposals, including any SAB conditions of approval.

Welsh Water has confirmed that they do not raise any concerns in relation to the method of foul drainage proposed. The proposal is to dispose of foul flows via the public sewerage system and discharge surface water run-off into a sustainable drainage system. The Drainage and Highways General Arrangement document states that foul flows from proposal joins the foul drainage for the existing school.

A Flood Consequence Assessment has been provided with the planning application which confirms that there is little or no risk of fluvial or coastal/tidal flooding. NRW has confirmed that the site lies within Zone A of the Development Advice Maps contained within Technical Advice Note 15: Development and Flood Risk. TAN 15 advises that for development located in Zone A the justification test is not applicable and surface water requirements apply.

Gwynedd Archaeological

Policy AT4 of the Joint Local Development Plan is relevant as well as Technical Advice Note 24: The Historic Environment. Paragraph 4.2 of TAN24 states that 'The conservation of archaeological remains is a material consideration in determining a planning application'.

A Geophysical Survey and Desk Based Assessment was undertaken by Gwynedd Archaeological Trust in 2018. Following a walkover survey and a Geophysical scanning survey (Phase 1 investigations), the results were used to locate twenty-one trenches for the Phase 2 archaeological work. Twenty trial trenches were excavated under archaeological supervision. Gwynedd Archaeological Planning has confirmed that they are satisfied with the proposal providing a pre-commencement condition is placed on the permission to ensure no development takes place until a specification for a programme of archaeological work has been submitted to and agreed in writing by the Local Planning Authority.

Conclusion

In summary the proposal for the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to Ysgol y Graig, Llangefni which complies with all relevant policies and is acceptable having weighted the material considerations described in the report.

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) (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).

(03) In the event of any contamination being found, no further development shall be carried out until a suitable Remediation Strategy should be submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of public health

(04) Any construction works should be carried out between 0800 – 1800hrs – Monday to Friday or 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(05) Development shall be carried out in accordance with the recommendations stated within the Philip Dunbavin Acoustics Noise Impact Assessment dated November 2021

Reason: To safeguard the amenities of future occupants.

(06) The development shall take place in accordance with Section 6 Mitigation Recommendations contained within the Protected Species Survey, Bat Activity/Transect Survey, Great Crested Newt Presence/Absence Surveys and Preliminary Ecological Survey submitted under application reference FPL/2021/361.

Reason: To safeguard any protected species or nesting birds which may be present on the site.

(07) No development including site clearance, with the potential to impact on invasive species, shall commence until a site-wide Biosecurity Risk Assessment (particularly Montbretia) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site.

(08) The access is to be completed in accordance with the details shown in drawing no. GTA-HAL-XX-XX DR-C-6010 and it shall be thereafter be retained for as long as the development remains in existence.

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

(09) The access shall be constructed with a minimum 40 metre by 40 metre splays on either side with the existing wall/fence/hedge along the highway boundary removed and replaced along the line of the vision splays where they lie within the curtilage of the site.

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

(10) The existing highway boundary wall/fence/hedge or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway for a distance of 40 metres either side of the access and nothing exceeding this height erected within 2 metres of the said wall/fence/hedge or any new boundary.

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

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

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

(12) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the development is occupied.

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

(13) The car parking accommodation shall be completed in full accordance with the details as shown on the attached plan drawing reference GTA-HAL-XX-XX-DR-C-6007 before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(14) The turning area shall be completed in full accordance with the details hereby approved under drawing reference GTA-HAL-XX-XX-DR-C-6009.

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

(15) The vehicle loading and unloading area shall be completed in accord with details hereby approved before the use hereby permitted is commenced.

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

(16) No surface water from within the development shall discharge onto the highway.

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

(17) 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, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (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) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;**
- (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 storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**
- (ix) Proposals for communicating information and advance notice relating to the approved plan to the Council and other stakeholders; 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 and demolition traffic and construction activities in the interests of highway safety.

(18) Notwithstanding the submitted plans, no development (excluding archaeological works) which includes site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping. The scheme shall include indications of existing trees (including root protection areas) and hedgerows on the land, identify those to be retained and set out Tree Protection Measures for their protection throughout the course of development.

Reason: In accordance with JLDP policy PCYFF 4

(19) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority prior to the use of the buildings hereby permitted. The landscape management plan shall be carried out as approved.

Reason: In accordance with JLDP policy PCYFF 4

(20) Notwithstanding the submitted plans, no development (excluding archaeological works) which includes site clearance shall take place until there has been submitted to and approved in writing by the local planning authority details for, and the route of the pedestrian link paths, as informed by retained trees and no-dig path guidelines. The path construction works shall be carried out as approved.

Reason: In accordance with JLDP policy PCYFF 4

(21) Notwithstanding the submitted plans, no development (excluding archaeological works) which includes site clearance shall take place at the main access until a pre-commencement meeting is held on site attended by the developer's appointed arboricultural contractor or landscape architect, the site architect or manager and a representative from the Local Planning Authority (LPA) to agree tree removals and position of tree protection measures as set in Condition (19). The development shall thereafter be carried out in accordance with the approved details.

Reason: In accordance with JLDP policy PCYFF 4.

(22) 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 PL(00) 01**
- **External Lighting and Power Layout – YYG-ESD-01-XX-DR-E-6900 Rev T4**
- **Landscape General Arrangement – 513-STO-00-00-DR-L-0001 Rev P06**
- **Boundary Design – 513-STO-00-00-DR-L-0005 Rev P06**
- **Hard Landscape Design – 513-STO-00-00-DR-L-0006 Rev P06**
- **Soft Landscape Design – 513-STO-00-00-DR-L-0007 Rev P07**
- **Street Furniture Design - 513-STO-00-00-DR-L-0008 Rev P06**
- **Block Plan – PL(00)02**
- **Site Sections - 513-STO-00-00-DR-L-0003 Rev P02**
- **Drainage and Highways General Arrangements – GTA-HAL-XX-XX-DR-C-5020 Rev P3**
- **Vehicle Tracking Fire Appliance Clockwise Traffic Flow – GTA-HAL-XX-XX-DR-C-6001 Rev P4**
- **Vehicle Tracking Fire Appliance Counter Clockwise Traffic Flow – GTA-HAL-XX-XX-DR-C-6002 Rev P4**
- **Vehicle Tracking Large Coach Vehicle Clockwise Traffic Flow - GTA-HAL-XX-XX-DR-C-6003 – Rev P4**
- **Vehicle Tracking Coach Vehicle Clockwise Traffic Flow - GTA-HAL-XX-XX-DR-C-6008 Rev P1**
- **Vehicle Tracking Private Car Clockwise Traffic Flow - GTA-HAL-XX-XX-DR-C-6009 Rev P1**
- **Site Entrance Visibility Splays - GTA-HAL-XX-XX-DR-C-6010 Rev P1**
- **Existing Car Park and Road Alterations - GTA-HAL-XX-XX-DR-C-6005 Rev P4**
- **Standard Details - GTA-HAL-XX-XX-DR-C-6006 Rev P4**
- **Proposed Road Markings and Traffic Flow - GTA-HAL-XX-XX-DR-C-6007 Rev P4**
- **Proposed Elevations 1 of 2 – PL (00)(04) Rev A**
- **Proposed Elevations 2 of 2 – PL(00) 05 Rev A**
- **Proposed Floor Plan – PL(00) 03**
- **Sections – PL(00)06**
- **Visualisations Sheet 1 of 3 – PL(00)07**
- **Visualisations Sheet 2 of 3 – PL(00)08**
- **Visualisations Sheet 3 of 3 – PL(00)09**
- **Arboricultural Impact Assessment by Amenity Tree Care**
- **Preliminary Ecological Appraisal by Udall-Martin Associates Ltd dated September 2021**
- **Great Crested Newt Presence/Absence Surveys by Udall-Martin Associates Ltd dated September 2021**
- **Bat Activity/Transect Surveys - by Udall-Martin Associates Ltd dated September 2021**
- **Protected Species Survey by Udall-Martin Associates Ltd dated May 2022**
- **Transport Assessment – ATKINS dated October 2021**
- **Residential Amenity Report Version 2.0 dated 4/11/21**
- **Flood Consequence Assessment by HALTEC Consulting Civil and Structural Engineers – dated 8/11/21**
- **Sustainability and Energy Strategy – YYG-ESD-01-XX-RO-N-0008**
- **Noise Impact Assessment by Philip Dunbavin Acoustics Ltd – dated November 2021**

- **Design and Access Statement dated 23/5/22**
- **Archaeological Evaluation (Trial Trenching)**
- **Drainage Strategy Statement - HALTEC dated 15/11/21**
- **External Lighting and Power Layout – YYG-ESD-01-XX-DR-E-6900 Rev T5**

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

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

Application Reference: FPL/2021/267

Applicant: Ruane and Newall Partnership c/o Omega Site Service Ltd

Description: Full application for the erection of holiday lodge together with associated works at

Site Address: Plot 13, Pentre Coed, Menai Bridge



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of Councillor Alun Mummery and former Councillor R Meirion Jones.

At the meeting held on the 15th June 2022, members resolved to visit the site. The virtual site visit took place on the 29th June 2022 and members will now be familiar with the site.

Proposal and Site

The application is made for the erection of a holiday lodge together with associated works at Plot 13 Pentre Coed, Menai Bridge.

The application site is located in the open countryside on land forming part of the Pentre Coed holiday lodge park in Menai Bridge. Pentre Coed is an established holiday lodge park comprising 12 holiday lodges.

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, highway safety and impacts upon the amenities of neighbouring properties.

Policies

Joint Local Development Plan

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 PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy TRA 4: Managing Transport Impacts
 Policy TRA 2: Parking Standards
 Policy TWR 2: Holiday Accommodation
 Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)
 Technical Advice Note 13: Tourism (1997)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
 Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments.
Ymgynghoriadau Cynllunio YGC	Comments regarding SuDS requirements.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Comments/conditions.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice in relation to the relevant policy framework.
Cynghorydd Alun Wyn Mummery	Request that the application be referred to the Planning Committee for determination.
Cynghorydd Meirion Jones	Request that the application be referred to the Planning Committee for determination.
Cynghorydd Robin Wyn Williams	No response at the time of writing the report.

Cyngor Tref Porthaethwy / Menai Bridge Town Council	No comments.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to environmental considerations.

The application was afforded statutory publicity. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 23/03/2022.

A total of 8 representations have been received in relation to the application. It is noted however, that several of the representations include comments in relation to wider Pentre Coed development and which are not directly relevant to the application under consideration which must be assessed and determined on its own merits. The Local Planning Authority is aware that, where relevant, alleged breaches of planning control have been investigated by the Enforcement Team. The comments raised, as far as they are relevant to the subject application, are summarised below:

Comment Raised	Response
Concern regarding the adequacy of the sewage systems and soakaways to cope with additional loading	<i>The application has been subject to statutory consultation with relevant departments and agencies and no concerns have been raised by the relevant consultees in relation to the proposed drainage arrangements.</i>
There has been many amendments approved to the 4 recently developed units at the site, if this additional units is approved how will the council ensure that there won't be any amendments to conditions of this development and that this is noted on the application and understood by the developer	<i>Provisions exists within the Planning Legislation to allow applications for amendments to approved developments. The LPA cannot prohibit the submission of such applications which would have to be assessed and determined on their own merits and in accordance with relevant local and national development plan policies and guidance</i>
It is stated in the application that this holiday units will be specifically for people with disabilities. How will it be ensured that this will be the case and what systems will be in place to ensure this. Furthermore, why couldn't one of the 4 recently developed units have been designed or adapted to cater for disabled persons	<i>It is stated in the application that the development is designed to cater specifically for persons with disabilities, whilst commendable, this will not be a decisive factor in the assessment and determination of the application. Acceptability of the proposal will be dependent upon it otherwise conforming with relevant development plan policies.</i>
What message does approving ever more second homes or holiday homes which can be occupied throughout the year give to local people who cannot afford to buy or rent a home in their local area as a result of the immense problem with second homes on Anglesey.	<i>Noted, however the application must be assessed and determined on the basis upon which it has been submitted and in accordance with relevant local and national development plan policies and guidance.</i>
Concern that the proposal would constitute an overdevelopment of the site	<i>It is evident from the plans submitted with the application that there is ample space within the site to comfortably accommodate the proposal without appearing cramped. It is not therefore considered</i>

	<i>that the proposal would result in the over-development of the site.</i>
Concern regarding the suitability of the access and road network to cope with the increased traffic.	<i>The Highways Department have been consulted on the proposal and have raised no concerns in this regard. The development of one further unit at the site, is unlikely to give rise to a significant increase in traffic or have a detrimental impact upon highway safety.</i>
Approval of various amendments to the 4 recently developed units have resulted in substantially different development to that originally granted and they are more akin to an urban housing estate which is already oppressive and out of keeping with the rural character of the area without adding another one.	<i>Notwithstanding that there has been amendments to the original proposals, they were pursuant to appropriate applications and deemed to be acceptable having regard to relevant policies, the proposed unit is in keeping with the existing development on this part of the site.</i>
In his report to the Welsh Government last March, Simon Brookes warned that second homes were spreading from coastal areas into the open countryside and this is busy happening on Anglesey and certainly in the case of Pentre Coed.	<i>Noted, however unless and until there are changes to planning legislation in relation to second/holiday homes, applications must be considered in light of current policies.</i>
Reference is made in the application to the 'established country park', this is a 'country park' that has developed into an estate of permanent dwellings for incomers along a country lane in Anglesey's countryside	<i>Noted.</i>
The Planning Department has allowed the occupiers of these properties to occupy them for 12 months of the year without restrictions and it is known that people have been occupying them permanently despite the fact that there is a condition that they cannot be used as permanent residences.	<i>Notwithstanding the contradictions of this statement, the use of the units are restricted by condition for holiday purposes only. Any approval granted for this development will also be subject to a condition restricting its use for holiday purposes.</i>
Concern regarding the impact of the development on the Welsh language.	<i>Whilst the application does not trigger a requirement for a Welsh Language Statement or Welsh Language Impact Assessment Report, it does nevertheless need to show how consideration has been given to the language and sufficient information has been provided as part of the planning application to satisfy the requirements of the policy PS1.</i>
Concern regarding the expansion of holiday developments such as Pentre Coed when there is already ample provision locally	<i>Consideration is given in the main body of the report as to whether the proposal would lead to an over-provision of such accommodation within the areas.</i>
Concern that there is a risk that the unit would be used as a permanent residence rather than holiday accommodation	<i>Any permission granted would be subject to a condition restricting its use for holiday purposes only.</i>

Concern that there is potential for overlooking and loss of privacy of the adjacent property	<i>It is not considered that the proposal will give rise to unacceptable impacts upon the amenity of neighbouring properties by virtue of overlooking or loss of privacy as there is sufficient separation between the proposed unit and neighbouring properties which complies with SPG guidance on proximity.</i>
The design of the units do not meet modern energy standards	<i>Ensuring that the proposal meets relevant build standards is a matter for Building Control.</i>
The timing of the submission of the application appears to be so as to avoid the new second homes laws to be introduced shortly	<i>The application must be assessed and determined in accordance with local and national planning policies and legislation in force at the time.</i>
The submitted business plan highlights that the unit would be used primarily as a second home (as is the case for many of the existing units at the site) and is not therefore a genuine tourism development.	<i>Any approval granted for the development will be subject to a condition that it be used as holiday accommodation only and would apply irrespective of whether the property is used private holiday accommodation/second home or as a holiday let business.</i>

Relevant Planning History

39C166E – Codi 4 llety bwthyn haf yn / Erection of 4 holiday chalet lodges at Refail Newydd, Menai Bridge. Gwrthod/Refused - 19/06/2007. Caniatáu Apel/Appeal Allowed – 21/01/2008

39C166G – Ymestyn amser caniatad 39C166E yn / Renewal of permission 39C166E at Refail Newydd, Menai Bridge. Caniatáu/Approved – 20/03/2013

39C166H/DIS – Cais I ryddhau amod (08) arwyddion, o ganiatad cynllunio rhif 39C166G yn / Application to discharge condition (08) being signage from planning permission 39C166G at Refail Newydd, Menai Bridge. Amod wedi ei ryddhau/Condition Discharged – 04/02/2015

39C166K/MIN: Man newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatad 39C166G yn / Minor amendments to scheme previously approved under planning permission 39C166G at Refail Newydd, Menai Bridge. Caniatáu/Permitted 01/06/2015.

39C166L/DEL – Cais o dan Adran 73 i dynnu amod (03) (meddiannu), amrywio amod (05) (rhestr) a dileu amodau (11), (12) a (13) (cod ar gyfer cartrefi cynaliadwy) o ganiatad cynllunio rhif 39C166G yn / Application under Section 73 for the removal of condition (03) (occupation), variation of condition (05) (register) and removal of conditions (11), (12) and (13) (code for sustainable homes) from planning permission reference 39C166G chalet development at Refail Newydd, Menai Bridge Caniatáu/Permitted 16/06/2015

39C166M/DIS: Cais i ryddhau amod (09) (tirlunio) o ganiatad cynllunior rhif 39C166G yn / Application to discharge condition (09) (landscaping) from planning permission 39C166G at Refail Newydd, Menai Bridge. Amod wedi'i ryddhau. Condition discharged 12/05/2015.

39C166P/MIN – Man newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatad rhif 39C166L/DEL er mwyn diwygio dyluniad yr cabannau yn / Minor amendments to scheme previously approved under planning permission 39C166L/DEL so as to amend the design of the chalets at Refail Newydd, Menai Bridge. Gwrthod/Refused. 07/10/2016.

39C166Q/MIN - Man newidiadau i gynllun sydd wedi ei ganiatau yn flaenorol o dan caniatad rhif 39C166L/DEL, er mwyn ychwanegu amod y dylai'r cynllun gael ei weithredu yn unol a'r cynlluniau a gymeradwywyd dan o dan caniatad cynllunio 39C166K/MIN yn / Minor amendments to scheme previously approved under planning permission 39C166L/DEL, in order to add a condition that the scheme should be implemented in accordance with the approved plans under planning permission 39C166K/MIN at Refail Newydd, Menai Bridge. Caniatau/Approved. 09/01/2017.

39C166R/VAR - Cais o dan Adran 73 i ddiwygio amod (02) o caniatâd cynllunio rhif 39C166Q/MIN er mwyn diwygio dyluniad y bythynnod siale a gymeradwywyd dan gyfeirnod 39C166K/MIN yn / Application under Section 73 for the variation of condition (02) from planning permission reference 39C166Q/MIN so as to amend the design of the chalets approved under reference 39C166K/MIN at Refail Newydd, Porthaethwy/Menai Bridge. Caniatau/Approved 07/03/2017.

