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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 11 IONAWR, 2023 am 1:00 y. p.	WEDNESDAY, 11 JANUARY, 2023 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR AC YN RHITHIOL DRWY ZOOM	COUNCIL CHAMBER, COUNCIL OFFICES AND VIRTUALLY VIA ZOOM
Swyddog Pwyllgor	Ann Holmes 01248 752518
	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
Robert LI 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 of Officer in respect of any item of business.

3 MINUTES OF THE PREVIOUS MEETING_(Pages 1 - 20)

To present the minutes of the previous meetings of the Planning and Orders Committee held on the following dates –

- 7 December, 2022
- 15 December, 2022 (adjourned from 7 December, 2022)

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

4 SITE VISITS_(Pages 21 - 24)

To present the minutes of the planning site visits held on the following dates –

- 20 December, 2022
- 21 December, 2022

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 25 - 26)

6.1 FPL/2022/60 – Former Newborough School, Pen Dref Street, Newborough
FPL/2022/60

7 APPLICATIONS ARISING_(Pages 27 - 54)

7.1 HHP/2022/230 – Dinas Bach, 5 Y Fron, Aberffraw
HHP/2022/230

7.2 FPL/2022/215 – Capel Bach, Rhosybol
FPL/2022/215

7.3 FPL/2022/195 – Pendref, Llanfairynghornwy
FPL/2022/195

7.4 DIS/2022/63 - Former Roadking Truckstop, Parc Cybi, Holyhead
DIS/2022/63

7.5 FPL/2022/172 – Eirianallt Goch, Carmel
FPL/2022/172

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

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12 REMAINDER OF APPLICATIONS_ (Pages 55 - 100)

12.1 ADV/2022/12 - Public Conveniences, Porth Dafarch, Isallt Road, Trearddur Bay.

ADV/2022/12

12.2 ADD/2022/13 - Public Car Park, St Ffraid Road, Treaddur Bay

ADV/2022/13

12.3 ADV/2022/14 - Car park near South Stack, South Stack Road, Holyhead.

ADV/2022/14

12.4 ADV/2022/15 - Breakwater Country Park, Holyhead

ADV/2022/15

12.5 ADV/2022/16 - Penrhos Coastal Park Holyhead

ADV/2022/16

12.6 LBC/2022/33 - Skinners Monument Pillbox, Holyhead

LBC/2022/33

12.7 FPL/2022/248 - Gwenallt, Llansadwrn

FPL/2022/248

12.8 DIS/2022/36 - Former Roadking Truckstop, Parc Cybi, Holyhead

DIS/2022/36

12.9 FPL/2022/258 - 3 Tan y Graig, Llanfairpwll

FPL/2022/258

12.10 FPL/2022/275 – Llanfawr School, Ffordd Tudur, Holyhead.

FPL/2022/275

13 OTHER MATTERS

None to be considered by this meeting.

Planning and Orders Committee

Minutes of the hybrid meeting held on 7 December 2022

- PRESENT:** Councillor Neville Evans (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff Evans, T LI Hughes MBE, John I Jones, R LI Jones, Lewis, Dafydd Roberts, Ken Taylor, Robin Williams and Liz Wood.
- Councillor Nicola Roberts – Portfolio Member for Planning & Climate Change.
- IN ATTENDANCE:** Planning Development Manager (RLLJ),
Group Engineer (Development Control & Traffic Management) (Highways) (AR),
Legal Services Manager (RJ),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT) (for application 7.3).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillors Margaret M Roberts & Ieuan Williams (application 7.3); Pip O'Neill (application 7.3); Carwyn Jones, Gary Pritchard & Alun Roberts (application 7.4); Dafydd R Thomas (application 7.5); Arfon Wyn (application 7.6); Llinos Medi (application 7.8); Aled M Jones & Derek Owen (application 12.6).
- Councillors Paul Ellis, Llio A Owen
-

1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

Councillor Jackie Lewis declared a personal and prejudicial interest with regard to application 7.1 – Awel y Bryn, Trigfa, Moelfre on the basis of a personal association with the group opposing the proposal.

Councillor Glyn Haynes declared a personal and prejudicial interest with regard to application 7.3 – Cae Braenar, Penrhos, Holyhead as he is a Governor of Ysgol Llanfawr and his daughter is employed as a teacher at the school. Should the application be approved the developer would be required to make a financial contribution of £110,313 towards facilities at Ysgol Llanfawr.