39C166S/VAR - Cais o dan Adran 73 i ddiwygio amod (02) o ganiatâd cynllunio rhif 39C166R/VAR er mwyn diwygio dyluniad y sialet ar plot 3 yn / Application under Section 73 for the variation of condition (02) from planning permission reference 39C166R/VAR so as to amend the design of the chalet on plot 3 at Refail Newydd, Porthaethwy/Menai Bridge. Caniatau Approved 08/03/2018

Main Planning Considerations

The application is made for the erection of a holiday lodge together with associated works at Plot 13 Pentre Coed, Menai Bridge.

The application site is located in the open countryside on land forming part of the Pentre Coed holiday lodge park in Menai Bridge. Pentre Coed is an established holiday lodge park comprising 12 holiday lodges.

Policy PCYFF 1 of the Joint Local Development Plan (JLDP) relates to development boundaries and states that proposals within Development Boundaries will be approved in accordance with other policies and proposals of this Plan, national planning policies and other material planning considerations.

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.

The design and appearance of the proposed lodge is similar to existing lodges on the recently developed second phase of the development and is therefore considered to be acceptable in terms of design in accordance with policy PCYFF 3.

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 i. requires that In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;

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 proposal is for new build accommodation located on a suitable previously developed site forming part of an existing established holiday lodge park and therefore accords with criterion i. of policy TWR 2.

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

The proposal is located on an established holiday lodge park and would not therefore significantly harm the residential character of the area in accordance with criterion iv.

In terms of criteria (v) of policy TWR 2, paragraph 6.3.67 of the JLDP states that to judge whether the proposed development will not lead to an over-concentration of this type of holiday accommodation within a particular location, applicants will be required to submit a detailed business plan, which demonstrates the robustness of the proposed scheme. This would enable the Council to assess whether the scheme has a realistic chance of being viable and is not speculative in nature. 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 proportion of second homes and self-catering holiday accommodation in the Menai Bridge community council area is 8.23%.

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. These principles are also reiterated in PPW(11), TAN18 and the Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020)

The application site is located on an existing established holiday lodge site and is relatively 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 and the Supplementary Planning Guidance: Maintaining Distinctive and Sustainable Communities.

Whilst the application does not trigger a requirement for a Welsh Language Statement or Welsh Language Impact Assessment Report, it does nevertheless need to 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.

Conclusion

The proposal is considered to be compliant with relevant development plan policies and is acceptable in terms of siting and design and it is not considered that the proposal would be detrimental to highway safety or the 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 holiday unit 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) 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.

(04) 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.

(05) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted proposed site plan drawing number A.05.2 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.

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

- Site OS Plan: A.00.1
- Plot 13 Site Plan: A.05.2
- Plan View: 0030 Rev AP1
- Plot 13 Plans and Elevations: A05.1

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, PCYFF4, TWR2, AMG5.

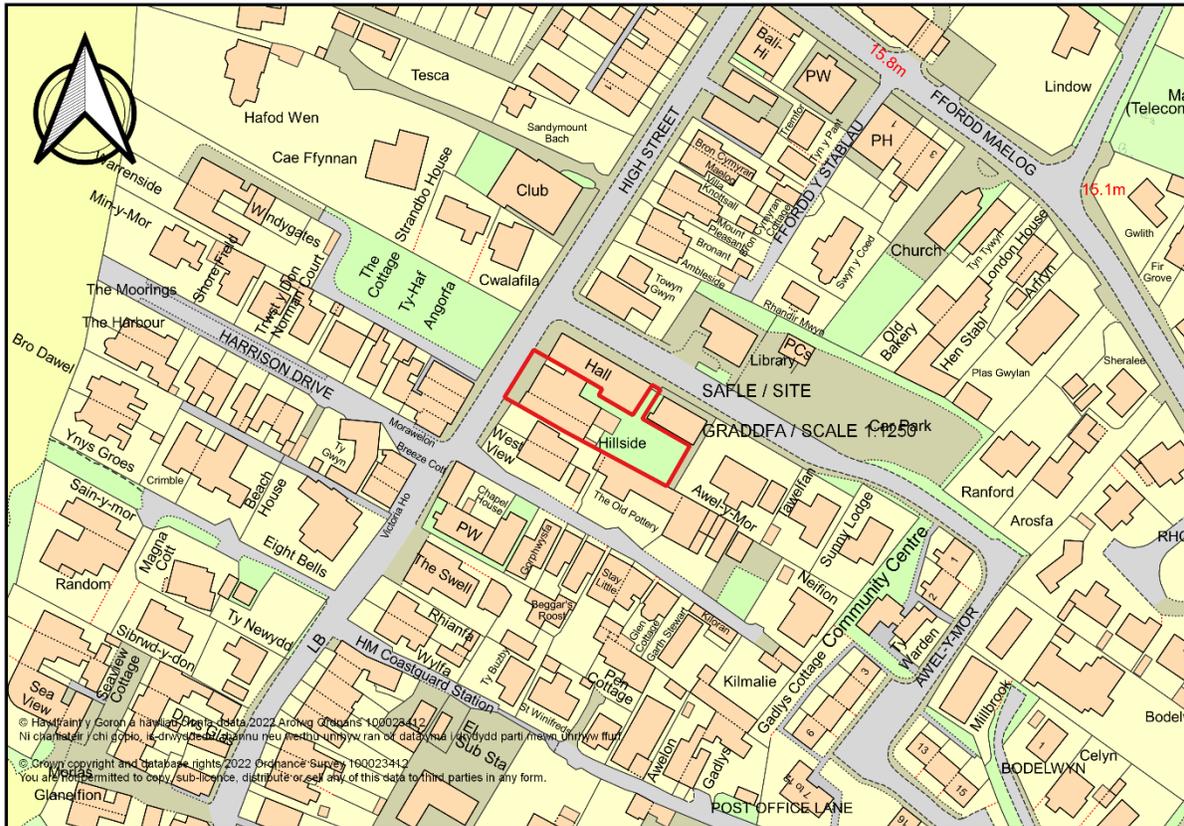
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/317

Applicant: Mr Matthew Bullas

Description: Full application for the demolition of an existing three-storey building comprising two residential flats and ground floor ancillary residential storage and the construction of a replacement three-storey building comprising two residential flats and a 10-room hotel with associated ground floor restaurant and water sports facility for guests and associated car parking at

Site Address: Cumbria & High Wind, High Street, Rhosneigr



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been called into the Planning and Orders Committee at the request of the former Local Member Richard Dew

At the committee meeting held on the 15th June, 2022, it was resolved that a site visit was required. A virtual site visit has been undertaken, therefore Members are now aware of the site and its settings.

Proposal and Site

The application is submitted for the demolition of an existing three-storey building comprising of two residential flats and ground floor ancillary residential storage together with the construction of a replacement three-storey building comprising of two residential flats and a 10-room hotel with associated ground floor restaurant and water sports facility.

The restaurant will be used by both the hotel guest and members of the public. The water sports facility will exclusively for the use of guests of the hotel and is therefore considered ancillary to the Hotel.

The proposed hotel rooms would be located on the ground and first floor level with a total floor space of approximately 626metre squared. The rooms will include external terraces and balconies. The restaurant and sports facility will be located on the ground floor. A basement would be designated for ancillary purposes.

The two proposed residential units are proposed at the second floor. Each unit would include facilities to allow separate living accommodation, together with a balcony and access to a roof terrace via an internal staircase.

The application site is located adjoining the high street within the centre of Rhosneigr. A car parking area for both aspects of the proposal will be located to rear with access onto Awel y Mor. The Village Hall together with a Boys Institute / Snooker Hall is located to the north of the application site, with residential properties located to the west and south of the application site.

Key Issues

Whether or not the proposal is justified in this location, complies with local and national polices and whether the proposal will have a detrimental impact upon neighbouring properties, character and amenity of the area and highway safety.

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh language and culture

Strategic Policy PS 4: Sustainable transport, development and accessibility

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 6: Alleviating and adapting to the effects of climate change

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and place shaping

Policy PCYFF 4: Design and landscaping

Strategic Policy PS 14: The visitor economy

Policy TWR 2: Holiday accommodation

Strategic Policy PS 15: Town Centres and Retail

Policy MAN 1: Proposed town centre developments

Policy MAN 3: Retailing outside defined town centres but within development boundaries

Policy TAI 5: Local Market Housing

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

Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance:

Tourism Facilities and Accommodation (March 2021)

Local Market Housing (March 2019)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Dew	Application referred to committee. Concerns regarding the proposed design and parking provision
Cynghorydd Gwilym O Jones	No Response
Cyngor Cymuned Llanfaelog Community Council	Concerns regarding the proposed access, the availability of parking, development at the front of the site which would impact upon nearby uses, impact upon the amenity of nearby residential properties, land ownership and foul drainage.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments provided are included within the main core of this report
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. No drainage details have been provided and 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
Dwr Cymru/Welsh Water	Pre commencement condition recommended to ensure foul water drainage can be adequately discharged.
Ymgynghorydd Tirwedd / Landscape Advisor	No Objection
Iechyd yr Amgylchedd / Environmental Health	Conditions recommended to ensure the proposed development will not have a detrimental impact upon residential amenity. These include control during the construction phase and the proposed ventilation and extractor units. Informative advice is also provided.
Gwasanaeth Addysg / Education Service	Since there is no increase in the number of residential units, there is no need for a financial contribution.
Y Dreth Gyngor / Council Tax	Two properties have been included within the register since 1993
Strategol Tai / Housing Strategy	No Objection
Tourism Partnership North Wales	No Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Following the submission of a Transport Statement and a speed / volume survey, the Local Highways Authority are satisfied the proposed development will not have a detrimental impact upon highway safety or highway network including parking.

Ymddiriedolaeth Archaeolegol Gwynedd Gwynedd Archaeological Trust	No comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection - Informative Advice
Cynghorydd Richard Dew	
Gritten Ecology	No Objection - Mitigation measures contain within the submitted bat scoping survey report is adequate to maintain and enhance biodiversity.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The publicity process has been undertaken on two occasions following the receipt of amended plans. The latest date for the receipt of any representation was the 18/01/2022. At the time of writing this report, 52 representations had been received at the department. The key points are summarised below:

- The proposed development will have a detrimental impact upon the amenity of adjoining and nearby properties.
- Concerns the proposed use will cause an unacceptable level of noise and smell / odours.
- Concerns regarding the proposed access / highway safety, increasing in vehicular movement and the number of parking spaces being provided.
- Concerns regarding the construction phase
- Concerns regarding drainage (including foul drainage) and flooding
- Concerns regarding deliveries and disruption.
- Question whether there is a need for the proposed development
- Proposed development is out of character within the area
- Overdevelopment of the site
- Land ownership.
- Concerns that the proposed development would be located on the pavement fronting the site and resulting nearby uses.
- Proposed development would offer numerous benefits including employment for the local community, income for the village and a boost for the tourism industry
- Existing building is out of character and an eyesore. Proposed development would more in keeping with the area.
- There is a short supply of Hotel accommodation within the area.

Relevant Planning History

28C83 - Change of Use of ground floor property into a motor car sales showroom - approved 21/10/1987

28C83A - Formation of a new shopfront - Approved 06/02/1989

LUE/2021/22 - Application for a Lawful Development Certificate for the existing use of two residential flats (Class Use C3) as approved under planning permission reference V/1689a together with the use of the existing ground floor of the building as ancillary residential purposes for the two flats – Lawful 25/11/2021

Main Planning Considerations

Planning Policy and Principle of Development:

Hotel:

The principle Joint Local Development Plan (JLDP) policy in dealing with this part of the proposal is policy TWR 2: Holiday Accommodation. The water sports facility is exclusive to the use of the Hotel and therefore considered as ancillary to its use.

Criteria 2 of Policy TWR 2 states that proposals for the development of new permanent serviced or self-serviced holiday accommodation will be permitted, provided they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:

- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;
- ii. That the proposed development is appropriate in scale considering the site, location and/or settlement in question;
- iii. That the proposal will not result in a loss of permanent housing stock;
- iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;
- v. That the development does not lead to an over-concentration of such accommodation within the area.

The application site is located within the development boundary and makes use of previous development land, satisfying criteria (i).

Rhosneigr is categorised as a Local Service Centre which is one of the higher order settlements in the settlement strategy as defined within the JLDP. The proposed building would occupy the same footprint as the existing building and reflect the scale of the existing three storey building. In addition, the proposed building would be no higher than the existing building. It is therefore considered that the proposed building is appropriate in scale which accords with criteria (ii). Further consideration to its impact upon the character of the area is given later within the report.

A Certificate of Lawfulness of Existing Use (CLEUD) has recently been granted for use of the land and building for residential purposes comprising two residential units and ancillary ground floor garage / storage area. In addition to the Hotel, the proposal also includes two separate residential units. As such, no loss of permanent housing stock will result from the proposed development in accordance with criteria (iii).

The application site is located within an area which has a mixture of both residential and commercial properties. It is therefore considered that the application site is not located within a primarily residential area, which satisfies criteria (iv). The impact of the proposal, in particular upon the amenity of nearby residential users will be considered later within the report.

In terms of criteria (v), granting permission for self-catering holiday accommodation in Rhosneigr would be contrary to the guidance found in section 4.6 of the Tourism Accommodation and Facilities Supplementary Planning Guidance (SPG). The SPG states that favourable consideration would 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%.

The most recent council tax data shows that the proportion of second homes and self-catering holiday accommodation in the Llanfaelog community council area is 36.29% which is more than double the 15% threshold in the SPG.

However, the proposed development is for a serviced holiday accommodation (i.e. a Hotel with no self-catering facilities). As such, information in paragraph 6.3.67 of the JLDP states that in order to judge whether the proposed development will not lead to an over-concentration of this type of holiday accommodation within a particular location, applicants will be required to submit a detailed business plan which demonstrates the robustness of the proposed scheme.

A comprehensive business plan has been submitted with the application which indicates there is a need for serviced accommodation in the locality.

Restaurant:

As previously noted, the ground floor of the proposal includes a restaurant which will be open to both guests of the hotel and to the public. Strategic Policy PS 15 of the JLDP seeks to protect and enhance the vitality and viability of town centres and their retail, service and social functions. Rhosneigr is recognised as a Local Retail Centre within the settlement hierarchy contained in Policy PS 15. A diverse mix of suitable uses is encouraged within high quality urban centres and attracts a wide range of people at different times of the day.

Policy MAN 1: Proposed Town Centre Developments which states that:

“Retail and commercial proposals outside the defined town centres will need to be supported by evidence of need for additional provision and satisfy the sequential approach set out in national planning policy and accord with other policies in the Plan.”

The principle of Policy MAN 1 is further supported by Policy MAN 3 (Retailing Outside Defined Town Centres but within Development Boundaries).

It is considered that the town centre of Rhosneigr as defined on the proposal map is relatively small. The applicant has noted there are no suitable vacant sites within the town centre boundary which is able to accommodate the proposed development. As such it is considered that a sequential test is not required in this instance and that the need for the proposed development has been outlined in accordance with national policy and Policy PS15 and MAN1 of the JLDP.

Residential Units:

The two residential units are proposed on the second floor of the proposed building. These units are separate and independent residential units, not forming part of the hotel.

The site is located within the development boundary of Rhosneigr as specified in the Anglesey and Gwynedd Joint Local Development Plan. In accordance with Policy PCYFF 1 (Development Boundaries), proposals within development boundaries will be approved if they are in accordance with the other policies and proposals of the Plan, national planning policies and other material planning considerations.

In the JLDP, Rhosneigr is identified as a ‘Local Service Centre’ in Policy TAI 5 ‘Local Market Housing’. This policy notes that subject to Policy TAI 15 regarding the provision of affordable housing, local market housing will be permitted within the development boundary of settlements that are relevant to the policy. Providing new open market dwellings in Rhosneigr would not be acceptable.

It is noted in the Local Market Housing SPG that Policy TAI 5 “is relevant to all proposals that create new residential units (use class C3 and C4) within the specific settlements noted in the Policy”. As previously noted, a CLEUD has recently been approved at the land which confirms that the current building lawfully contains two existing (C3) residential units. As such, it is considered that this proposal would not lead to an increase in the number of residential units. Consequently, the requirements of Policy TAI 5 would not be relevant in this regard.

Given that the proposal does not increase the number of residential units, it would not meet the threshold to consider affordable housing provision. It would also not be necessary, to consider factors in relation to the indicative supply level for Rhosneigr.

It is important to ensure that the type of residential units proposed is acceptable in terms of promoting a sustainable mixed community by ensuring that all new residential development contributes to improving the balance of housing and meets the identified need of the whole community as stated in Policy TAI 8 (‘Appropriate Housing Mix’). The existing 4 bedroom flats are to be replaced by 3 bedroom flats. The housing service has been consulted upon the application and raised no objection to the proposal.

The Welsh Language:

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 10, 2018) 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 CH). 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.

In terms of the residential aspect of the proposal, as there isn't an increase in the number of housing units, then a Welsh Language Statement would not be required in relation to this aspect.

Information has been submitted by the applicant noting that the Welsh Language would be incorporated in to the hotel design including signs and menu for the restaurant. It is considered that the information provided is sufficient in relation to the content of Section Ch of Appendix 5 in terms of the impact upon the Welsh Language. In addition, the proposed development would also create a number of jobs which would benefit local people and the Welsh Language.

Sustainability:

The application site comprises previously developed land within the centre of Rhosneigr. On the grounds of sustainability, PPW promotes the re-use of such sites in existing settlements where there is vacant or under-used land for suitable uses.

Policy PS 5 (Sustainable Development) supports development which is consistent with sustainable development principle, where appropriate, development should "Reduce the need to travel by private transport and encourage opportunities for all user travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic policy PS 4;" (Bullet point 12, Policy PS 5)"

It is considered that the policies contained within the JLDP are consistent with national planning policy in terms of its approach to sustainable development principles. Paragraph 3.39 of PPW (Edition 11, 2021) states:

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

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

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

The site is serviced by pedestrian footways and bike routes which links to other nearby public service such as the nearby train station. Bus stops are located within the immediate vicinity which links to key destinations across Anglesey and North Wales. Numerous services including shops and restaurants are located within the nearby vicinity which will reduce the need to travel. It can therefore be concluded that the proposed development would be in accordance with policy PS5, PPW and TAN 18, in terms of being in a sustainable location.

Site Context and Proposed Development:

The application site has an area of almost 900 square meters. The proposed building itself would be located in the same footprint of the existing building, sited at the most western part of the site. The building would reflect the existing pattern of design by continuing the three storey aspect and directly abutting the main highway. The amenity areas are included in terms of balconies and terraces areas. Refuse, parking and cycle storage areas are located to the rear.