Councillor Robin Williams declared a prejudicial interest with regard to application 7.3 – Cae Braenar, Penrhos, Holyhead on the basis that the matter of the development had previously been considered by the Executive of which he is a member.

The Committee Officer, Mrs Mairwen Hughes, declared a personal and prejudicial interest with regard to application 7.3 – Cae Braenar, Penrhos Holyhead as she lives on the Cae Braenar estate and has objected to the application.

Councillor John I Jones declared a personal interest with regard to application 12.1.

Councillor Neville Evans declared a personal and prejudicial interest with regard to application 12.6 as he is related to the applicant and his brother works for the applicant.

3 MINUTES

The minutes of the meeting held on 2 November, 2022 were confirmed as correct, subject to the following amendments:-

- Application 7.3 – Awel y Bryn, Trigfa, Moelfre - The last paragraph of Mr Peter J Hogan's statement should be deleted.
- Councillor Jeff Evans referred that not all the matters he raised as regards to application 12.3 – Cae Braenar, Penrhos, Holyhead were reflected within the minutes as regards to request for deferment, Planning Officer referring to the wording of the Executive meeting held on 24 January, 2022 being inappropriate, report at page 50 referred that the application was for 22 open market and 1 affordable dwellings and on page 51 the reports refers to 23 affordable dwellings.

4 SITE VISITS

The minutes of the following meeting were confirmed as correct:-

- The minutes of the virtual site visits held on 16 November, 2022.
- The minutes of the site visits held on 30 November, 2022.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.3, 7.5, 7.6, 7.8, 12.3 and 12.4.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 HHP/2022/171 – Full application for alterations and extensions with juliet balconies at Awel y Bryn, Trigfa, Moelfre

(Having declared a personal and prejudicial interest, Councillor Jackie Lewis withdrew from the meeting during the discussion and voting thereon)

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 5 October, 2022, the Committee resolved to visit the site and a virtual site visit was conducted on 19 October, 2022. At its meeting held on 2 November, 2022 the Committee resolved to refuse the application contrary to the Officer's recommendation as it was considered that the application was deemed to be contrary to planning policy PCYFF2 of the Joint Local Development Plan due to the impact on the amenity of adjacent residential properties by virtue of noise and

disturbance due to the increase in the number of bedrooms/occupants together with the overdevelopment of the property.

The Planning Development Manager reported that the justification statement by the applicant states that there is no intention to change the use of the dwelling and the house will be used by family and friends. Reference has been made to the noise levels that will be generated from the dwelling, however, the noise levels from the each property within the estate generates varied noise levels. The dormer extension are similar to those that can be seen on the estate. An extension at the rear of the dwelling, which was approved in 2010, could be built under permitted development without planning permission. He further said that it is not possible to challenge the principle of the additional bedrooms, however, other material considerations need to be considered. There are a number of dormer extensions to be seen on the estate and the character of the dwelling as it will be similar to other properties within the estate. He noted further that the Highways Authority has not objected to the proposal, a parking diagram was submitted as part of the justification statement which notes that there is parking spaces for 5 cars at the front of the property.

Councillors Margaret M Roberts and Ieuan Williams both spoke as Local Members to express their concerns about the proposal from the perspective of the number of occupants it would be able to accommodate and its potential usage as an Airbnb and to accommodate as many as possible to stay at the dwellings. Councillor Roberts said that she considered that the proposal is contrary to planning policy TWR 2 of the Joint Local Development Plan due to its overdevelopment. Councillor Margaret M Roberts and Ieuan Williams expressed that it was evident on the site visit that this is a small cul-de-sac of dwellings and accommodating 5 cars in front of the dwellings is impossible. The property was originally a 2 bedroom bungalow and accommodating the extra vehicles on the estate will be create problems for the neighbours. Councillor Williams referred to planning policy PCYFF 2 which states that planning application should be refused if it has a significant detrimental effect on the health and safety and amenities of the local residents.

Councillor John I Jones said that the proposal is clearly contrary to planning policy PCYFF 2 and he proposed to reaffirm the previous decision to refuse the application. Councillor Ken Taylor said that he considered that the proposal was overdevelopment of the site and seconded the proposal of refusal.

It was RESOLVED to reaffirm the previous decision to refuse the application contrary to the Officer's recommendation.

7.2 DIS/2022/63 – Application to discharge condition (05) (landscaping) (08) (signage) (16) (mitigation risk assessment) of planning permission FPL/2021/337 (full application for the construction of an Inland Border Facility (IBF) at former Roadking Truckstop, Parc Cybi, Holyhead

The application was presented to the Planning and Orders Committee due to the discharging of conditions(s) imposed by the Planning and Orders Committee in determining application reference FPL/2021/337 at its meeting held on 2 March, 2022. At its meeting held on 2 November, 2022 the Committee resolved to defer determining the application as Welsh Government Transport Division had requested further information.

The Planning Development Manager reported that the application is to discharge three conditions as was noted within the report. As regards to condition (05) the Landscape Officer has confirmed that the landscaping scheme is acceptable. The signage scheme

confirms that the signs will be bilingual which addresses condition (08). As regards to condition (16) a risk assessment scheme has been submitted, however the Welsh Government Transport Division requested additional information; the requested details has now been received and the information has been forwarded to the relevant Officers at Welsh Government Transport Division. A meeting has been requested by the Welsh Government Transport Division with Officers from the Authority as regards to this matter.

Councillor T LI Hughes proposed that the application be deferred as there are uncertainties as regards to the site. Councillor Jeff Evans seconded the proposal of deferment of the application.

It was RESOLVED to defer the application for the reasons given.

7.3 FPL/2022/53 – Full application for the erection of 22 open market dwellings and 1 affordable dwelling, alterations to the existing access, creation of an internal access road together with associated works on land adjacent to Cae Braenar, Holyhead

(Having declared a prejudicial interest in the application, Councillors Glyn Haynes and Robin Williams withdrew from the meeting during the discussion and voting thereon).

(The Committee Officer, Mrs Mairwen Hughes declared a prejudicial interest in respect of the application and left the meeting during discussion).

As the Vice-Chair had declared an interest, Councillor Dafydd Roberts was elected Vice-Chair for this item only.

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 2 November, 2022, the Committee resolved to visit the site and a virtual site visit was conducted on 16 November, 2022.

Public Speakers

Mr Michael Jones, **opposing the application**, said that the application site is a green protected open space and is an amenity area. He noted that documentation dated 1997 refers that the land was given by Anglesey Aluminium Metals Limited as an act of good will to the people of the area; a hospital has been built on the nearby land and this land was not for a private developer to build houses. Access to the land was from the Penrhos Beach Road and there has not been any talk of the access through the Cae Braenar estate; access through the estate is totally unsuitable. The reason that there has been no building on the site is that the hospital nearby needs to have peace and quiet from any building works. He further said that this application is totally out of character for the area.

Ms Sioned Edwards, Cadnant Planning, **in support of the application**, said that the site is located within the development boundary of Holyhead and planning permission for 14 dwellings has been lawfully implemented and the site has therefore been safeguarded. This permission could be implemented at any time without the need for further permission or approval from the Local Planning Authority. Trees have already been cleared from the site under the previous permission. This application to change the design and number of dwellings on the site has come forward in response to the change in the housing type and mix in the Holyhead area and the proposal would provide two and three bedroom family dwellings. It is noted that Local Members and neighbours have raised concerns as they consider that the proposal is not in keeping

with the character and appearance of the area, as well as the height and scale of the development. Concern has also been expressed about Japanese Knotweed and road safety. A detailed assessment has been presented as part of the Officer's report, which confirms that the density of the development is acceptable and meets the requirements of policy PCYFF2. The Officer has provided an assessment of the proposed dwellings' impact on neighbouring properties, which confirms that there would not be an unacceptable impact on neighbouring amenities. She further said that in terms of the scale and height, they are two-storey dwellings. It is acknowledged that neighbouring properties in Cae Braenar are bungalows, however, there are two-storey dwellings nearby and it is noted that the dwellings approved under the previous planning permission, which has been safeguarded, are also two-storey dwellings. It is noted that local members have also raised concerns about traffic and the effect on road safety. Detailed discussions have been held with the Highways Officer to ensure that the design of the access, the number of parking spaces and the construction traffic management plan are acceptable, during the building period, no objection has been raised by the highways department. It is noted that neighbours have raised concerns about the presence of Japanese Knotweed on the site. A revised report has been presented to confirm its location on the site, accompanied by an Invasive Weed Management Plan, which details the method of controlling and eradicating weeds from the site. Natural Resources Wales and the Tree Officer have confirmed that they are satisfied with the information together with the proposed method.