Although it is acknowledged that the site is limited in terms of its area, planning policy puts emphasis on the need to make best and efficient use of land, in particular on previous developed land in sustainable locations. Given due consideration to the existing development and the receipt of amended plans which reduces the bulk and scale of the building, on balance it is considered that the proposed development can acceptably integrate into the site without appearing cramped or overdeveloped.

Character of the area:

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

It is expected that the proposed developments would include the principles of good quality design. The application site is not located within any relevant designated areas such as a Conservation Area. Any design should also respect the character of the landscape and should not introduce a development that is incongruous or intrusive within the landscape.

This area of Rhosneigr has occurred on a piecemeal and ad-hoc basis over a prolonged period of time. This part of the village is generally typified by a range of residential and commercial properties of varying sizes, scales and designs. Over recent years, an increasing number of modern designs which include an array of contemporary materials have been constructed within the area.

The existing three – storey building which has a mixture of materials including brick, render and plastic cladding. The existing building is not considered of any architectural merit worthy of retention or vulnerable to change.

Given the mixture of designs within the immediate vicinity and the nature of the existing building, it is considered that the proposed development would represent a high quality contemporary design which would be an enhancement to the appearance of the site within the heart of Rhosneigr. The materials include brick, aluminium and glass balustrades.

It is therefore considered that the proposed development would not detract or appear out of character with the area or appear incongruous or intrusive within the built up character of its surroundings.

Impact upon the amenities of neighbouring properties:

The impact of the proposal, in particular upon the amenity of nearby land users should be considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration should be given to subsection 7 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. Criteria (iv) of policy TWR 2 also aims to protect the neighbours from development which may harm their amenity.

The proposal will also need to have regard to the council's SPG Design for the Urban and Rural Environment in terms of the proximity of development to prevent overlooking and other unacceptable impacts particularly on existing properties in the proximity.

Existing dwellinghouses are located along the eastern and southern boundary of the application site.

Although there would be no increase in height in comparison to the existing building, the footprint of the proposed building would predominately be located in the same position as the existing building.

Amended plans have been received in an effort to overcome the initial concerns raised by the Local Authority with respect to the impact upon the amenity of nearby residential properties. The amendments plans included reducing the scale of the proposed structure along the southern boundary.

The second floor balcony has been removed from the southwest corner and replaced with a Juliet Balcony. This would allow the proposal to comply with the 45 degree line which is taken from the centre of the first floor window in the front elevation of the adjoining property in accordance with the guidance contained within the Supplementary Planning Guidance (Design for the Urban and Rural Environment). Due to these amendments, it is not considered that the scale of development along the southern boundary would have a detrimental impact on the outlook of Bryn Tawel, located along this boundary.

Notwithstanding the submission of amended plans, it is acknowledged that a greater amount of the three storey aspect would be located along the southern boundary in comparison to the existing structure. However, it is apparent that the majority will be located adjoining the gable end to the adjoining property which does not have any habitable windows. As such, on balance it is not considered that the proposed development will appear as an overbearing structure which would have a negative or detrimental impact upon the outlook of the adjoining property.

Other amendments include the introduction of opaque, non-opening and high level windows.

It is recognised that the existing building offers a considerable degree of overlooking. This is most evident on the southern elevation in which a first floor terrace is located allowing direct views into existing windows and amenity area of the adjoining property.

Although the proposed development entails the inclusion of both balconies and terraced areas which will be used by guests of the Hotel together with occupiers of residential units, 1.8 meter high privacy screens are being proposed. It is considered that these screens will provide sufficient mitigation to prevent overlooking which will result in a betterment in comparison to the existing arrangement.

The redevelopment of the area at the rear of the application site into a parking and turning area also has the potential to result in unacceptable impacts on the amenity of adjacent properties. This will particularly be the case given that the proposal would result in a greater intensity of use and vehicle movements to and from the site. Given the holiday nature of the proposal, it is reasonable to expect visitors to keep different hours from nearby residents, to arrive and depart later into the evening or early morning, thereby resulting in a different pattern of movements and activity from neighbouring occupiers, with the likelihood of considerable levels of noise. Several residential properties surround the proposed car parking area (The Old Pottery, Lsa Store and Awel y Mor) therefore careful consideration is given to the impacts upon their amenity.

It is noted from the site inspection that the proposed car parking and refuse area is enclosed by existing walls. (A 1.8 metre high fence will replace the existing wall along the southern boundary which was approved as part of a recent permission.) It is considered that these features will act as a natural physical mitigation measure which would contain a significant amount of activity within the site, in terms of noise and lights. In addition, control over external lighting, opening hours and delivery times will be conditioned as part of any permission.

In terms of operating the proposed use, flues and air handling units are being proposed. The Public Protection consultation response has confirmed that details of these apparatus shall be conditioned and the use not commenced until they are fully operational. This will ensure that the proposed development will not have a negative impact upon the amenity of neighbouring properties in terms of smell and noise activity.

In conclusion; any new development, particularly developments of this nature will create some impacts which may have a negative impact upon the amenity of neighbouring properties. However, on balance given due consideration to existing building and its use it is considered that proposed development will not have a significant detrimental impact upon the amenity of nearby properties. Mitigation measures have been included as part of the proposal in an effort to minimise these impacts. Conditions will be attached to the permission to ensure that the amenity of neighbouring properties are safeguarded.

Local Highways Authority:

As previously noted, the proposed development will include an area at the rear which will host a car parking and manoeuvring area. The car park will have a total of 14 car parking spaces. These would be divided in order that 10 are designated for guest of the hotel (including 2 disabled bays) and 4 for the occupiers of the residential units. Access to the vehicle parking and manoeuvring area will be accessible from an existing access at Awel y Mor.

As part of the application, a Transport Assessment has been submitted which assessed the impact of the proposed development upon the highway network. Following initial concerns being raised by the Local Highway Authority, a speed / volume survey was submitted which provided data and information with respect to number of vehicle movements within the area.

The data was collected for Awel y Mor, Rhosneigr undertaken in line with the agreed survey specification (i.e. the survey site was located to the immediate west of the proposed hotel site car park driveway connection). The data was collected over a 7-day period (Saturday 26 March – Friday 1 April 2022) and recorded both 24hr traffic volume and directional speeds at the survey station location.

A review of recorded traffic volumes at the survey site suggests that Awel Y Mor is typically lightly trafficked, with daily two-way traffic demand levels at less than 400 vehicles per day and maximum recorded hourly traffic at just 52 vehicles per hour (Sunday 11:00-12:00am) – or less than 1 vehicle per minute.

The survey also suggest that average daytime approach speeds in both directions were typically below 14mph, with maximum recorded average speed taking place in the eastbound direction (to the car park) on Tuesday 29th March (14.2mph). 85th percentile figures were also noted to be low, being well below the 20mph values that were used as a reference point for the analysis of sightlines set out in the Transport Assessment. Maximum recorded directional 85th percentile values on Awel Y Mor were as follows:

- Eastbound (to car park): 18.0 mph (Tuesday 29th March)
- Westbound (from car park): 16.8 mph (Friday 1st April)

Due to the low intensity, low speed operating conditions on Awel Y Mor, the Local Highways Authority are satisfied the access can provide suitable visibility provision to ensure safe operation of this access point.

Policy TRA2 of the JLDP refers to parking standards. The policy states that parking provision for all modes of transport should be in accordance with the Councils Parking Standards. An SPG (Parking Standards) specially refers to this matter and states that in accordance with TAN18, maximum car parking standards should be used at regional and local level as a form of demand management and that turning minimum standards into maximum standards will not necessarily be appropriate.

The Local Highways Authority are aware of the limited parking spaces within the village (particularly within the visitor season), and have therefore carefully assessed the impact of the proposed development.

The proposed development provides 10 parking spaces (including 2 disabled bays) which is in accordance with the SPG (Parking Standards) for new hotel development (1 space per bedroom), with an additional 4 spaces provided within the on-site car park to support the two proposed 3-bedroom residential apartments.

Notwithstanding the above, jobs created by the development together with members of the public using the restaurant will need to be taken into consideration.

No assurance can be made that all the jobs generated by the hotel would be taken by those within walking distance and therefore it is expected that some additional demands would be placed on the local public parking provision. In addition, although the restaurant is primarily as service for guests of the hotel, it cannot be determined that all public guests using the restaurant would be associated with existing or linked trips to services and facilities in the area.

Since the application site is located within the development boundary and within very close proximity to the defined local centre as identified on the JLDP proposal map, on balance it is not considered that any increase in parking would have such a significant negative impact upon the available parking provision within the area. There are public car parks together with off street parking within the immediate vicinity. In addition, as previously noted it is considered that the site is within sustainable location in which bus stops and numerous residential and holiday accommodations located within walking distance to the site.

Drainage:

The application site is not located within a Flood Zone. Nevertheless, the proposed development will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.

Welsh Water have been consulted upon the application who have requested a condition to be imposed as part of any approval to ensure that foul water drainage scheme is submitted and approved prior any works are commenced.

Ecology:

A Bat Scoping Survey Report has been submitted with the application. The report concludes that no bats were present at the site and given that the building offers poor bat roost potential, some enhancement are recommended. These recommendations including purpose built bat bricks and swift boxes.

Natural Resources Wales have assessed the application and are satisfied that the proposal will offer ecological enhancements. Conditions will be imposed accordingly to secure the proposed mitigates measures.

Conclusion

The proposal would provide a new serviced accommodation within Rhosneigr which would add to the choice of tourist accommodation and bring local employment and economic opportunities and benefits to the area.

The application is acceptable in policy terms and is considered within a sustainable location in the heart of Rhosneigr. It is considered that the proposed development will not have a negative impact upon highway safety or the highway network. For the reasons set out within the report, it is considered there will be no adverse impact on the amenity 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 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 – EX-001 Rev A
- Proposed Elevations – P-201 Rev E
- Proposed Elevations P-202 Rev C
- Proposed Site Plan – P-002 Rev G
- Site Section – P-301 Rev B
- Basement Floor Plan – P-100
- Ground Floor Plan – P-101 Rev G
- First Floor Plan – P-102 Rev H
- Second Floor Plan – P-103 Rev F
- Roof Plan – P-104 Rev F

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

(03) The restaurant shall not be operational outside the hours of 07:00 to 20:00 Monday to Friday, 07:00 – 21:00 on Saturdays and 07:00 – 21:00 on Sundays and Bank Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(04) Deliveries to the site shall not be carried out outside the hours of 09:00 – 17:00 Monday to Friday, 09:00 – 13:00 on Saturdays. No deliveries shall be undertaken on the Sundays or Bank Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(05) Guests of the Hotel hereby approved shall not check into the Hotel between the hours of 21:00 - 08:00.

Reason: To protect the amenities of nearby residential occupiers.

(06) The shop and rental space shall be used incidental to the enjoyment of the guests of the Hotel and shall not be used for commercial purpose to members of the public.

Reason: To ensure that inappropriate uses do not take place in the locality

(07) The enhancement and mitigation measures outlined within the Bat Scoping Survey Report shall be carried out in accordance with the approved detail and implemented prior to use hereby approved is commenced.

Reason: In the interest of protected species.

(08) Other than the two flats on the second floor of the building hereby permitted, all remaining parts of the building shall be used only as a hotel within class C1 in the schedule to the Town and Country Planning (Use Classes) Order 1987 and restaurant and no part of the hotel or restaurant shall be used as the main or sole residence for any person.

Reason: To define the scope of this approval.

(09) The owners/operators shall maintain an up to date register of the names of all occupiers of the hotel including their main home addresses and shall make this information available to the Local Planning Authority within 14 days of being requested by the Local Planning Authority.

Reason: To ensure the approved Hotel is not used for unauthorised permanent.

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

Reason: In the interest of amenity

(11) No development shall commence until a scheme detailing all external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to ensure that there is no light spillage onto any surrounding land or properties and shall include full details of all light including luminaire, lamp, beam widths and any anti – glare hoods to be used. The development shall be carried out in accordance with the approved scheme.

Reason: In the interest of the amenity of the locality.

(12) No development shall commence until a foul water 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 water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

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.

(13) The access shall be retained for as long as the development remains in existence. With a 36 metre splays to the left and 25 metres to the right. Within the vision splay lines, nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

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

(14) The units hereby approved shall be occupied until the car parking an turning area are laid out and completed in accordance with Drawing no. P-002 Rev G. The turning area shall thereafter be kept available for the parking of vehicles / manouveribility in perpetuity and for the lifetime of the development.

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.

(15) No access pedestrian or vehicular other than that indicated on the submitted plan shall be used in connection with the proposed development.

Reason – To limit the number of access points from the development for the safety and convenience of highway users.

(16) No surface water from within the development shall discharge onto the highway.

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

(17) No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;**
- ii. loading and unloading of plant and materials;**
- iii. storage of plant and materials used in constructing the development;**
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v. wheel washing facilities;**
- vi. measures to control the emission of dust and dirt during demolition / construction;**
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works; delivery, demolition and construction working hours;**
- viii. details of all machinery being used including measures to control noise, vibration and pollution control impacts and mitigation**

The approved Demolition Method Statement shall be adhered to throughout the demolitions and construction period for the development.

Reason: To protect the amenity of nearby occupants

(18) The use hereby approved shall not commence until full details of the ventilation and extractor apparatus including a noise report detailing the level of noise being emitted is submitted to and approved in writing by Local Planning Authority. The ventilation and extractor apparatus shall be fitted and be fully operational in accordance with the submitted details including any mitigation measures prior to the use being commenced. If the apparatus needs to be replaced/changed for whatever reason the replacement shall be of the same detail.

Reason: To protect the amenities of nearby residential occupiers.

(19) Prior to the use hereby being commenced, obscure glazed panels of 1.8 metres in height shall be provided on the balconies / roof terraces as identified on drawing numbers P-201 Rev E, P-202 Rev C, p-301 Rev B, P-102 Rev H, P-104 Rev F. The screens shall be permanently retained in that position thereafter. If the screens needs to be replaced/changed for whatever reason the replacement shall be of the same detail.

Reason: In the interest of amenity.

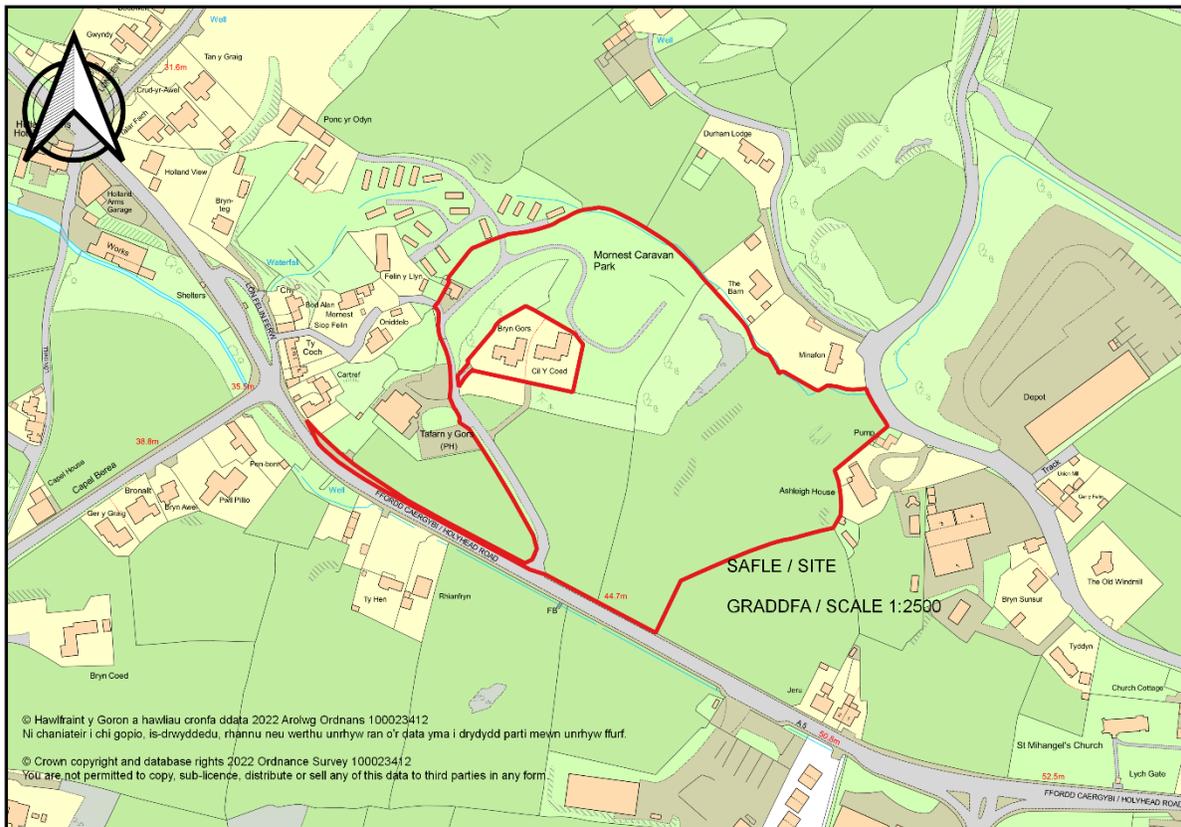
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/7

Applicant: Mr Moris Jones

Description: Full application for the redevelopment of existing caravan park to accommodate static caravans, and extension to site to accommodate touring caravans, together with the erection of a toilet/shower block at

Site Address: Mornest Caravan Park, Pentre Berw



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

Recommendation: Refuse and Permit

Reason for Reporting to Committee

The application was called in to be determined by the planning committee at the request of Local Member Cllr. Dafydd Roberts.

In the meeting held on the 15th June, 2022, members resolved to visit the site. The virtual site visit was conducted on the 29th June, 2022, and the members will now be familiar with the site.

Proposal and Site

The proposal is made for the change of use of an agricultural enclosure to provision a new touring caravan site together with the siting of an additional 38 static caravans on the existing site in addition to the existing 20 static caravans on site.

The site is located in the open countryside of the Pentre Berw area as defined under the Anglesey and Gwynedd Joint Local Development Plan with access afforded to the site via its own private lane leading from the A5 highway. The existing site is well screened from the highway by mature vegetation and local topography, with the site itself located in a natural depression in the land due to ridges which rise to the front and rear of the site and run east to west parallel with the highway. The new touring caravan site is currently used as an agricultural enclosure, with boundary treatments of stockproof fencing and sporadic patches of gorse throughout. This site gently rises in gradient from the highway to a ridge and then drops off again towards the rear of the site where neighbouring properties are located.