The Planning Development Management outlined the main planning considerations as detailed in the Case Officer's report with regard to the proposal and noted that the application site is within the development boundary of Holyhead and conforms to planning policy PCYFF 1 of the Joint Local Development Plan. The application site benefits from an extant planning permission for 14 residential dwellings. This included six four-bedroom dwellings and eight three-bedroomed dwellings, all two storey. The permission has been implemented and a Certificate of Lawfulness Existing Use has been secured. Policy TAI 15 requires that part of the proposed development is provided for affordable housing and in Holyhead this equates to 10% of the overall number of units which equates to 2.3 units in this instance. However, the developer as part of the previous planning application has provided 4 affordable units on a nearby site at Turkeyshore Road. The Planning Development Manager referred to the design of the 23 two storey dwellings as was noted within the Case Officer's report. Even though the dwellings on Cae Braenar estate are single storey bungalows it is not considered that the proposal will look out of place on the site or have an impact upon the landscape. He further referred that the site is currently identified as protected open space under Policy ISA 4 of the JLDP. However, it is unclear why this part of area of open space has been identified when considering the previous planning approval on the site. It is considered that the above justifies the loss of this part of the open space provision. Access to the site will be via the existing vehicular access off the Cae Braenar estate which would include vehicular and pedestrian access. The proposed access has a visibility splay of 43m in each direction. The internal access road will be constructed to adoptable standards and would provide a footway on either side of the main road into the site. The Highways Authority has confirmed that they are satisfied with the proposal with appropriate worded conditions. As is noted within the report the proposal complies with planning policies PS4 and PS5 of the JLDP as it is considered that the development is highly accessible and sustainable due to its location within walking distance to the town of Holyhead. The Planning Management Manager further said that following the site visit, it was confirmed that Japanese Knotweed is present on the site. The applicant has provided an Invasive Weed Management Plan which identifies the areas affected by the Japanese Knotweed together with the method of treatment. Natural Resources Wales has confirmed that the Invasive Weed Management information addresses their previous concerns and no

further survey are required to be submitted. A condition has been placed on the permission requesting that the applicant provides a certificate by an independent consultant to confirm that the knotweed treatment programme has been successful and that all the invasive plant material has been removed and all treated areas shall be subject to aftercare and monitoring in accordance with the submitted scheme. Reference was made to the adjoining properties and the Councils SPG Design Guide provides guidance on the proximity of development to other properties and boundaries to prevent overlooking and other unacceptable impacts. The impact of the proposal, in particular upon the amenity of nearby land users has been considered in accordance with the criteria as set out in planning policy PCYFF 2 of the JLDP. Other material considerations were listed within the Case Officer's report. The recommendation was of approval of the application subject to a Section 106 legal agreement for 1 affordable dwelling and a financial contribution towards Ysgol Llanfawr.

Councillors Jeff Evans and Pip O'Neill, as Local Members highlighted the reasons to refuse the application as regards to traffic, access to the site through the Cae Braenar, not in keeping with the surrounding area and the added pressure on the infrastructure. It was noted that there is a dire need for bungalow type dwellings for the elderly in the Holyhead area as there is an ageing population on the Island; the proximity of the site to the Penrhos Stanley Hospital would be advantages for the elderly and the disabled. During the virtual site visit it was evident that the proposal is surrounded by bungalows. It was further expressed that the virtual site visit did not give a true reflection of the applications site; the properties that will be affected by the proposal were not shown. Flats in Lon Deg, a distance from the site, were shown which will not be affected by the development.

Councillor Jeff Evans expressed that he considered that the application should not have been discussed at this meeting as regards to the legitimate process having been adhered to. He outlined the discussions undertaken with the Chief Executive to the meeting as regards to the development having been previously considered by the Executive and the perception by the local residents. He further referred that the Executive considered a report in January, 2022 as regards to 23 affordable dwellings on the site to address the housing needs of the residents of Holyhead without the planning process been undertaken. Councillor Evans considered that there is potential for an Ombudsman investigation if the application was approved. He considered that the application should be deferred for further discussions.

The Legal Services Manager said that the Council does have discussions with developers and land owners as regards to housing development and some do progress whilst other do not. The Planning and Orders Committee is the only body to approve planning applications or planning officers under delegated rights. The relevant planning policy requires that 10% of the properties built in Holyhead must be affordable. He considered that the issues raised by Councillor Jeff Evans would not justify a complaint to the Ombudsman.

Councillor T LI Hughes referred that he questioned whether the access to the site was adequate and wide enough to accommodate the traffic generated from the site and he referred to the affordable element of the proposal on a nearby site at Turkeyshore Road.

Councillor Ken Taylor said that the application site has extant planning permission for 14 dwellings and the access to the site is the same however the amount of dwellings on site. Councillor Taylor proposed that the application be approved in accordance

with the Officer's recommendation. Councillor Dafydd Roberts seconded the proposal of approval.