Key Issues

The key issues of the proposal are as follows:

- Principle of touring caravan site
- Principle of extension to static caravan site
- Effect on neighbouring amenity
- Ecological issues
- Sustainability

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 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation

Policy TWR 5: Touring Caravan, Camping and Temporary Alternative Camping Accommodation

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Policy AMG 5: Local Biodiversity Conservation

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Llywodraeth Cymru (Prifffyrdd/Highways)	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Iechyd yr Amgylchedd / Environmental Health	Informatives
Dwr Cymru Welsh Water	Condition
Awdurdod Glo / Coal Authority	No objection
Ymgynghorydd Tirwedd / Landscape Advisor	No objection

Priffyrdd a Trafnidiaeth / Highways and Transportation	No response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments
Cynghorydd Eric Wyn Jones	No response
Cynghorydd Dafydd Roberts	Called in
Cyngor Cymuned Llanfihangelceifiog Community Council	Concern in regards to landscape

The site was afforded publicity by the posting of personal letters to the occupiers of neighbouring properties. The latest date for representations to be made in response to the letter was the 08/02/2022. At the time of writing this report, 5 letters of objection had been received and their contents will be addressed later in this report.

Relevant Planning History

FPL/2021/16 - Cais llawn i ail ddatblygu'r maes carafanau presennol i letya carafanau sefydlog ac ymestyn y safle i gynnwys carafanau symudol, ynghyd â chodi bloc toiledau/cawodydd llawn yn / Full application for the redevelopment of existing caravan park to accommodate static caravans, and extension to site to accommodate touring caravans, together with the erection of a toilet/shower block at - Mornest Caravan Park, Pentre Berw - Gwrthod / Refused

LUE/2021/14 - Cais llawn am Dystysgrif Cyfreithlondeb Defnydd Presennol ar gyfer 5 carafan statig ychwanegol yn ogystal a'r carafanau teithiol sydd wedi eu lleoli yn barhaol yn / Full application for a Certificate of Lawfulness of Existing Use for an additional 5 static caravans along with the permanently sited touring caravans at - Parc Carafanau Mornest, Pentre Berw / Mornest Caravan Park, Pentre Berw - Gyfreithlon / Lawful

Main Planning Considerations

Principle of Touring Caravan Site

The relevant policy of the Anglesey and Gwynedd Joint Local Development Plan when considering new touring caravan development is policy TWR 5. Policy TWR 5 permits the creation of new touring caravan sites subject to adherence with the following criteria:

1. *That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;*
2. *Avoids excessive areas of hard standing;*
3. *Have limited physical connection to the ground and is capable of being removed off the site out of season;*
4. *Any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated and commensurate with the scale of the development.*
5. *That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features;*
6. *Occupation is limited to holiday use.*
7. *That the site is used for touring purposes only and any units are removed from the site during periods when not in use.*

The site is considered to be well screened locally by topography, mature vegetation and other buildings. Views are most prominent directly outside of the site on the A5 highway, however screening planting have been carried out and their effectiveness will increase over time as they establish. The policy is worded as such that even if a site is not well screened by existing landscape features, it may be permitted providing that the units can be '*readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape*'.

Despite the open countryside location of the site as defined under the JLDP, the area is well developed with several residential dwellings in the immediate vicinity and the Gaerwen industrial estate on the adjacent side of the highway. As such, it is not anticipated that the proposal would significantly harm the visual quality of the landscape to an extent that would run contrary to the thrust of the policy. The local authority landscape advisor had no objections to this element of the scheme and stated that the proposed landscaping would provide an appropriate buffer from the A5. Due to the above, it is considered the touring caravan element of the proposal is acceptable when considered against the criterion of policy TWR 5 and therefore will be recommended for approval.

Principle of Static Caravan Site Extension

The relevant policy of the Anglesey and Gwynedd Joint Local Development Plan when considering new touring caravan development is policy TWR 3. Policy TWR 3 permits extensions to existing static caravan sites subject to adherence with the following (relevant) criteria:

4. Outside the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas proposals to improve existing static caravan and chalet sites by:

- i. minor extensions to the site area, and/or*
- ii. the relocation of units from prominent settings to less prominent locations, and/or,*
- iii. a minor increase in the number of units on site,*

will be permitted providing all of the following criteria can be met:

- iv. That the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site;*
- v. That the proposed development offers significant and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape;*
- vi. In the case of a site located within the Coastal Change Management Area, that the proposed development is part of a scheme to improve the safety of occupiers of caravans or chalets;*
- vii. That any increase in the number of static holiday caravan or holiday chalet units is minor and is commensurate with the scale of any improvements to the site;*
- viii. Is appropriate when considered against other policies in the Plan.*

Paragraph 6.3.74 of the JLDP states that outside the Areas of Outstanding Natural Beauty and Special Landscape Areas a minor increase in units on site may be approved providing it can be demonstrated that the proposal offers significant landscape or environmental improvements to the site, reducing its landscape and environmental impact. Minor in relation to extending site area is not defined. Normally, the improved siting and layout of units, together with improved internal circulation, parking areas and landscaping would result in the same number or slightly less units being accommodated. However, it is recognised that there may be instances where such landscaping improvements could result in an increase in the number of units provided that the increase is minor and the increased number of units does not unacceptably harm the appearance of the site. As a general rule an approximate 10% increase in the number of units at the time of the original application, is considered minor. However, each application will be assessed on its merit within this general guide due to the considerable variety in the size, nature and location of sites.

Further to the above, it must also be noted that the site has recently received a certificate of lawful use which allows touring caravans to remain on site year round. At present, there are 20 static caravans on

site and this application proposes to site an additional 38 units which will take the total number of static caravans on site up to 58 units. This equates to a 190% increase in the number of units on site which far exceeds the 10% guide figure. It is acknowledged that improvements to the site are proposed in the form of a picnic and play area, however having received clarification from the planning policy unit, the commensurate improvements to the site are only to justify the 10% guide increase and not beyond. It is acknowledged that the site benefits from lawful use to accommodate year round touring caravans, however it is not considered that this is a material consideration that carries such weight that would supersede the policy to an extent that justifies an increase which is 180% greater than the guide. It is not considered that the proposed increase is at all minor in nature and therefore it is not considered that this element of the proposal conforms with policy TWR 3. Due to the above, the static caravan extension element of the proposal will be recommended for refusal.

Effect upon Neighbouring Amenity

As mentioned above, several letters of objection had been received as part of the application publicity, with effect upon residential amenity being an issue raised in many of these letters. Having visited the site, the existing site (static caravan element) is well screened from neighbouring properties by mature vegetation which blocks off all views. It is acknowledged that users of the site may gain access to the boundary which allows direct overlooking into the neighbouring dwelling, however this area of the site is not intended for amenity space and is not actively maintained as part of the site. Having visited this part of the site, it is apparent that any visitor of the site seeking to access this area would need to negotiate undergrowth. As such, it is not considered that normal and proper use of the static caravan site would be to the detriment of neighbouring amenity.

The new proposed touring caravan site is located to the west/south west of the nearest residential properties, the closest of which being 84 metres away. This distance is sufficient to ensure that unacceptable overlooking will not occur and in terms of the general disturbance, it must be considered that the area already experiences a high amount of noise due to the existing caravan park, the A5/A55 highways and also the Gaerwen industrial estate which is a mere 142m to the south of the site. Due to the above, it is not considered that the touring caravan site would give rise to negative effects upon residential amenity to an extent that would warrant refusal.

Ecology

Under policy AMG 5 and The Environment (Wales) Act, all proposals are expected to show a net gain in biodiversity. The proposal includes the planting of a substantial amount of native hedgerow which is considered to be appropriate and sufficient mitigation and biodiversity enhancement.

Sustainability

Paragraph 3.39 of Planning Policy Wales states that:

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

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

Paragraph 3.15 of Technical Advice Note (TAN) 18: Transport, states that tourism proposals, particularly in rural areas, should demonstrate access by a choice of modes to avoid locking in the requirement for travel by car, and, in rural areas a lack of public transport access needs to be balanced against the contribution tourism makes to the rural economy in the specific area.

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

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

The development is located in the open countryside of the Pentre Berw area, however it must be noted that there are 2 bus stops directly outside of the site and several others within walking distance. As such it is considered that the proposal is accessible by a range of modes of transport and embodies the principles of sustainable development. Further to this, it must also be noted that Gaerwen and its associated amenities are within walking distance of the site.

Conclusion

The proposed static caravan extension to the site far exceeds the guide figure as set out in policy TWR 3 and there are no material considerations or mitigating circumstances which carry sufficient weight to override the policy. Despite the 10% figure being a guide only for minor increases in numbers, it is not considered that a 190% increase in numbers could be considered as minor. The static caravan element of the proposal is therefore recommended for refusal.

The touring caravan site is located in a highly sustainable location and complies with the relevant criterion of policy TWR 5. Despite considering all issues raised in the letters of objections, it is not considered that this element of the scheme would cause impacts upon residential amenity to an extent that would justify refusal. This aspect of the proposal shall therefore be recommended for approval.

Recommendation

Refuse the extension to the number of existing static caravans for the following reason:

(01) The proposal by virtue of the number of new static caravans it proposes would not be minor in nature and therefore would run contrary to the provisions of policy TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan.

Permit the touring caravan element of the application subject to the following conditions:

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

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

(02) The development (Touring caravan site only as edged in green on the plan attached) 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 / 2587:18:1**
- **Proposed Site Plan / 001 1**
- **Proposed Site Plan / 2587:18:3E**
- **Proposed Shower/Toilet Block / 2587:20:4b**

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

(03) The site shall be landscaped strictly in accordance with proposed site plan (Reference: 001 1) 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 amenity of the locality.

(04) The development 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.

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

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

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 1, PCYFF 2, PCYFF 3, PCYFF 4, TWR 3, TWR 5, AMG 5, PS 4, PS 5, PS 19.

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/2022/63

Applicant: Mrs Maria Watkinson

Description: Full application for the erection of a food and beverage sales kiosk for ice cream, waffles and soft drinks at

Site Address: Ocean's Edge, Lon Isallt, Treaddur Bay



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 Cllr. Dafydd Rhys Thomas.

At the Planning Committee held on the 15th June 2022, Members resolved to approve the application. However, at the meeting the Officer inadvertently noted that the Highway Department had been consulted and had raised no objection to the proposed development, whereas, in fact, the Highways Department had not been so consulted. Given the highway concerns raised by Members at the June meeting, the Planning Department, on discovering that highways had not been consulted, informed the Chair and the two local Members who participated at the June meeting that Highways would be consulted and the

matter reported again to this Committee. Having now been consulted, the Highways Department confirm that they have no objection.

The application is reported again to Committee in the interest of completeness, openness and transparency and to ensure that all matters have been taken into account in determining the application.

Proposal and Site

The proposal is made for the erection of a retail kiosk which will serve ice cream, waffles and soft drinks.

The site is located in the coastal village of Treaddur Bay, but outside of its development boundary as defined under the Joint Local Development Plan and therefore in policy terms is considered as open countryside. The kiosk will be located within the grounds of the established Ocean's Edge restaurant, sited in close proximity to the building and backing onto the lifeboat station.

Key Issues

The key issues are if the proposal is acceptable in policy terms and if the proposal would be to the detriment of other nearby uses.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy MAN 6: Retailing in the Countryside

Strategic Policy PS 1: Welsh Language and Culture

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Policy MAN 6 is relevant
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Iechyd yr Amgylchedd / Environmental Health	Informatives
Draenio Gwynedd / Gwynedd Drainage	No comments
Dwr Cymru Welsh Water	Condition
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Cynghorydd Dafydd Rhys Thomas	Called in
Cynghorydd John Arwel Roberts	No objection
Cynghorydd Trefor Lloyd Hughes	No response

The proposal was afforded publicity by the posting of personal letters to occupiers of neighbouring properties. The latest date for comments to be made in response to the letter was the 12/04/2022. At the time of writing this report, 2 letters of objection had been received which raised concern that the development would be an oversupply of such facilities and would be to the detriment of other local businesses.

Relevant Planning History

No relevant Planning history.

Main Planning Considerations

Principle of Development

As highlighted in the joint planning policy unit response to the proposal, the scheme does not change the use of the site and the proposal will be an ancillary/subservient element to the existing business operations at Oceans Edge restaurant. Despite this, it is still considered that policy MAN 6 (Retailing in the Countryside) of the JLDP is relevant. MAN 6 supports retail proposals providing they conform to the following criteria:

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

As previously mentioned, the kiosk will be a subservient element to the existing restaurant on site. The proposed kiosk will have a floor area of 13m² which is considered to be minor in scale. Due to the minor scale of the unit, it is not considered that the scale of the generated business would be of such an extent that would significantly harm nearby village shops and other businesses. No residential properties are located in the immediate vicinity of the site and the site will be accessible by local bus stops which are in close proximity to the site. The access arrangements will be as the existing arrangements for Oceans Edge. Due to the above, it is considered the proposal conforms with policy MAN 6 of the JLDP.

Welsh Language

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 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 (CH). 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. At the time of writing the report, the department are still awaiting information to satisfy the above. Permission will not be release until such satisfactory information has been received.

Flood Risk

The site lies in a C2 flood zone as set out in TAN 15 and therefore required the submission of a flood consequence assessment. The proposal is classed as less vulnerable development therefore the development is considered acceptable in the context of TAN 15 as the submitted flood consequence assessment demonstrated that the risks can be managed to an acceptable level. Natural Resources Wales had no objection to the scheme and considered the Flood Consequence Assessment to be appropriate and acceptable.

Conclusion

The proposal conforms with the relevant policy of the JLDP and therefore will be recommended for approval.

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 / TQRQM21335124942801
- Proposed Kiosk / DWG No: 14

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

(03) The retail kiosk hereby approved shall only be used ancillary to restaurant as shown in the red line provided on the location plan (Reference: TQRQM21335124942801).

Reason: To ensure that inappropriate uses do not take place in the locality.

(04) The retail kiosk shall be used for food and drink and for no other purpose (including any other purpose in class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: To ensure that inappropriate uses do not take place in this locality.

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

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

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 1, PCYFF 2, PCYFF 3, MAN 6, PS 1, PS 4, PS 5.

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

Planning Committee: 06/07/2022

11.1

Application Reference: HHP/2022/163

Applicant: Carwyn Jones

Description: Full application for alterations and extensions at

Site Address: Tan y Garnedd, Lon Fferam Uchaf, Pentraeth.



Report of Head of Regulation and Economic Development Service (Gwenda Baynham)

Recommendation: Permit

Reason for Reporting to Committee

The applicant is 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 dwelling is a detached property situated within its own grounds. The proposal entails the construction of a pitched roof garage and sun room to the side elevation.

Key Issues

The key issues of the proposal are considered to be the following:

- Design
- Affect on neighbouring amenities

Policies

Joint Local Development Plan

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

Technical Advice Note 12: Design (2016)

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

Planning Policy Wales (11th Edition)

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Informative
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Cynghorydd Euryn Morris	No response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	No response
Cyngor Cymuned Pentraeth Community Council	No response

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 29/06/2022. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

17C301A Cais i adnewyddu caniatad cynllunio rhif 17C301 i ddymchwel y ty presennol ac ail godi ty newydd, addasu'r fynedfa presennol a gosod tanc septig newydd yn/Renewal of planning permission ref 17C301 for the demolition and erection of a new dwelling, alterations to existing access together with the installation of a new septic tank at Tan Y Garnedd, Black Horse Lane, Pentraeth Permitted 31/03/05

17C301B Newidiadau i gais 17C301 wedi ei ganiatau yn flaenorol ar gyfer dymchwel a codi annedd newydd, addasu'r fynedfa bresennol ynghyd a gosod tanc septig newydd yn/Amendments to previously approved application reference 17C301 for the demolition and erection of a new dwelling, alterations to the existing access together with the installation of a new septic tank at Tan y Garnedd, Pentraeth Permitted 23/05/07

Main Planning Considerations

The dwelling is a detached property situated within its own grounds. The proposal entails the construction of a pitched roof garage and sun room to the side elevation.

It is considered that this is a modest extension in terms of its size, scale and massing.

The newly formed extension will not overlook the neighbouring properties due to timber fencing and paneling which are located along the boundary of the site between this dwelling and the adjoining properties.

The scale of the proposed extension, is modest in size and the applicant has sufficient land to accommodate the proposed scheme without resulting in the over-development of the site. The proposed design and materials are also acceptable and are of a high quality. It is not considered that the proposed extension would unacceptably impact any neighbouring properties.

It is considered that the proposed scheme would be of a high quality design, which would complement and enhance the current dwelling and would not give rise to unacceptable impacts upon the amenities of neighbouring properties to such a degree to warrant a refusal.

Having re-viewed other householder proposals in this area, it does not appear that the scale and design of the proposal is uncommon in the context of local character and it is not considered that the scheme would introduce any new architectural features contrary to the existing appearance of the street.

Due to the above, it is considered that the proposal complies with policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan which states proposals will be supported providing they are not to the detriment of the amenities of the neighbouring properties.

The extensions will be to the side of the property and the parts visible from the front elevation will not appear incongruous with the form of the existing dwelling or the other dwelling in the area. Policy PCYFF 3 is therefore considered to be complied with.

Having re-viewed other householder proposals in this area, it does not appear that the scale and design of the proposal is uncommon in the context of local character and it is not considered that the scheme would introduce any new architectural features contrary to the existing appearance of the street.

It is considered that the design of the proposal fits in with the immediate area in terms of scale and design.

Due to the above, it is considered that the proposal complies with policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan which states proposals will be supported providing they are not to the detriment of the amenities of the neighbouring properties.

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

Conclusion

The proposal is considered to align with the aims and objectives of the joint local development plan policies and there are no other material considerations that would indicate a refusal is warranted

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).01

(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.

- **Proposed Elevations - 2978:22:7 - 30/05/2022**
- **Proposed Floor Plan - 2978:22:6 - 30/05/2022**
- **Location Plan - 2978:22:3 - 30/05/2022**

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: PCYFF2 ,PCYFF3

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: 06/07/2022

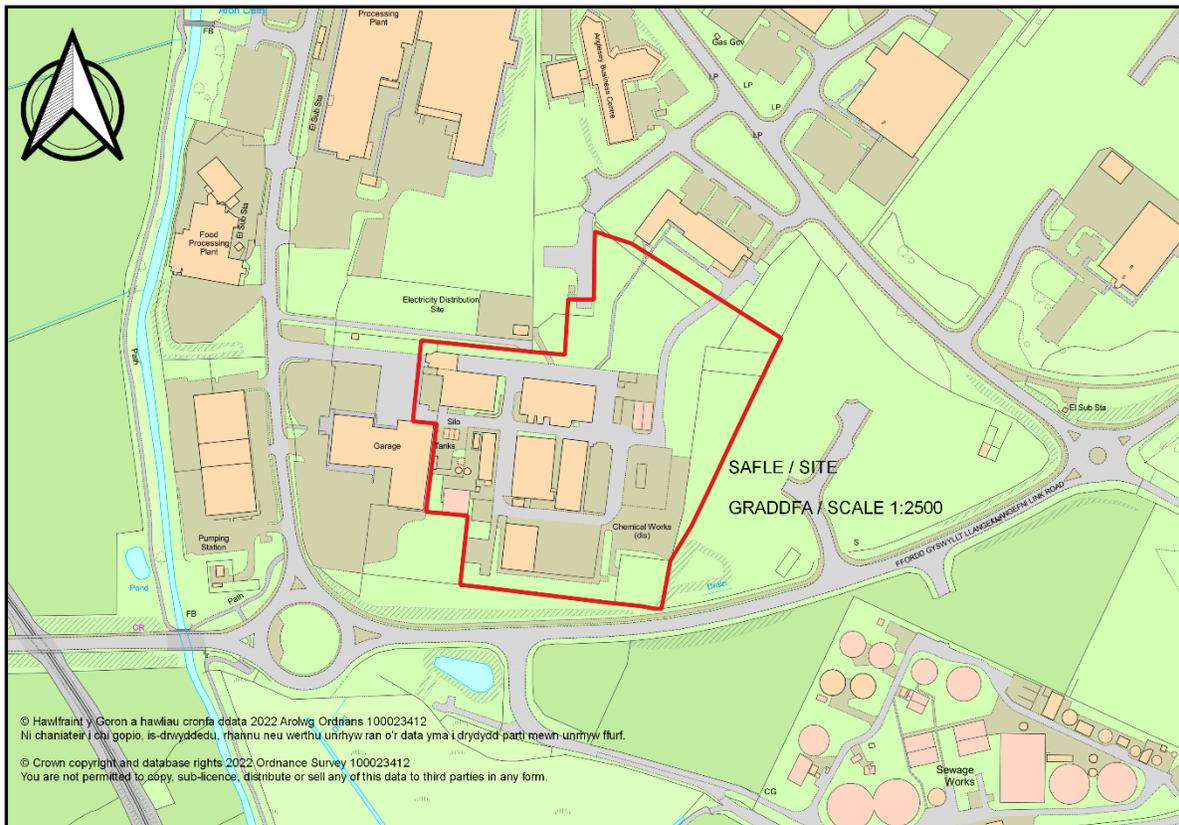
12.1

Application Reference: VAR/2022/36

Applicant: Cyngor Sir Ynys Môn

Description: Application under Section 73 for the variation of condition (02) (submission of reserved matters) of planning permission reference OP/2019/6 (demolition of former chemical works and erection of 7 business units) so as to allow further time for the submission of the reserved matters at the former

Site Address: Peboc, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been submitted by the Local Authority.

Proposal and Site

The application is submitted under Section 73 for the variation of condition (02) (submission of reserved matters) of planning permission reference OP/2019/6 (demolition of former chemical works and erection of 7 business units) so as to allow further time for the submission of the reserved matters application at the former Peboc Chemical Works, Llangefni.

The application site is situated within the settlement boundary of Llangefni and is safeguarded for employment uses within the Joint Local Development Plan (JLDP). The application site has an area of approximately 2.9 hectares. The site has predominantly large buildings associated with the former Peboc Chemical Works. The site is accessible to the West from the Bryn Cefni highway or to the north from the Bryn Cefni Distribution Road.

Key Issues

Whether there has been any change in circumstances or local policy since the original outline application was granted.

Policies

Joint Local Development Plan

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

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	There are no issues from the perspective of policy PCYFF 4 with the proposed variation of Condition (02).
Cyngor Tref Llangefni Town Council	No response at the time of writing the report.
HSE - Hazardous Substances Consent Applications	No response at the time of writing the report.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to relevant environmental and H&S considerations.

Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection subject to conditions.
GCAG / GAPS	There are no archaeological implications to the requested extension of time and therefore we have no comments on this application.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice.
Dwr Cymru Welsh Water	No objection subject to the inclusion of any drainage related conditions as per the original consent.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response at the time of writing the report.
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response at the time of writing the report.
Draenio Gwynedd / Gwynedd Drainage	No observations in terms of land drainage or local flood risk
Cynhorydd Geraint Ap Ifan Bebb	No response at the time of writing the report.
Cynghorydd Nicola Roberts	No response at the time of writing the report.
Cadw Scheduled Monuments	No objection.
North Wales Police Headquarters	No response at the time of writing the report.

The proposal has been afforded two means of publicity. These included the posting of notifications to adjacent properties, and a notification within the local newspaper. The expiration of the publicly period was the 17th June, 2022.

At the time of writing this report no letters of representations have been received by department.

Relevant Planning History

34C40 - Erection of building for engineering chemical storage at Peboc Llangefni – Approved 20/02/1985

34C40A - Erection of a chemical drug store and the construction of an extension to car park at Peboc Industrial Est Llangefni - Approved 14/08/1986

34C40B - Extension of existing building to form a store at Peboc Ltd Industrial Est Llangefni – Approved 21/2/1991

34C40C - Erection of a drum store and associated landscaping at Peboc Ltd Llangefni – Approved 29/01/1993

34C40D - Alterations and extensions to existing buildings erection of new welfare and production buildings formation of car park and landscaping of the site at Peboc Ltd Ind Est Llangefni – Approved 22/02/1993

34C40E - Siting of temporary office building at Peboc Ind Est Llangefni – Approved 04/06/1993

34C40F - Erection of a maintenance building at Peboc Ind Est Llangefni – Approved 21/04/1997

34C40G - Alterations to one of the building on site at Peboc Ind Est LLangefni – Approved 11/07/1997

34C40H Change of use of land in order to expand the site's existing bulk storage tank form on land at Peboc/Eastman Chemical Ind Est LLangefni – Approved 04/11/1997

34C40J - Erection of research development offices together with general offices on plots 8-15 Bryn Cefni LLangefni – 05/08/1997

34C40K - Change of use of land to a hydrogen trailer park at Peboc Ind Est LLangefni – Approved 05/11/1997

34C40L - Erection of a new electricity substation together with transformer pen at Peboc Ind Est LLangefni – Approved 08/01/1998

34C40M - Erection of a drum storage building together with an extension onto the existing equipment storage building at Peboc Ind Est LLangefni – Approved 16/10/1998

34C40N - Refurbishment of the Quality Control Laboratory at Peboc Plant Ltd Ind Est LLangefni – Approved 02/03/1999

34C40P - Erection of a building for the storage and distillation of chlon at Peboc Ind Est LLangefni – Approved 16/11/1999

34C40Q - Application for deemed consent under the planning (hazardous Substances) Regulations 1992, as amended by the planning control of Major Accident Hazards regulations 1999 for the storage of chemicals at Peboc Ind Est LLangefni – Approved 05/09/2002

34C40R - Refurbishment of the administration building at Peboc Ind Est LLangefni – Approved 10/03/2000

34C40S - Change of use of existing contractors laydown area into a solvent emission reduction plant at Peboc Ind Est LLangefni – Approved 09/05/2000

34C40T - Erection of a drum storage building at Peboc Ind Est LLangefni – Approved 12/07/2000

34C40U - Retention of a water monitoring station at Peboc Ind Est LLangefni – Approved 13/03/2001

34C40W - Extension to existing 33,000 volt sub-station at Peboc Ind Est LLangefni – Approved 24/10/2002

34C40X/HZ - Hazardous Substance consent to increase the quantity of toxic 20 tonnes and add a further category C very Toxic 3 tonnes of hazardous substances granted deemed consent under ref 34C40Q at Peboc Ind Est LLangefni - Withdrawn – 04/09/2003

34C40Y/HZ - Hazardous Substance consent to increase the quantity of toxic 20 tonnes and add a further category C very Toxic 3 tonnes of hazardous substances granted deemed consent under ref 34C40Q at Peboc Ind Est LLangefni – Approved 09/12/2003

34C40A/1 - Erection of a smoking shelter at Peboc Ind Est LLangefni – Approved 19/04/2007

34C40Z/EIA/ECON - Erection of a new Biomass Energy Plant comprising of a wood pellet plant, a biomass combined heat power plant, debarking and chipping plant, wood storage yard and construction of a new vehicle access on land adjacent to Peboc Ind Est LLangefni – Refused 08/05/2012

34C40A/2/SCO - Scoping opinion for a Biomass Energy Plant at Peboc Ind Est LLangefni – Scoping Opinion 22/12/2009

34C40A/1 - Erection of a smoking shelter at Peboc Ind Est Llangefni Approved 19/04/2007

34C40C/1 - Change of use from B2 to car show room and workshop together with the erection of a building and the widening of existing vehicular access at Peboc Ind Est Llangefni Approved 31/07/2012

34LPA1045/ECON/CC - Outline application with all matters reserved for the demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former at Peboc Ind Est Llangefni – Withdrawn 30/10/2018

34LPA1045A/SCR/CC - Screening opinion for demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former Peboc Ind Est Llangefni – EIA Not Required.

OP/2019/6 - Outline application with all matters reserved for the demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former Peboc, Llangefni - Granted - 24/07/2019

Main Planning Considerations

The application is submitted under Section 73 for the variation of condition (02) (submission of reserved matters) of planning permission reference OP/2019/6 (demolition of former chemical works and erection of 7 business units) so as to allow further time for the submission of the reserved matters at the former Peboc, Llangefni

The principle of the development has already been granted by virtue of the approval of outline consent on 24/07/2019 under reference OP/2019/6.

This application is seeking to vary condition (02) of the outline permission so as to allow additional time for the submission of the reserved matters application.

There has been no change in circumstances or local policy since the grant of the outline permission and the variation of the condition to allow additional time for the submission of the reserved matters is therefore acceptable.

Conclusion

There has been no change in circumstances or local policy since the grant of the outline permission and the variation of the condition to allow additional time for the submission of the reserved matters is therefore acceptable.

Recommendation

That the application is permitted subject to the following conditions:

(01) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is for outline planning permission.

(02) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(03) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990

(04) The land shall be used for the uses specified in classes B1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any equivalent provision of that class in any procedure which repeals and re-enacts that order with or without modifications).

Reason: To ensure that no inappropriate uses occur within this area.

**(05) a) No development (including trial pitting, 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 2018 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).

(06) No development shall commence until a foul drainage scheme for the site has been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

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

(07) Before the use hereby approved is commenced a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The components of the scheme shall include:

- 1. A preliminary risk assessment which has identified;**
 - a. all previous uses;**
 - b. potential contaminants associated with those uses;**
 - c. a conceptual model of the site indicating sources, pathways and receptors;**
 - d. potentially unacceptable risks arising from contamination at the site.**

- 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.**

3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be carried out and implemented in accordance with the approved detail.

Reason: To prevent pollution to the water environment.

(08) Prior to the use hereby approved being commenced reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to and approved by the Local Planning Authority. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.

Reason: To prevent pollution to the water environment.

(09) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To prevent pollution to the water environment.

(10) Full details of all external lighting proposed to be used on the development shall be submitted to an approved in writing by the Local Planning Authority before any external lighting is installed. Such details shall include the following:

- **That all lights shall be directed onto the application site only and not onto any surrounding land or properties.**
- **Low-impact, wildlife-friendly lighting, with full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used.**
- **Avoidance of wildlife mitigation features such as bat boxes**

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

Reason: To avoid / minimise wildlife impacts.

(11) The site shall be landscaped and native trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the Local Planning Authority before any development commences. The planting and landscaping works shall be carried out in full to the satisfaction of the Local Planning Authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is sooner. The said trees and shrubs shall be retained for the lifetime of the development. Any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

Reason: In the interest of ecology.

(12) No development shall commence until a scheme for demolition mitigation against Nesting Bird has been submitted and approved in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved detail.

Reason: In the interest of ecology

(13) Demolition works shall only take place between 31st October and 28th February unless the Local Planning Authority receives written confirmation from a qualified ecologist beforehand which confirms that specific building(s) can be demolished. The identified building(s) subject to demolition shall be approved in writing by the Local Planning Authority prior to the commencement of such demolition works. Only the identified building shall thereafter be demolished in accordance with the approved detail.

Reason: In the interest of ecology

(14) No development shall commence until a site-wide Construction Environmental Management Plan (including a Construction Travel Plan) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following matters:

- Protective measures to trees and shrubs
- Signage for the construction traffic, pedestrians and other users of the site,
- Controls on the arrival and departure times for the construction vehicles;
- Piling methods (if employed)
- Earthworks
- Hoardings to the site,
- Hours of working,
- Details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated
- Waste management and disposal and material re use,
- Prevention of mud / debris being deposited on public highway;
- Protection of the amenities of nearby residential occupiers
- Materials storage; and hazardous material storage and removal.
- A system for the management of complaints from local residents
- Emergency Containment Procedures
- Site lighting (if any) during works
- Pre-demolition check for badgers

Reason: To ensure the construction environment is not harmful to the amenities or wildlife of the locality.

(15) 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.

(16) The development hereby approved shall not be brought into operation until there has been submitted to and approved in writing by the Local Planning Authority, an Operational Phase Traffic Management Plan (OTMP). The OTMP shall include; , an Operational Phase Traffic Management Plan (OTMP). The OTMP shall include;

- (i) The routing to and from the site of service and operational vehicles, plant and deliveries, including Traffic Management Measures necessary to facilitate safe operation, including any subsequent demolition or decommissioning of the development**
 - (ii) The type size and weight of service and delivery vehicles to be used in connection with 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 service 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 access 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) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**
- The operation of the Development shall be carried out in accordance with the approved Plan.**

Reason: To ensure reasonable and proper control is exercised over traffic associated with the operation of the development in the interests of highway safety.

(17) Before any development commences, full details of the following Reserved Matters shall be submitted and approved in writing by the Local Planning Authority:

- i) The proposed layout and typical construction details based on ground investigation information to verify its adequacy.**
- ii) Longitudinal and cross section through the roads illustrating the proposed road levels relative to the existing ground levels and proposed buildings' finished floor levels.**
- iii) The surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall**
- iv) The location and the type of street lighting furniture**
- v) Pedestrian and cycle routes**
- vi) The extent and location of provision for refuse collection and recycling facilities**
- vii) Bicycle and storage area including rack specification and design**
- viii) the extent and position of vehicle turning facilities**
- ix) the extent and position of accommodation for loading and unloading**
- x) the extent and position of accommodation for car parking**
- xi) the means of access to the site**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highways and other development.

(18) 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: 39765-Shr19a.dwg.parkj**

- **Updated Protected Species Survey Report, Alison Johnston Ecological Consultant, May 2020**
- **Unit minimum and maximum dimension size as detailed in email dated 16th May 2022.**
- **Phase 1 and Phase 2 Geo-environmental Desk Study and Site Investigation Report, Amec Foster Wheeler, December 2017 approved under outline planning permission reference OP/2019/6.**
- **Transport Statement, Amec Foster Wheeler, March 2012 approved under outline planning permission reference OP/2019/6.**
- **Flood Consequence Assessment , Amec Foster Wheeler, March 2018 approved under outline planning permission reference OP/2019/6.**
- **Energy Assessment and Water Conservation Statement, Wood Environmental and Infrastructure Solutions UK Limited, May 2018 approved under outline planning permission reference OP/2019/6.**

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

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

Application Reference: FPL/2022/87

Applicant: Mrs Gillian Morris

Description: Full application for the change of use of part of the former school playing field into a childrens playing field at

Site Address: Llangaffo Primary School, Llangaffo



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee as the application is made on land which is owned by the County Council.

Proposal and Site

The application is made for the change of use of part of the former Llangaffo Primary School playing field in a childrens' playing field.

The application site is the rear part of the playing field at the former Llangaffo Primary School. The site lies outside the development boundary of Llangaffo as defined by the Joint Local Development Plan, but it does adjoin the development boundary.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

Policy ISA 2 - Community Facilities
 Policy PCYFF 1 – Development Boundaries
 Policy PCYFF 2 – Development Criteria
 Policy PCYFF 3 – Design and Place Shaping
 Policy PCYFF 4 – Design and Landscaping
 Policy PS 4 – Sustainable Transport, Development and Accessibility
 Policy TRA 4 - Managing Transport Impacts

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

Technical Advice Note 16: Sport, Recreation and Open Space

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Rhosyr Community Council	No response at the time of writing the report.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Initially concerned regarding the parking arrangements for users that live outside the area. Applicant responded that they are not expecting many people from outside the area as nearby villages have their own play areas. Site also offers on street parking, and the village hall can be used as a parking hub. The information provided is enough for the Highways Department to support the application.
Iechyd yr Amgylchedd / Environmental Health	Informatives for the applicant.
Cynghorydd John Ifan Jones	Glad to see a new play area in Llangaffo, and believes that this field is a suitable location. Initially concerned regarding the safety of the access, but after visiting the site himself, these concerns were erased, as the site is well paved and provides safe access.
Cynghorydd Arfon Wyn	Disappointed that the application was not presented at the June committee, as the applicant had arrangements in place. This was not possible as consultations ran until the 10/06/22, with the

	June committee schedule released on the 08/06/22.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments regarding relevant policies.
Ymgynghorydd Tirwedd / Landscape Advisor	The site is surrounded by young trees and vegetation, but these are not close to the play equipment such that trees would be harmed or users affected by trees. The site is enclosed from external views on three sides, and the proposed access is located away from trees. No additional landscaping will be required as the proposal complies with the requirements of policy PCYFF 4.

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 10/06/2022. At the time of writing this report, no letters of representations had been received at the department.

Relevant Planning History

No relevant site history

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

The former Llangaffo Primary School is located along the B4419, in the middle of the village. The former school building itself is located within the development boundary as defined by the Joint Local Development Plan, with the playing field located outside but adjoining the boundary.

The proposal is for the change of use of part of the former playing field into a childrens' playing field. The site is located to the east of the school building, with the proposed play area to be on a piece of land measuring approximately 50m by 28m, located furthest away from the building. The proposed play area will have seven pieces of play equipment together with a football goal, catering for the needs of the children of the village. The site is very well screened by trees and hedges which clearly defines its boundaries, with the proposed play area to be surrounded by a fence, to ensure the safety of all users, and the separate it from the remainder of the field.

Access to the proposed playing field will be afforded via a wooden gate off the highway, with a grassed path leading down to the field. The highway is paved throughout the village, providing safe access to all users. It is considered that this site is in a sustainable location, in the middle of the village, which is easily accessible on foot, by cycle, or by other means of transport. It is anticipated that most users will be local and from the village, especially as nearby villages Gaerwen and Newborough have their own playing fields. This will reduce the need for private transport, but should people travel to the site by car, the village hall, located approximately 290m up the road, could be used as a parking hub. The road is paved through the village, ensuring a safe walking route from the village hall to the playing field.