Councillor Jeff Evans proposed that the application be deferred. There was no seconder for his proposal.

Following the vote of 5 in favour and 3 against:-

It was RESOLVED to approve the application in accordance with the Officer's recommendations subject to the conditions contained within the written report, together with a Section 16 legal agreement that 1 affordable dwelling and a financial contribution of £110,313 towards Ysgol Llanfawr be afforded.

7.4 HHP/2022/46 – Full application for demolition, alterations and extensions at Tan yr Allt Bach, Llanddona

The application was presented to the Planning and Orders Committee at the request of the three Local Members. At its meeting held on 5 October, 2022 the Committee resolved to visit the site and a virtual site visit subsequently took place on 19 October, 2022. At the meeting held on 2 November, 2022 the Committee it was resolved that a second site visit be undertaken to the site. An on-site visit took place on 30 November, 2022.

The Planning Development Manager outlined the main planning considerations as detailed in the Case Officer's report with regard to the proposal's siting and design and its impact as regards Dark Skies and AONB designations. The applicant has afforded a Dark Skies Strategy together with amendments to the design to mitigate any impact on the Dark Skies in the area. Natural Resources Wales and the Dark Skies Officer consider that the proposal is acceptable. He said that based on the Officer's view the proposal is acceptable in land use in planning terms; that it is subservient to the existing property in respect of scale and size and does not dominate the original elevation and is considered appropriate to the dwelling and its surrounding area. The increase in the footprint of the proposal is 30% which conforms to planning policies. The recommendation was of approval of the application.

Councillors Carwyn Jones, Gary Pritchard and Alun Roberts, spoke as Local Members to convey the many concerns of the locality and the Community Council as regards to the siting, scale and design of the proposal and the effect of the character of the area and the impact on the AONB and the potential light pollution. They expressed concerns regarding the highway and narrow steep road down to Llanddona as was seen by Members on the site visit. It was considered that the glass link between the current dwelling and the extension is excessive with a potential usage as a holiday home/let.

Councillor Ken Taylor, whilst sympathetic to the concerns of the local community and Local Members, however, following a physical site visit he considered that the application had to be considered within planning policies. Councillor Taylor proposed that the application be approved in accordance with the Officer's recommendation. Councillor T.LI Hughes MBE seconded the proposal.

Councillor Geraint Bebb said that he considered that the application was overdevelopment of the site and proposed to refuse the application contrary to the Officer's recommendation. There was no seconder to the proposal.

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

7.5 VAR/2022/41 – Application under Section 73 for the variation of conditions (09) (surface water drainage), (13) (approval of vehicle and car parking accommodation), and (14) (in accordance with plans to be approved) of planning permission reference 46C188G (the redevelopment of the site for up to 6 residential units) so as to allow the submission of the surface water drainage scheme, vehicle turning and car parking area together with the re-siting and amended design of the proposed dwellings at 1 Blue Water Close, Trearddur Bay

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 2 November, 2022, the Committee resolved to visit the site and a virtual site visit was conducted on 16 November, 2022.

The Legal Services Manager read out a statement by Ms Kathryn Gratton, the applicants' agent, **in support of the application**, which highlighted the variation of conditions (09), (13) and (14). The site has extant permission, confirmed by the Authority under a lawfulness certificate application in 2021. The application relates to three elements, namely, a planning condition relating to vehicular turning and car parking; a planning condition relating to storm water (which is contained on site) and minor changes to the external appearance and the re-siting of two plots. The site has been undeveloped since 2005 and it would be beneficial for all to have the work finally started and completed. Two percolation tests have been undertaken on the site by suitably qualified drainage experts which have proven that the soil drains freely. The reports has been submitted as part of the application. Drainage engineers advise that a drainage channel should be provided across the front of the site immediately to ensure any excess water is kept on the site and this will be connected to its own soakaway. This has been agreed with the Local Authority's Senior Highways Engineer. There will be no surface water run off leaving the site and this is a specific requirement of condition nos. 10 and 11 of the planning approval. The drainage channel will be left in place as a further defence once the development is complete. The site does drain incredibly well and the majority of water will seep into the ground while the development takes place. The impact on amenities of the neighbouring properties is no different from that previously approved for the site, nor is the effects on highway safety from the 6 dwellings. The Authority's highways department have made no further observations on the scheme during this application and have raised no objections. Comments of the local authority Ecological Advisor have been taken on board and further biodiversity enhancements have been included. It is felt that highway safety and re-assessing the junction has no bearing on our application. In relation to points raised by a local member regarding a nearby property having flooded, the applicant instructed the drainage engineers, Geo Enviro Solutions, to review and provide a response and this information had been submitted to the planning authority. Natural Resources Wales has viewed the flood map and this confirms that the site is outside any potential flood zones related to rivers, sea or from surface water and small watercourses. This development will retain all storm water on site in accordance with the planning permission and they advise that the drainage strategy is the most sustainable solution and will have no implications for the nearby properties. Referring to highways, the application relates to parking arrangements only and there is no opportunity in procedural terms to provide further monies at this stage for works to the surrounding highway network.

The Planning Management Manager outlined the main planning considerations and the principle of the residential development of the site has been established under planning application reference 46C188G and 46C188J/da. An application for a lawful

use certificate to prove that works had commenced on the site was considered lawful under planning application reference LUP/2021/2. The current application is to vary conditions (09), (13) and (14) as is noted with the Case Officer's report. Concerns have been raised by the Community Council and Local Members as regards to the flooding/surface water drainage from the site. Both Welsh Water and the Drainage Section have confirmed that the drainage details submitted as part of the application are acceptable. Concerns have also been raised as regards to the traffic/parking provision within the site. The Highways Authority have confirmed that they have no objection to the scheme. The impact on the amenities of neighbouring properties and locality were highlighted within the report. The Community Council have raised concerns that the proposal results in over-development, however, the scale of the proposal reflects that which was approved under planning application reference 46C188J/DA. The application is contrary to planning policy TAI 5 of the JLDP, however, the fall-back position is that the application site has an extant planning permission for open market housing. The recommendation was of approval of the application.

Councillor Dafydd R Thomas, a Local Member highlighted concerns regarding the variation of the conditions of the application as regards to privacy, highways issues and flooding. He noted that there are a total of 60 houses on the Trearddur Road with no footpath for pedestrians; the access to Trearddur Road is on a steep hill and there has been a terrible accident on the junction four years ago when a person was killed when a car pulled out of the junction; it would be advantageous if the developer could contribute towards improvements to the access. He further said that flooding has occurred to properties on the Trearddur Road with one elderly person and her son having to move out of her home for over a year whilst the house was repaired. Councillor T LI Hughes MBE and a Local Member reiterated the concerns raised by Councillor Thomas as regards to flooding and traffic issues.

Councillor T LI Hughes MBE proposed that the application be refused contrary to the Officer's recommendation. Councillor R LI Jones seconded the proposal of refusal.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation as extant planning permission has been secured on the site. Councillor Ken Taylor seconded the proposal of approval.

Following the vote of 7 in favour and 4 against:-

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

7.6 HHP/2022/230 – Full application for alterations and extensions at Dinas Bach, 5 Fron Estate, Aberffraw

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 2 November, 2022, the Committee resolved to visit the site and a virtual site visit was conducted on 16 November, 2022.

Public Speaker

Mrs Levitt, the owner of the neighbouring property, **objecting the proposal**, referred to written objections that she has submitted on four occasions, which clearly explains how this proposal does not conform to the JLDP. She noted that all proposals should integrate into their surroundings which this application categorically does not. The enormous forward thrust onto the drive necessitates a very long flat roof, finished with

a very large rolling metal door which will be similar to an industrial unit which is insensitive to the original building and a complete loss of character to the street scene. The encroachment of the new extension will be closer to her property (within 5m totally), this ignores the regulation under 'Proximity of Development' in the SPG, stating that the minimum should be 12m. Along the long wall is her lounge and bedroom and she considered that this will be obtrusive and harming the outlook and enjoyment of their property. The property will be used as a large holiday house accommodating noisy groups and the impact on her property and the whole cul-de-sac. The noise, disturbance and considerable traffic generated will exacerbate the problem on a street where road access is already difficult and where young children live. The SPG is absolutely clear on requirements of extensions. The proposed works are in utter conflict with these. A hugely obtrusive over dominant development will harm this part of the AONB impacting local residents and themselves.

The Legal Services Manager read out a statement by Agent/Applicant, **in support of the application**, which stated that this is the third application presented to the department during the last few months. Following a discussion with the Planning Officer, it was decided that the plan should be completely changed, by taking the first floor off the plans and submitting a one floor plan with flat roof. Currently, there is a flat roof garage on one side as the intended extension and there is no difference in location or height. The intended extension sits partly on the garage site and extends towards the entrance. The flat roof will be the same height as the original flat roof. Steps have been taken to safeguard the privacy of the neighbouring property by putting a fence between both houses. It must be remembered that planning permission is not needed for a fence but it has shown it is on the plan to ensure that the work is done.