As this playing field is considered a community facility, the development must be assessed under policy ISA 2, and must comply with the criteria listed under that policy. Criteria 1i stipulates the requirement for new community facilities to be located within or adjoining development boundaries. The access to this site is within the development boundary, with the remainder of the playing field adjoining the boundary. Criteria 1iv specifies the requirement for proposals to be of an appropriate scale and type. It is considered that this is a small scale development, with strong justification, to provide a play area for the village.

Finally, Criteria 1v highlights the need for the development to be located in an accessible location by foot, cycle and public transport. As mentioned above, the site is a sustainable locate in the centre of the village, which is easily accessible to all.

The site is well surrounded and screened by a plethora of trees and hedges, greatly reducing the visual impact from nearby properties. As a former school playing field, the site has a history of associated noise, especially during school hours. No objections were received for this proposal, and it is considered that this proposed playing field will have no greater impact on the privacy and amenity of neighbouring properties than the school playing field did before the school was closed. The closest neighbour is nearby property Maifor, which shares a boundary with the playing field. Given the previous use of this land, this proposal is not considered to impact the neighbouring properties to such a degree to warrant a refusal. It is considered that neighbouring properties will not be affected by this proposal, and that the proposal complies with Policy PCYFF 2.

Conclusion

This proposal is considered a small scale development that will provide an additional community facility to the village of Llangaffo, in the form of a playing field. It is in a sustainable location in the centre of the village, and can be easily and safely accessed by all. Given the previous use of the site as a primary school playing field, it is considered that there will be negligible impacts upon the neighbouring residential properties.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin no 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
- Proposed site plan
- Proposed 3D view
- Proposed play park equipment

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: ISA 2, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 4, TRA 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: VAR/2022/3

Applicant: Mr Robot Evans

Description: Application under Section 73A for the variation of conditions (05) (Manure Management Plan), (08) (Landscaping Scheme), (09) (TPO Tree Protection), (10) (Light Mitigation Strategy), (11) (Woodland Management Plan), (12) (Construction Environmental Management Plan), (17) (Archaeological Works), and (18) (Construction Traffic Management Plan) of planning permission reference FPL/2019/251/EIA (erection of a poultry unit) so as to allow the details to be submitted and approved following the commencement of development works at

Site Address: Cae Mawr, Llanerchymedd



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

Recommendation: Permit

Reason for Reporting to Committee

The application relates to the variation of conditions of consent of an application which was accompanied by an Environmental Impact Assessment. It is therefore referred to the Planning and Orders Committee for determination in accordance with paragraph 3.5.3.10 of the Constitution.

Proposal and Site

The application is submitted under Section 73A for the variation of conditions (05) (Manure Management Plan), (08) (Landscaping Scheme), (09) (TPO Tree Protection), (10) (Light Mitigation Strategy), (11) (Woodland Management Plan), (12) (Construction Environmental Management Plan), (17) (Archaeological Works), and (18) (Construction Traffic Management Plan) of planning permission reference FPL/2019/251/EIA (erection of a poultry unit) so as to allow the details to be submitted and approved following the commencement of development works at Cae Mawr, Llanerchymedd.

Planning permission was granted on the 06/09/2021 for the development of a free range poultry unit to accommodate 32,000 chickens for egg production under planning permission reference FPL/2019/251/EIA.

The application site is located in the open countryside as defined by Joint Local Development Plan (JLDP) off the B5111 approximately half way between Rhosybol and Llanerchymedd. The site comprises a working farm, surrounded predominantly by agricultural land with some residential properties nearby.

Key Issues

- Whether the proposed variation of conditions are acceptable
- Whether the details submitted pursuant to those conditions are acceptable

Policies

Joint Local Development Plan

Policy ISA 1: Infrastructure Provision

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 1: Transport Network Developments

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

Policy PCYFF 2: Development Criteria

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 6: Water Conservation

Policy PCYFF 5: Carbon Management

Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

Policy CYF 6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

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

Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 23: Economic Development (2014)

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

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	No observations.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.

Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	It does not appear that any policy implications arise as a result of the application to vary conditions.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	Condition (08) landscaping details are acceptable. Also satisfied following site visit that no TPO trees have been impacted by the development, consequently condition (09) no longer necessary.
Dwr Cymru/Welsh Water	No objection subject to inclusion of any drainage related conditions as per original consent.
Ymgynghoriadau Cynllunio YGC	No observations to offer in terms of land drainage or local flood risk
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	The Written Scheme of Investigation (WSI) is acceptable and meets the requirements of part (a) of condition (17) however, further work is required in relation to part (b) of the condition.
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 Llanerchymedd Community Council	No objection.
Cynghorydd Aled Morris Jones	No response at the time of writing the report.
Cynghorydd Richard Griffiths	No response at the time of writing the report.
Cynghorydd Richard Owain Jones	No response at the time of writing the report.
Cyngor Cymuned Rhosybol Community Council	No response at the time of writing the report.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, together with a notice in the local newspaper. The latest date for the receipt of any representation was the 19/05/2022.

At the time of writing the report, no representations had been received by the Department.

Relevant Planning History

25C210A - Cais llawn i godi uned dofednod (ieir) rhydd yn cynnwys codi sied, gosod biniau bwydo a gwaith cysylltiedig yn / Full application for the erection of a free range poultry unit to include the erection of a shed, feeding bins and associated works at - Cae Mawr, Llanerchymedd - Wedi'i dynnu yn ôl/Withdrawn 16.11.2018

25C210B/SCR - Barn sgrinio i godi sied ar gyfer dofednod buarth ynghyd â gosod biniau gwydo a gwaith cysylltiedig yn / Screening opinion for the erection of a free range poultry shed together with the erection of feed bins and associated works at - Cae Mawr, Llanerchymedd - AEA ei angen/EIA required 20.02.2019

FPL/2019/251/EIA - Cais llawn ar gyfer codi uned dofednod buarth (free-range) (cynhyrchu wyau) ynghyd â storfa gwrtaiith, biniau bwyd a gwaith cysylltiedig yn / Full application for the erection of a free range poultry unit (egg production) together with a manure store, feeding bins and associated works at - Cae Mawr, Llanerchymedd - Caniatáu / Permit 06.09.2021

SCR/2022/21 - Barn sgrinio ar gyfer diwygio amodau (05) (Cynllun Rheoli Gwrtaiith), (08) (Cynllun Tirlunio), (09) (Gwarchod Coed Gwarchodedig), (10) (Strategaeth Lliniaru Golau), (11) (Cynllun Rheoli Coetiroedd), (12) (Cynllun Rheoli'r Amgylchedd Adeiladu), (17a) (Gwaith Archeolegol), ac (18) (Cynllun Rheoli Traffig Adeiladu) o caniatâd cynllunio rhif FPL/2019/251/EIA (codi uned dofednod) er mwyn caniatáu cyflwyno a chymeradwyo manylion yn dilyn cychwyn gwaith datblygu yn / Screening opinion for the variation of conditions (05) (Manure Management Plan), (08) (Landscaping Scheme), (09) (TPO Tree Protection), (10) (Light Mitigation Strategy), (11) (Woodland Management Plan), (12) (Construction Environmental Management Plan), (17a) (Archaeological Works), and (18) (Construction Traffic Management Plan) of planning permission reference FPL/2019/251/EIA (erection of a poultry unit) so as to allow the details to be submitted and approved following the commencement of development works at Cae Mawr, Llanerchymedd - AEA Ddim ei angen/EIA not required 10.05.2022

Main Planning Considerations

The application is submitted under Section 73A for the variation of conditions (05) (Manure Management Plan), (08) (Landscaping Scheme), (09) (TPO Tree Protection), (10) (Light Mitigation Strategy), (11) (Woodland Management Plan), (12) (Construction Environmental Management Plan), (17) (Archaeological Works), and (18) (Construction Traffic Management Plan) of planning permission reference FPL/2019/251/EIA (erection of a poultry unit) so as to allow the details to be submitted and approved following the commencement of development works at Cae Mawr, Llanerchymedd.

Planning permission was granted on the 06/09/2021 for the development of a free range poultry unit to accommodate 32,000 chickens for egg production under planning permission reference FPL/2019/251/EIA.

The permission remains extant and the development has commenced. There has been no change in policy since the grant of application ref FPL/2019/251/EIA.

The permission was subject to 18 conditions, many of which required the submission of further details either prior to the commencement of the development or prior to being brought into use/operation. The conditions were necessary in order to manage, mitigate and control the impacts of the development. The conditions relate to such matters as, manure management, landscaping, tree protection and woodland management, lighting, archaeology and environmental and traffic management.

Despite this, the development commenced and has continued, contrary to the advice of officers and in breach of several conditions of the permission.

The S73A application is therefore submitted in order to vary the requirements of the conditions to allow the relevant details to be submitted and approved after the commencement of the development. In addition, the details required under the provisions of the relevant conditions have also been submitted as part of the application.

Condition (05) relates to manure management and required the submission of evidence of a binding contract with an anaerobic digestion plant to take excess manure prior to the commencement of the use. The LPA have been provided with a letter from AE Anglesey Energy Ltd, an anaerobic digestion plant located in Mona which confirms their agreement to accept excess manure from the enterprise.

The LPA are therefore satisfied that there is a contract in place with an Anaerobic Digestion Plant to deal with excess manure in accordance with the requirements of the condition.

Condition (08) relates to landscaping and required the submission of a scheme of landscaping to be submitted and approved prior to the poultry unit and manure store becoming operational. Landscaping proposals have been submitted as part of the S73A application.

The submitted details have been reviewed by the Senior Landscape and Tree Officer, who has confirmed that the details are acceptable.

Condition (09) relates to the protection of trees protected by Tree Preservation Orders and required the submission of details of a scheme of tree protection prior to any development or site clearance taking place.

Information submitted in relation to condition (09) confirms that following discussion with the Environmental Consultant, Arbor Vitae, it is confirmed that the TPO trees will not be affected by the development and that all trees will be retained. It further confirms that there are no changes to the carriageway leading to the development and that the site will be accessed through the existing field gate, which is beyond the area of woodland and that the existing woodland is to be strengthened by additional planting as detailed within the landscaping proposals submitted under condition (08).

The Senior Landscape and Tree Officer has visited the site recently in order to verify the submitted information and is satisfied that the development has not detrimentally impacted upon protected trees. He has further advised that in light of this that the condition, as originally imposed, is no longer necessary and may be omitted for any varied consent which may be granted.

Condition (11) relates to woodland management and required the submission of a Woodland Management Plan prior to the commencement of development. A Woodland Management Plan has been submitted as part of the S73A application.

The submitted details have been reviewed by the Senior Landscape and Tree Officer who has confirmed that the details are acceptable.

Condition (10) relates to external lighting and required the submission of a lighting scheme prior to the buildings being brought into use.

The S73A application is accompanied by a Lighting Plan prepared by Arbor Vitae Environmental Ltd. The Lighting Plan has been reviewed by the relevant consultees and no concerns or objections have been received in relation to the submitted details. Consequently the details are considered to be acceptable.

Condition (12) relates to environmental management during construction works and required the submission of a Construction Environmental Management Plan (CEMP) providing relevant information as detailed within the condition prior to the commencement of works.

The S73A application is accompanied by a CEMP prepared by Roger Parry & Partners LLP. The CEMP has been reviewed by the relevant consultees and no concerns or objections have been received in relation to the submitted details. Consequently the details are considered to be acceptable.

Condition (17) relates to archaeology and is composed of two parts. Part (a) of the condition required the submission of a programme of archaeological works prior to any development being undertaken. Part (b) of the condition required the submission of a detailed report on the archaeological work to be submitted and approved within 6 months of the completion of the archaeological fieldwork.

The S73A application is accompanied by a Written Scheme of Investigation (WSI) prepared by Archaeology Wales Ltd under the provisions of part (a) of condition (17) and also an archaeological Strip, Map and Excavate report (SME) under the provisions of part (b) of the condition.

Gwynedd Archaeological Planning Service (GAPS) have been consulted with the submitted details. They have confirmed that the WSI is acceptable and meets the requirements of part (a) of condition (17)

however, further work is required in relation to part (b) of the condition. GAPS have been liaising directly with the archaeologist and agent in relation to the additional information required, however to date, no updated SME report has been received.

Consequently, the submitted information does not satisfy the requirements of part (b) of the condition and the condition will therefore be varied to require further submission of a detailed report within a reasonable timeframe.

Condition (18) relates to traffic management and required the submission of a Construction Traffic Management Plan (CTMP) prior to the commencement of any development.

Details relating to construction traffic management have been submitted and are contained in the Construction Phase Traffic Management Plan drawing number sk02_P1 and in section 2.6 of the submitted Construction Environmental Plan.

The submitted details have been reviewed by the Highways Department, whom are satisfied that the details meet the requirements of the condition.

Conclusion

The proposed variation of conditions are therefore considered to be acceptable and the conditions may therefore be both varied and discharged. The permission granted pursuant to this application will include a revised conditions requiring that the development accord with the approved details.

Recommendation

That the application is permitted subject to the following conditions:

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

- **Location Plan: GEL-MZ298-03**
- **Proposed Block Plan: GEL-MZ298-04 approved under planning permission reference FPL/2019/251/EIA**
- **Proposed Elevations and Floor Plan: GEL-MZ298-10 approved under planning permission reference FPL/2019/251/EIA**
- **Design and Access Statement, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA**
- **Foul Drainage Proposals, Roger Parry & Partners, 28/08/2019 approved under planning permission reference FPL/2019/251/EIA**
- **Highway Plan: GEL-MZ298-05 Scale 1:200 approved under planning permission reference FPL/2019/251/EIA**
- **Highway Plan: GEL-MZ298-05 Scale 1:500 approved under planning permission reference FPL/2019/251/EIA**
- **Landscape Plan: GEL-MZ298-06 approved under planning permission reference FPL/2019/251/EIA**
- **Lighting Plan: GEL-MZ298-13 approved under planning permission reference FPL/2019/251/EIA**
- **Proposed Elevations and Floor Plan: GEL-MZ298-02 approved under planning permission reference FPL/2019/251/EIA**
- **Proposed Elevations and Floor Plan: GEL-MZ298-09 approved under planning permission reference FPL/2019/251/EIA**
- **Construction Traffic Management Plan: sk02_P1**

- Transport Statement, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Cae Mawr Range Plan, July 18 approved under planning permission reference FPL/2019/251/EIA
- Drainage Plan: 12008-SK01 approved under planning permission reference FPL/2019/251/EIA
- Archaeological Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Detailed Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Drainage Strategy, Waterco, July 2019 approved under planning permission reference FPL/2019/251/EIA
- Dust and Bioaerosol Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Noise Impact Assessment, Matrix Acoustic Design Consultants, M1951/R01, 22/11/2019 approved under planning permission reference FPL/2019/251/EIA
- Noise Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Odour Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Pest Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Environmental Statement, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Lighting Assessment, Roger Parry & Partners, December 2019 approved under planning permission reference FPL/2019/251/EIA
- Ammonia Report, AS Modelling & Data Ltd, 26/02/2020 approved under planning permission reference FPL/2019/251/EIA
- Soil Management Plan, AGRI SCI Soil & Turf Management, 09/03/2021 approved under planning permission reference FPL/2019/251/EIA
- Nutrient Management Plans, AGRI SCI Soil & Turf Management, 09/03/2021 approved under planning permission reference FPL/2019/251/EIA
- Manure Management Plan, Roger Parry & Partners and plan Rev C 07 06 2021 approved under planning permission reference FPL/2019/251/EIA approved under planning permission reference FPL/2019/251/EIA
- Manure Management Plans – MMP approved under planning permission reference FPL/2019/251/EIA
- Method Statement Pollution Prevention, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Extended Phase One Habitat Survey, Arbor Vitae Environment Ltd, September 2019 approved under planning permission reference FPL/2019/251/EIA
- Woodland and Landscape Report Revision A, Arbor Vitae Environment Ltd, September 2019 approved under planning permission reference FPL/2019/251/EIA
- Water Conservation Report, Roger Parry & Partners, September 2019 approved under planning permission reference FPL/2019/251/EIA
- Energy Efficiency report, Roger Parry & Partners, September 2019 approved under planning permission reference FPL/2019/251/EIA
- AE Anglesey letter dated 21 February 2021
- Landscape Plan document, Arbor Vitae Environment Ltd, October 2021
- Lighting Plan document, Arbor Vitae Environment Ltd, October 2021
- Woodland Management Plan, Arbor Vitae Environmental Ltd, October 2021
- Construction Environmental Management Plan, Roger Parry & Partners
- Written Scheme of Investigation, Archaeology Wales, October 2021

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

(02) Within 6 months of the date of this permission a detailed report on the archaeological work as detailed in the submitted Written Scheme of Investigation dated October 2021 by Archaeology Wales, shall be submitted to and approved in writing by the Local Planning Authority.

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

(03) The ammonia scrubbing equipment shall be fully operational prior to the use hereby approved being commenced. The equipment shall be maintained, repaired or replaced in accordance with the manufacturer's specifications for the lifetime of the development. In the event that a breakdown of equipment lasts for more than one week, destocking of the poultry unit shall be implemented within two weeks from the start of the breakdown and not restocked until the equipment is fully operational.

Reason: To safeguard the Llyn Alaw SSSI and drinking water.

(04) The use hereby approved shall not commence until all of the proposed mitigation measures as outlined within either the Manure Management Plan prepared by Roger Parry & Partners ('the Manure Management Plan') Rev C 07 06 2021 and drawing numbers MMP and the Ammonia Modelling Report prepared by Steve Smith AS Modelling & Data Ltd (26/02/2020) shall be in place and functional. The mitigation measures shall include (but not be limited to) the ammonia scrubber equipment, the manure store and the dirty water tank. All mitigation measures shall be in place and functioning for as long as the use hereby approved is extant.

Reason: To safeguard the Llyn Alaw SSSI and drinking water.

(05) The development shall be operated in accordance with the Manure Management Plan Rev c 07 06 2021 by Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA and the letter dated 21 February 2021 from AE Anglesey Ltd.

Reason: To safeguard the Llyn Alaw SSSI and drinking water.

(06) No spreading of manure is to be carried out anywhere on the farm enterprise as outlined in drawing numbers MMP between 1st October and the following 1st April.

Reason: To safeguard the Llyn Alaw SSSI and drinking water.

(07) From the commencement of the use hereby authorised the numbers of other animals kept on the farm enterprise shall not be greater than:

- 150 calves , of which 50 shall weigh up to 50kgs each; another 50 shall weigh up to 250kgs each, and the remaining 50 shall weigh no more than 450kgs each; and
- 50 sheep.