The Planning Management Manager outlined the main planning considerations of the application as regard to whether the proposal complies with current policies and whether the development would have any negative impact on the area and neighbouring properties. The site is a single storey detached property within the development boundary of Aberffraw as defined by the JLDP. The site lies within the AONB area. He outlined the proposed scheme for alterations and extensions which include demolition of the existing garage and the erection of two single storey extensions. The proposed development will remain a single storey and lower than the existing dwelling and is of high quality and therefore it is compliant with planning policy PCYFF 3. As the dwelling is a four bedroom property, three parking spaces must be provided to comply with requirements of the Highways Authority. The proposed site plan shows that three parking spaces as required, along with additional space for more vehicles if needed; this complies with the Highway Authority parking standards and policy TRA 2. As the property is within the AONB and coastal setting, the Ecological Advisor has requested further information regarding outdoor lighting. All proposed lights are now noted on the plans, and will be downward facing, of low illumination and on a timer to reduce the amount of light pollution and disturbance. The development site is also located in close proximity to a Special Protection Area (SPA), a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). The Ecological Advisor noted that pollution prevention and mitigation strategies will be required to prevent any waste/run-off/sediment from filtering to the sand dunes and water below the property and a condition will be placed requiring the submission of a Construction Pollution Avoidance Plan to protect the surrounding sensitive areas from contamination during construction. The recommendation was of approval of the application.

Councillor Arfon Wyn, a Local Member said that the Fron estate in Aberffraw is a small estate with residents living in the dwellings on a permanent basis. He referred to the

Census results as regards to the Welsh language which has seen a decline in Welsh speakers on the Island. He noted that the village of Aberffraw has also seen a decline in Welsh speakers due to holiday lets/homes in the area. He said that the effect on the Welsh language when considering planning applications as is referred to within Planning Act 2015. He further said that the distance from the neighbouring property to the proposed extension is unacceptable and intrusive. The AONB will also be effected as regards to wildlife by this development.

The Planning Management Manager in response to the comments made by the Local Member wished to clarify that the property is classified as a C3 dwelling, and the applicant has stated that following completion of the development it will remain as a C3 dwelling.

Councillor John I Jones, and a Local Member referred that there are strong objections to the proposal within the Fron estate. He said that the proposed side extension is within approximately 2.1m of the boundary of the neighbouring property and is 5.7m away from the closest point on the side elevation. He noted that this is lower than the indicative minimum distances noted in the SPG. He further referred that the bathroom window (which will have obscured glazing) and a bedroom window will be overlooking the neighbouring property with a high timer fence to be erected on part of the boundary. Councillor Jones considered that the proposal is contrary to planning policy PCYFF 2. He also considered that there is no adequate parking facility for 3 cars on the site. Councillor John I Jones proposed that the application be refused contrary to the Officer's recommendation. Councillor Ken Taylor seconded the proposal of refusal.

It was RESOLVED to refuse the application contrary to the Officer's recommendation as the proposal was deemed to be contrary to planning policy PCYFF 2.

Councillors R LI Jones and Robin Williams abstained from voting.

In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason given for refusing the application.

7.7 FPL/2022/189 – Retrospective application to retain the use of a flat at Bilash, Dew Street, Menai Bridge

The application was not considered due to the meeting being inquorate. The application will therefore be considered at the adjourned meeting to be arranged in due course.

7.8 FPL/2022/172 – Full application for conversion, alteration and extension of an existing outbuilding into a rural enterprise workers dwelling together with the installation of a sewage treatment plant at Eirianallt Goch Farm, Carmel, Llannerchymedd

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 2 November, 2022, the Committee resolved to visit the site and a virtual site visit was conducted on 16 November, 2022.

Public Speaker

Mr Huw Williams, **supporting his application**, said that he was born and bred on the Eirianallt Goch Farm, however five years ago, the house had to be sold due to a divorce. There was no other option but to sell the house, apart from having to sell some land which would have resulted in the farm becoming significantly smaller and it would affect the agricultural business that his family has worked hard to develop and run for decades. He further said that he is part of the agricultural business and is now a majority partner of the farm and due to his father's health problems and age he helps on the farm on a daily basis. As he is currently living in Bangor, and finds it difficult to be available to help out when needed. He said that it is essential to be living on the farm. The application is to transform an old farm building into a dwelling house that is similar to what already exists on the farm.