Should the number of animals kept on the farm enterprise (irrespective of whether all of the land comprised in the farm enterprise is within the ownership or control of the developer) exceed the number of 200 individuals as specified in this condition then the use hereby permitted shall cease and not recommence until the number of animals kept comes back to or below 200 individuals.

Reason: To safeguard the Llyn Alaw SSSI and drinking water.

(08) The site shall be landscaped strictly in accordance with Landscape Plan GEL-MZ298-06 30/01/20 approved under planning permission reference FPL/2019/251/EIA and the Landscape Plan document dated October 2021 by Arbor Vitae Environment Ltd 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 visual amenity

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

Reason: In the interest of highway safety

(10) The development shall be operated in accordance with lighting scheme drawing reference GEL-MZ298-13 approved under planning permission reference FPL/2019/251/EIA and the Lighting Plan document dated October 2021 by Arbor Vitae Environment Ltd

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

(11) The Woodland Management Plan dated October 2021 by Arbor Vitae Environmental Ltd shall be implemented in full throughout the lifetime of the development commencing in the first planting season after completion or first use of the development, whichever is sooner.

Reason: To ensure that the Coed Cae Mawr woodland is adequately managed.

(12) The development shall be carried out in accordance with the Construction Environmental Management Plan by Roger Parry & Partners and the Construction Phase Traffic Management Plan ref sk02_P1.

Reason: To ensure the construction environment is not harmful to the amenities or wildlife of the locality and to ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

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

Reason: In the interest of residential amenity

(14) The access shall be laid out and constructed strictly in accordance with the submitted plan 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 the interest of highway safety

(15) The access shall be constructed with 2.4 metre by 160 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: In the interest of highway safety

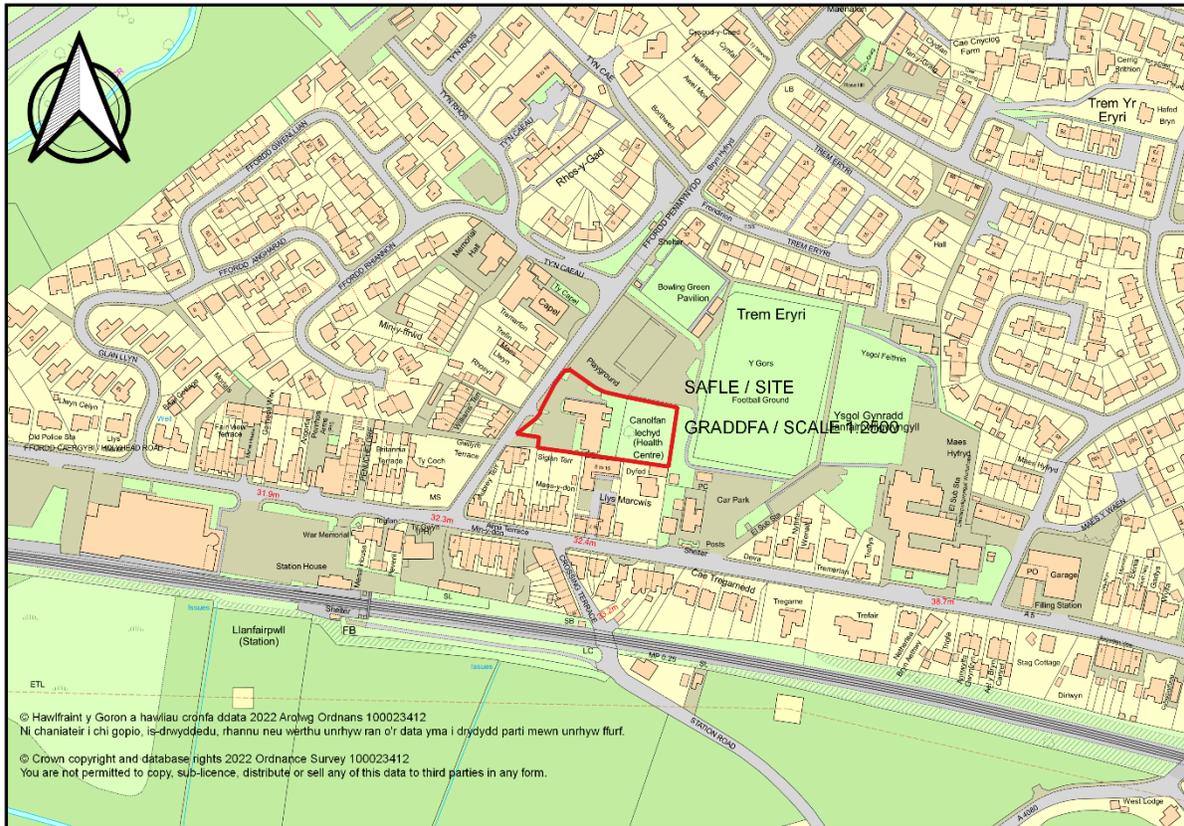
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/336

Applicant: Ms. Liz Ormerod

Description: Full application for alterations and extensions to health centre, the construction of new parking spaces together with soft landscaping at

Site Address: Llanfairpwll Health Centre, Penmynydd Road, Llanfairpwll



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee on the request of the Local Member – Councillor Alun Wyn Mummy.

Proposal and Site

The application is made for an extension to the existing Health Centre. Other associated development comprises the creation of five additional car parking spaces together with soft landscaping in the form of a paved path.

The application site is the Llanfairpwll Health Centre, located along Ffordd Penmynydd within the development boundary of Llanfairpwll, as defined by the Joint Local Development Plan.

Key Issues

The key issues are if the proposal complies with current policies, and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

Policies

Joint Local Development Plan

Policy ISA 2 - Community Facilities
 Policy PCYFF 2 – Development Criteria
 Policy PCYFF 3 – Design and Place Shaping
 Policy PS 1 – Welsh Language and Culture
 Policy TRA 2 – Parking Standards
 Policy TRA 4 – Managing Transport Impacts

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 15: Development and Flood Risk (2004)

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Ymgynghorydd Tirwedd / Landscape Advisor	The trees to be removed (G1 and W1) are not high value amenity trees. Removal of these trees would have negligible effect on wider amenity and it is considered that felling is justified in relation to the proposed extension. Clarification was sought regarding the future status of willow tree TN 1, with the agent confirming that this tree is to be retained, as shown on the proposed site plan.
Iechyd yr Amgylchedd / Environmental Health	Informatives for the applicant.
Dwr Cymru Welsh Water	Informatives for the applicant, and requested a condition regarding surface water.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments regarding relevant policies.
Cynghorydd Meirion Jones	No response at the time of writing the report.
Cynghorydd Alun Wyn Mummery	Supportive of this long awaited application, but called in to Planning Committee due to concerns regarding the parking situation.

Cynghorydd Robin Wyn Williams	No response at the time of writing the report.
Cyngor Cymuned Llanfairpwll Community Council	Supportive of this long awaited application, but concerned over lack of parking spaces.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections if the ecology report is included in the list of approved plans. Acknowledge that bats are present at the application site, but the proposed development represents a lower risk for bats.
Ymgynghoriadau Cynllunio YGC	Initially objected to the application as the site is within an area at risk of flooding from surface water and small watercourses. At their request, a Flood Consequence Assessment was produced, which highlighted that the proposed development would have minimal risk of flooding. No objection during the second consultation period, and provided SuDS advice for the applicant.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the application and requested that a Construction Traffic Management Plan (CTMP) be placed as a condition.

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 31/12/2021. Three letters of objection were received during this consultation period. The main points raised were:

- Plans submitted in 2019 had 21 new parking bays whereas this application only has 5
- There doesn't seem to be enough space on site to create the proposed parking spaces
- The car park is not big enough to accommodate the extension and increase in patients
- Object to all the trees being cut down and turned into a car park

In response to these comments:

- The Highways Department have no objections regarding the parking situation
- The agent has confirmed that since Covid the number of patients attending the Health Centre has reduced, which should cause less parking issues
- Plans clearly show that only a small section of woodland to the rear is being removed to accommodate the extension

Following the submission of additional information in the form of a Flood Consequence Assessment and an updated ecology report, a second consultation period started. The latest date for receipt of any representations was the 24/06/2022. At the time of writing this report, two letters of objection had been received. The comments made were:

- 5 new parking spaces not enough, and not enough space to create them
- Existing car park is too small, this extension will make it busier

It is considered that the response to the first consultation period comments address these objections, and the points raised will be further addressed in the main body of this report.

Relevant Planning History

31C285 - Minor refurbishment works and office accommodation including enlarging existing windows at Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll. Approved 15/12/2003.

FPL/2019/284 - Full application for alterations and extensions together to the health centre together with change of use of land to the rear to incorporate an extension to car park at Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll. Returned to Applicant.

Main Planning Considerations

The main planning considerations are the design and appearance of the extension, its impact on its surroundings, and the acceptability of the parking scheme. Concerns have been raised regarding the inadequate provision of parking spaces on site.

Llanfairpwll Health Centre is located along Ffordd Penmynydd, within the development boundary of Llanfairpwll as defined in the JLDP. The existing car park is located to the west of the health centre, closest to the highway, with a small woodland located to the east. The proposal is for a rear extension to the health centre. This will allow space for an additional five consultation, which will benefit the Health Care staff and the service users.

The extension will extend approximately 7.4m beyond the rear of the Health Centre, and will be 17m wide, set off both side elevations. This extension will have two different roof pitches, one at 7.4m in height and the other at 6m, with all the eaves at 3.3m in height. It is to be finished with render, with some brickwork to the bottom, which is considered acceptable and will integrate into the surrounding built environment. Additionally, the roof tiles will match the existing building, ensuring integration. Each consultation room will have a rear facing window, looking towards the woodland behind, and creating no concerns of overlooking. The extension has been purposefully set 12m away from neighbouring Llys Marcwis flats, which complies with the indicative minimum distances set out in the SPG. It is considered that the proposed development will have no greater impact upon the privacy and amenity of any neighbouring properties, and is compliant with policy PCYFF 2.

The principal of development to a community facility is supported by policy ISA 2, subject to it meeting a set criteria. Criteria i, iv and v of ISA 2 are relevant to this application. As the site is located within the development boundary, is of an appropriate scale and is easily accessible by foot, cycle and public transport, it is considered to comply with policy ISA 2. This application must also give consideration to the Welsh Language under policy PS 1. In regards to this specific application, the agent has confirmed that all signage on the application site is to be bilingual, ensuring compliance with policy PS 1.

Six trees are proposed for removal to accommodate this extension as highlighted in the ecological appraisal. The initial version of the report noted potential for bats in the woodland behind the surgery, and suggested a further tree climbing survey to determine bat presence in the trees to be felled. An updated report confirmed that there were no sign of bats or roosts in the trees proposed for felling, but did confirm bat presence in the woodland. As stated by the landscape advisor, the trees proposed for felling are not of high value, and it is considered that the felling is acceptable to accommodate the extension. During the consultation period, and objection was received from the drainage department as the site lies in an area at risk of flooding from surface water or small watercourses. A Flood Consequence Assessment was produced by the agent, which highlighted that the proposed development has minimal risk of flooding, and is compliant with TAN 15.

This site was subject to a previous application, reference FPL/2019/284, for alterations and extensions to the health centre, together with the change of use of land to the rear to create a car park. This included the removal of all the trees to the rear to create a large car park. This application was returned to the applicant as it was considered unacceptable from an ecological perspective and from the point of view of the Environment Wales Act. The site did not offer adequate space to achieve biodiversity gain in relation to the loss of the whole woodland. This application before us now has taken into consideration the comments from the previous application, with the majority of the woodland to remain.

Objections were received from neighbours and a Local Member regarding the parking situation on site. They are of the belief that this proposal provides inadequate additional parking spaces that the Health Centre needs. The proposal includes the creation of five additional parking spaces, two to the north of the

health centre and three outside the main entrance. It is considered that this application provides ample space for parking, whilst maintaining biodiversity on site. Additionally, the Highways Department had no objections towards the development, which is considered to comply with policy TRA 2. Furthermore, the site is in a sustainable location, and is easily accessible on foot, cycle or by public transport. Llanfairpwll also has public car parks in short walking distance. The agent has also confirmed that since Covid the number of patients attending the surgery has reduced, thus reducing the pressure on the car park.

Conclusion

This development is considered a small scale extension that will provide essential additional space within the Health Centre, which will ease the strain on Health Care staff, and will improve its service to its patients and the wider community. It is a simple design that is subservient to the existing building, and will integrate into the site, creating little or no greater impact upon the privacy and amenity of neighbouring properties.

Regarding the parking situation, it is considered that providing an additional five parking spaces is an improvement on the existing situation. Whilst objections were received regarding this, the Highways Department had no objections, and due to changing medical practices as a result of the Covid pandemic, it is anticipated that less patients will be present at the Health Centre at a given time, reducing the strain on the car parking situation.

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:

- 18077 LHC-TACP-EB-00-DR-A-100 Rev P04: Proposed ground floor plan
- 18077 LHC-TACP-EB-01-DR-A-101 Rev P02: Proposed roof plan
- 18077 LHC-TACP-EB-ZZ-DR-A-200 Rev P01: Proposed elevations
- 18077 LHC-TACP-ES-ST-DR-A-702 Rev P01: Proposed site plan
- Enfys Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment - Version V3 - 23/05/2022
- KRS Environmental - Flood Consequence Assessment - March 2022

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

(03) 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;**
- (viii) The working days and hours on site.**
- (ix) The length of time the proposed works will take to complete on site.**

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.

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

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

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: ISA 2, PCYFF 2, PCYFF 3, PS 1, TRA 2, TRA 4

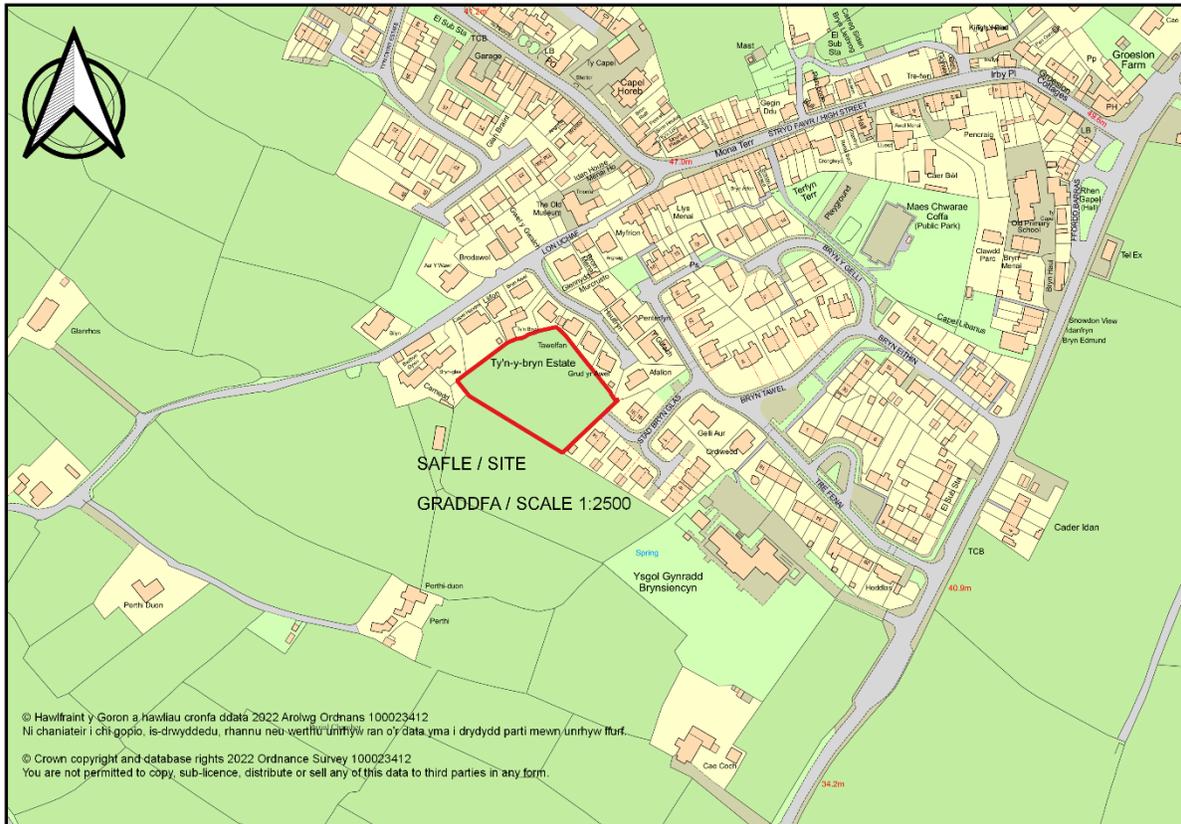
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/46

Applicant: DU Construction Ltd

Description: Full application for the erection of 12 dwellings together with the creation of an internal access road and associated works on

Site Address: Land near Bryn Glas Estate, 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 the local member due to local concern on density, surface water and highway concerns.

Proposal and Site

The application is submitted for the construction of 12 dwellings together with creation of a new access road which will lead from existing Stad Bryn Glas estate to the south east. The application site comprises of an area of undeveloped land and is bounded by residential properties to the north, east and west with agricultural land located to the south.

The land is located within the settlement boundary of Brynsiencyn as identified within the Joint Local Development Plan (JLDP).

There will be a mixture of single and two storey dwellinghouses across the site with various number of bedrooms. The majority to the dwellinghouses are semi-detached properties together with a detached unit and a row of three dwelling terrace. All units are provided with designated parking and private amenity spaces. As part of the proposed development a public open space will located to the north west.

Key Issues

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

Policies

Joint Local Development Plan

Joint Local Development Plan

Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TAI 4: Housing in Local, Rural & Coastal Villages
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 ISA 2: Community Facilities
Policy ISA 5: Provision of Open Spaces in New Housing Developments
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
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance

Supplementary Planning Guidance Affordable Housing (2004)
Supplementary Planning Guidance IOCC Deign Guide for the Urban and Rural Environment (2008) "SPG Design Guide"
Supplementary Planning Guidance Parking Standards (2008)
Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)
Supplementary Planning Guidance Housing Mix (October 2018)
Supplementary Planning Guidance Maintaining and Creating Distinctive and Sustainable Communities.
Supplementary Planning Guidance Open Space in New Residential Development (2019)

Technical Advice Note 2: Planning and Affordable Housing
Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 11: Noise (1997)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Welsh Language
 Technical Advice Note 24: The Historic Environment

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Eric Wyn Jones	No response at the time of writing the report.
Cynghorydd Dafydd Roberts	Call in requested due to local concern on density in comparison with surrounding estates, surface water and highway concern.
Cyngor Cymuned Llanidan Community Council	All supportive, need more housing in the village. Concern with construction traffic and need to consider traffic restriction during children going to and returning from school.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Draenio Gwynedd / Gwynedd Drainage	Standard Advice in relation to the need to provide an application to the SAB for approval prior to the commencement of work on site.
Iechyd yr Amgylchedd / Environmental Health	Standard Advice in relation to working hours and contaminated land comments.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments in relation to relevant policies of the JLDP.
GCAG / GAPS	A condition will be required to ensure no development takes place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval.
Gwasanaeth Addysg / Education Service	Confirmation has been received that there is no requirement to provide a financial education contribution.
Strategol Tai / Housing Strategy	Satisfied with the housing mix provided on the site.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval to ensure work is carried out in accordance with the Ecological Survey.
Ymgynghorydd Treftadaeth / Heritage Advisor	Confirmation has been received that the development would not impact upon any statutory designated heritage assets.
Cadw Scheduled Monuments	No response at the time of writing the report.
Gritten Ecology	Conditional Approval, works should proceed in accordance with the ecological survey.

Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Satisfied with the proposal.
Scottish Power Energy Networks	No response at the time of writing the report.
Openreach	No response at the time of writing the report.
Dwr Cymru Welsh Water	Welsh Water raise no concerns in relation to the method of foul drainage proposed.

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 15/03/2022. At the time of writing this report, 8 representations had been received at the department. The key points are summarised below:

- Concerns regarding level of radon gas within the area.
- Concerns regarding the surface water drainage and its impact upon the surrounding land / residential properties.
- Concerns regarding highway safety, vehicular movement and access to the site
- Concerns that the proposed development will have an unacceptable impact upon the amenity of neighbouring properties.
- Concerns regarding the maintenance of the development, in particular landscape.
- Concerns regarding the sewage system.
- Concerns regarding the impact upon ecology and biodiversity.
- Concerns that the construction phase will damage nearby existing properties

In response to the comments raised by neighbours:

- Radon gas will be dealt with by Building Regulations
- The drainage section and Welsh Water have not raised any objection. Due to the size and nature of the development it will be necessary for the developer to provide an application to the SAB for approval prior to the commencement of work on site. This will ensure that a sustainable drainage scheme for on-site surface water is approved prior to the commencement of work on site.
- The Highways Authority are satisfied with the proposed access, highway safety and additional vehicular movement.
- A condition will be placed on the permission to ensure that the landscaping scheme is carried out in accordance with the landscaping plan and another condition will be placed on the permission to ensure a landscape management plan will be agreed in writing prior to the occupation of any dwelling.
- Welsh Water is satisfied with the capacity of the foul sewer in the area
- A preliminary ecological survey has been received with the planning application. Natural Resources Wales are satisfied with the proposal and a condition will be placed on the permission to ensure that the developer complies with the recommendations in the survey.
- There will be some disruption to nearby residential properties during construction; however, a Construction Environmental Management Plan condition will be placed on the permission which will require the applicant to provide further information to the LPA on hours of operation, noise, dust etc. prior to the commencement of work on site.

Relevant Planning History

No relevant history.

Main Planning Considerations

In the JLDP Brynsiencyn is identified as a Local Village under policy TAI 4 (Housing in Local, Rural & Coastal Villages). This policy supports housing to meet the Plan's strategy through suitable unallocated sites within the development boundary and provided that the size, scale type and design of the development corresponds with the settlements character. This site lies within the Brynsiencyn development boundary as identified in the JLDP and is not allocated in the Plan for any specific land use. The proposal can therefore be considered against Policy TAI 4.

Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of this proposal (12 units) is approximately 31.6 units per hectare which complies with the requirements of the Policy.

Affordable Housing

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 30% affordable housing for 2 or more units within Local Villages such as Brynsiencyn. This would equate to 3.6 dwellings having to be affordable.

It is also worth noting that at the time of writing the report, it is the developer's intention to make the development 100% affordable, although this cannot be legally secured and the additional 70% affordability is at the developers discretion. A Section 106 will state that if the site is developed for a private developer there would be a need to provide 30% affordable housing and they would need to identify which dwellings would be affordable before commencing work on site, if this site is developed for a Registered Social Landlord then the site will be 100% affordable'.

Housing Considerations

The indicative supply level for Brynsiencyn over the Plan period is 29 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period of 2011 to 2021, a total of 2 units have been completed in Brynsiencyn. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2021 stood at 18 units). When considering all this information together, there is insufficient capacity within Brynsiencyn for the proposed development.

The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and open countryside. The indicative growth level (including 10% slippage) for Villages, Clusters and open countryside is 1953 units. 1,422 units were completed between 2011 and 2021 in the Villages, Clusters and open countryside category and that 708 were in the land bank (and likely to be developed).

This data reflects the fact that the Plan has inherited a number of approvals given by the Local Planning Authority on the basis of previous development plans and relevant planning considerations. Some of these approvals correspond with the adopted JLDP. Therefore, currently, the approval of this site can be supported by the expected provision within the Villages, Clusters and open countryside category. However, as the settlement will exceed its expected level of growth on windfall sites through units completed in the period 2011 to 2021.

It is therefore concluded there is currently a shortfall of 11 units in Brynsiencyn and therefore, the proposal to provide 12 dwellings would contribute towards meeting the need for windfall housing sites in

Brynsiencyn. However, the response of the Local Authority's housing department confirmed that they are satisfied that there is a large demand for affordable dwellings in the area. As such, the proposed development will provide affordable housing and therefore it is considered that the development is reasonably justified in addressing a recognized need for affordable housing.

Appropriate Housing Mix

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market.

The proposed development offers a mixture of single and two storey dwellinghouses which can accommodate various number of bedrooms and occupants. Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community.

The mixture include six 2 bedroom houses, four 3 bedroom houses, 1 two bedroom house and 1 four bedroom house.

Regard is given to the Local Housing Market Assessment (LHMA), Council Housing Register and Tai Teg Register to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market.

The proposal would increase the provision of detached, semi-detached and terraced houses in Brynsiencyn. With regards to the provision of detached and semi-detached houses, this increase in provision would contribute towards actions set out within the LHMA. The proposal seeks to develop 4 types of houses on the site (2 types of 2 bedroom houses as well as 3 and 4 bedroom units) which would also correspond with the actions set out within the LHMA. Whilst the community has a slighter higher % of second homes / holiday accommodation compared with the Island wide figure the fact that the proposal is for affordable units means they will not be used for this purpose. The proposed housing mix would complement the housing mix provided within the area and in light of the above, it is considered that the proposal can be supported on the grounds of need in the locality.

The Housing Service have confirmed that the housing mix being proposed is acceptable.

Welsh Language and Culture

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.

In line with criterion (1b) of Policy PS 1 'Welsh Language and Culture' since this development would cumulatively provide more than the overall indicative housing provision for the settlement, a Welsh Language statement should be submitted in support of the application. It is noted that a Welsh Language Statement has been submitted with the application.

The Policy and Welsh Language Manager has assessed the application including the submitted the submitted assessment and is of the view that the impact upon the Welsh Language will be comparatively

low and the fact that the dwelling houses will be 100% affordable will mean that the occupiers will remain local.

Provision of Open Spaces in New Housing Developments

As this is a development of 12 dwelling houses it triggers Policy ISA 5, which states that: “New housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust (FiT) benchmark standards of 2.4 hectares per 1000 population.”

The Open Spaces in New Residential Developments Supplementary Planning Guidance (SPG) (March 2019) states that the benchmark standard proposed by the FiT consists of a minimum 2.4 hectares per 1000 population.

Following an assessment of the proposed development and the surrounding area it is considered there is sufficient open space provision within the community to meet the needs of this proposed development therefore no new provision of open spaces or financial contribution will be required. However the proposal does include a public open space area of approximately 445 square metres within the application site.

Infrastructure Policy

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration is given to the capacity within local schools to accommodate the anticipated number of children on the site. It is also important to consider the effect of the proposed development on the capacity of local schools. The cumulative impact of other developments in the schools’ catchment areas is also taken into account when assessing whether an education contribution should be made. The Lifelong Learning Department of Anglesey Council have confirmed that no commuted sum is required in this instance.

Character of the area:

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

The development is located within the settlement of Brynsiencyn adjoining existing dwellinghouses. Within this context, achieving the correct design and appearance is important and it is noted that a mixture of development are located within the vicinity. These include a mixture of single and two storey dwelling of various designs.

The design and appearance (a mixture of off white render, grey brick and slate roof) of the proposed units are considered acceptable in terms of their impact on the townscape which will acceptably integrate into the surrounding area. The proposed development includes a mixture of detached, semi-detached dwellinghouses together with a row of terrace housing. It is considered that the proposed development will not harm the character of the area and reflect the relatively dense residential pattern of development within the immediate locality.

Effect upon the amenities of neighbouring properties:

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

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties. Existing dwellinghouses are located along the northern and western and eastern boundaries of the application site.

Hedgerows will be retained along the sites north eastern, north western and south western boundaries. It is considered these already acts as sound existing mitigation features against the impact upon nearby residential properties. Additional tree planting is also proposed along these boundaries.

Plots 1 – 8 all adjoin the southern boundary which is adjacent to an open agricultural field. However, plot 1 is also located on the south east corner and adjoining an existing dwelling house at Stad Bryn Glas. Careful consideration is therefore given to the amenities of the dwellinghouses.

No windows are being proposed on the eastern elevation of Plot 1. Although a section of the existing hedge will be cut back at the south east corner, a 1.8 meter timber fence is being proposed along the boundary between Plot 1 and existing dwelling.

Plots 9 – 12 are located on the north western boundary of the site. These units all adjoins existing, predominately single storey residential properties located at the north east and north western boundaries.

Amended plans have been received from the agent and all properties now comply with the proposed residential dwellings comply with distances set out in the Supplementary Planning Guidance (Design for the Urban and Rural Environment).

In addition, since existing hedgerows are being retained together with the erection of a 1.8 meter high fence along the north western and north eastern boundaries, it is not considered the proposed dwellinghouses will have a detrimental impact upon the amenities of nearby dwellinghouses.

To conclude, by virtue of the separation distanced between the dwelling, the orientation of the proposed units and existing boundary treatments, it is not considered that the proposed development will have a detrimental impact upon the nearby dwellinghouses or future occupants of the proposed affordable units. Conditions will be attached to any permission to including measures to mitigate against the impact during the construction phase.

Local Highways Authority:

As previously noted, the application will be served from an existing estate road to the south west of the site. Vehicles will travel through three separate existing residential estate which are already linked. These include Stad Bryn Glas, Bryn Tawel and Tre Fenai.

The access road will follow the run through the site towards the north west which will include pedestrian footways which will serve future occupiers. Each dwelling will be allocated two private spaces except for the four bedroom dwelling which will be provided three. Five adenoidal spaces are also provided which could be used as an overflow or by visitors.

The application is accompanied by a Transport Statement which considers the vehicle movement expected to be associated with the proposed development, It concludes that the development would not be expected to cause detriment to the existing highway network as vehicle movements are expected to remain fairly low.

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

Sustainability:

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

It is considered that the policies contained within the JLDP are consistent with national planning policy in terms of its approach to sustainable development principles. Paragraph 3.39 of PPW (Edition 11, 2021) states;

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

This is further supported by paragraph 3.11 of Technical Advice Note 18: Transport, which states “Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.”

As previously noted, the application site is located within the development boundary and therefore will naturally be located near sustainable means of travel and facilities. The site is located within a short walking distance to the nearest bus stop, which links Brynsiencyn to Menai Bridge, Llangefni and other key destinations.

The application site is also within walking distance to facilities within the village including the local primary school, pub, café, shop and a take away establishment and is within walking distance of the public right of way which links to the Coastal Path.

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.

Drainage:

In accordance with Policy PCYFF 6 (Water Conservation), as the proposal exceeds the threshold of 10 units, a Drainage Strategy has been submitted with the application. The document provides details of how the development will satisfactorily address how suitable discharge of surface water and foul effluent generated by the proposed development will be dealt with.

The application site is not located within a Flood Zone. Nevertheless, the proposed development will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. The proposal entails the inclusion of soakaways. Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.

The foul water from the site will discharge into public water sewer. Welsh Water have been consulted regarding the application and not raised any objection to this method of disposing of foul water.

Ecology:

Policy AMG5 of the JLDP ensured that proposal must protect and where appropriate enhance biodiversity that has been identified as being important.

A Preliminary Ecological Appraisal has been submitted with the application which confirmed that no protected species were recorded during the survey but there is potential for nesting birds to be present

within the two boundary hedgerows at the appropriate time of years. There is also potential for bats to be using these features as flight corridors. Some precautionary measures have therefore been recommended in regard to lighting along these features and access the site as a whole.

It is recommended to retain the hedgerow boundaries as their removal could have a negative impact on Biodiversity and on protected species such as bats. The existing hedgerows are being retained as part of the proposal.

Biodiversity enhancement is proposed by way of species rich native hedge planting along the south eastern and north western boundaries along with bat tubes on the proposed dwellings.

The Authority's ecologist together with Natural Resources for Wales have assessed the application and are satisfied that the appraisal and mitigation / enhancement measures being proposed. Conditions will be imposed accordingly to secure that the measures outlined within the Preliminary Ecological Assessment are carried out accordingly.

Landscape:

The site is an agricultural enclosure within the development boundary adjacent to residential areas. The Anglesey Area Of Outstanding Natural Beauty (AONB) lies to the east of the village. The site is considered well enclosed from longer views to the southwest and the AONB.

The application is accompanied by detailed landscaping plan which seeks to retain existing hedge boundaries as well as incorporating new tree planting around the site boundaries together with internal landscaping.

The Landscape Specialist together with NRW have assessed the application and are satiated with the proposed development. Conditions will be attached to any permission to ensure that the proposed landscaping scheme will be carried out within the first planting season after completion or first use of the development, whichever is the sooner. The condition will also insist that 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.

A separate condition will also be attached to ensure that landscaping scheme will be managed accordingly. This will including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens.

Conclusion

In summary the proposal for 12 residential units on this site aligns with material policies and is acceptable having weighted the material considerations described in the report.

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) No development shall commence until a detailed method statement for the removal, disposal and eradication of Montbretia on the site has been submitted to and approved in writing by the

Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To control and prevent any invasive species present on the site.

(03) The site shall be landscaped strictly in accordance with Stiwdio Owens Soft Landscape Design 646-STO-00-00-DR-L-0001 P03 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 accordance with Joint Local Plan Policy PCYFF 4.

(04) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

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

The sustainability of the construction methods to be employed;

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

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Existing hedge and tree protection measures.

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

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

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

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

(06) The estate road and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).

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

(07) The dwellings shall not be occupied until the access road shown on plan BSC-SAL-A1-ZZ-DR-A-0003 Rev P6 has been constructed to the base course level.

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

(08) The estate road shall be completed to a base course finish with the surface water drainage system complete and fully operational before any work is commenced on the dwelling(s) which it serves.

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

(09) No surface water from within the development shall discharge onto the highway.

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

(10) The access shall be laid out and constructed strictly in accordance with the submitted plan 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.

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

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

(12) 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, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (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) Identification of the routing strategy and procedures for the notification and conveyance of indivisible "out of gauge" loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers' plant and equipment; and for the temporary removal of street furniture;**
- (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 storage of plant and materials and the loading and unloading of plant and materials**

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

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

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

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

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

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

(15) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development 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

(16) The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the development hereby approved whichever is the sooner.

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

(17) The details to be submitted for approval in writing by the Local Planning Authority shall include:

- the proposed road layout and typical construction details based on ground investigation information to verify its adequacy.

- the location and the type of street lighting furniture.

The development shall be constructed with in accord with the details that have been approved in writing by the Local Planning Authority under the provisions of this planning condition.

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

(18) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority "Management and Maintenance Plan". The Management and Maintenance Plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan

approved under the provisions of this condition for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority

(19) The application site shall be developed strictly and entirely in accordance with the Preliminary Ecological Assessment by Cambrian Ecology dated 9th November, 2021.

Reason: In the interests of ecology.

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

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

(21) Notwithstanding the roofing material as shown on the plans submitted with planning application FPL/2022/46. Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

Reason: In the interests of amenity.

(22) (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 2018 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).

(23) 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 BSC-SAL-A1-ZZ-DR-A-0001 Rev P2
- Transport Statement Location Plan – 004 Rev P01
- 7P4B House Elevations and Floorplans - BSC-SAL-A1-ZZ-DR-A-0013 Rev P3
- 4P2B House Elevations and Floorplans - BSC-SAL-A1-ZZ-DR-A-0010 Rev P2
- 4P2B House Elevations and Floorplans - BSC-SAL-A1-ZZ-DR-A-0011 Rev P2
- 5P3B House Elevations and Floorplans - BSC-SAL-A1-ZZ-DR-A-0012 Rev P2
- Proposed Site Plan - BSC-SAL-A1-ZZ-DR-A-0003 Rev P6
- Proposed – Site Boundary Plan - BSC-SAL-A1-ZZ-DR-A-0004 Rev P3
- Proposed Streetscene Elevations - BSC-SAL-A1-ZZ-DR-A-0005 Rev P2
- Planning 3D View 1 - BSC-SAL-A1-ZZ-DR-A-0006 Rev P3
- Planning 3D View 2 - BSC-SAL-A1-ZZ-DR-A-0007 Rev P3
- Soft Landscape Design – 646-STO-00-00-DR-L-0001 Rev P03

- **Soft Landscape Details - 646-STO-00-00-DR-L-0002 Rev P00**
- **Section 38 Highway Construction Details – 017 Rev C01**
- **Section 38 Highway Setting Out Layout – 015 Rev C02**
- **Section 38 Highway Long Sections – 016 Rev C01**
- **Section 38 Highway Adoption Layout – 023 Rev C02**
- **S38 Surface Finishes and Kerbing Layout – 014 Rev C02**
- **Plot Setting Out Layout – 020 Rev C02**
- **Section 104 Agreement Layout – 009 Rev C03**
- **Proposed Areas Plan – 008 Rev C01**
- **Transport Statement Zoning Plan – 003 Rev C01**
- **Finished Levels and Retaining Walls Layout – 013 Rev C02**
- **Proposed Drainage Details Sheet 1 – 010 Rev C01**
- **Infiltration Rate Zoning Plan – 022 Rev C02**
- **Proposed Flood Routing Plan – 007 Rev C02**
- **Preliminary Ecological Assessment – Cambrian Ecology Ltd dated 9.11.21**
- **Welsh Language Statement – February 2022**
- **Design and Access Statement – February 2022**
- **Drainage Strategy – November 2021 Rev P01**
- **Transport Statement – October 2021 Rev P03**

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

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

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