The Planning Management Manager outlined the main consideration of the application and he said that the site is located on the farm yard in the open countryside. The planning history of the planning permissions on the site were included within the Case Officer's report. He said that it is evident from the history of the site, that despite the fact that permission was given for an additional dwelling on the farm, Erw Las which was granted on the basis that it was needed for an additional farm worker, it has never been used in this manner since Mr and Mrs Williams (Senior) immediately took up occupancy of the dwelling upon its completion. The Local Authority might therefore reasonably question whether there had in fact been a genuine need for the second dwelling for an additional worker, and if so, how that additional labour requirement has been met over the past 14 years. He further said that Eirianallt Goch and Eirianallt Las are dwellings that are part of the farm and for farming use; Eirianallt Goch was sold due to personal reasons and the family has submitted a third planning application for a rural enterprise dwelling. Therefore, contrary to what is claimed by the applicant's agent, the planning history is a material consideration as noted in paragraph 4.11.2 of planning policy TAN 6. In the absence of the 'secure and legally binding arrangements' required by TAN 6, there remains uncertainty regarding the delivery of succession process relating to the transfer of the management of the farm enterprise to the next generation and extent of the control exercised or to be exercised by Mr Williams the applicant. The planning history and the sale of Eirianallt Goch from the holding in 2019 are material considerations which constitute evidence of a lack of need as per the advice contained in TAN 6. The recommendation is of refusal of the application.

Councillor Llinos Medi, a Local Member gave the history of the farming family at Eirianallt Goch to the meeting. As the applicant is a full time carpenter, he works on the farm in the evening and during the weekends and also during the lambing season as is similar across the farming communities. She noted that Eirianallt Goch had to be sold due to personal circumstances of the applicant, and to secure the agricultural business. She emphasised that there is now only one agricultural dwelling on the Eirianallt Goch farm. Councillor Medi referred to the Planning Officer's report that acknowledges that the proposal does comply with many of the planning policies. The application site is a farm building on the courtyard of the farm which will be tied into the farming business and the applicant has said that he will taking additional responsibilities for running the farm.

Councillor Geraint Bebb proposed that the application be approved contrary to the Officer's recommendation as it was considered that the application is compliant with policy as the loss of the agricultural dwelling resulted from divorce and the applicant needs to be living on the farm. Councillor R LI Jones seconded the proposal of approval.

Councillor Ken Taylor proposed that the application be refused in accordance with the Officer's recommendation. There was no seconder to the proposal.

It was RESOLVED to approve the application contrary to the Officer's recommendation as it was considered compliant with policy as the loss of the agricultural dwelling resulted from divorce; the proposal supported a farming family; and the location of the dwelling near the farm was evidence of the genuineness of the proposal.

In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason given for refusing the application.

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

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 HHP/2022/239 – Retrospective application for alterations and extensions at 10 Lon y Wylan, Llanfairpwll

The application was not considered due to the meeting being inquorate. The application will therefore be considered at the adjourned meeting to be arranged in due course.

12 REMAINDER OF APPLICATIONS

12.1 FPL/2022/60 – Full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former site of Newborough School, Pen Dref Street, Newborough

The application was not considered due to the meeting being inquorate. The application will therefore be considered at the adjourned meeting to be arranged in due course.

12.2 VAR/2022/69 – Application under Section 73 for the variation of condition (02) (Approved Plans) and (08) (Surface water drainage) of planning permission reference FPL/2019/7 (Erection of a new primary school) so as to allow surface water to drain into one connection point of the public sewer at Bryn Meurig, Llangejni

The application was not considered due to the meeting being inquorate. The application will therefore be considered at the adjourned meeting to be arranged in due course.

12.3 VAR/2022/52 – Application under Section 73 for the variation of condition (02) (Approved plans), (03) (Operational hours), (04) (Delivery Hours) and (05) (Guest Check-In Hours) of planning permission reference 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 residential flats and a 10 room hotel with associated ground floor restaurant and water sports facility for guests and associated car parking) so as to allow amended operation/opening times to be conditioned at Cumbria and High Wind, High Street, Rhosneigr

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

Public Speaker

Mr Nick Smith, **in support of the application**, said that planning permission was granted by the committee in July, 2022, for the construction of a three storey building comprising a 10-room hotel with restaurant and two flats. Conditions controlling the hours of operation for the restaurant, deliveries and check-ins were attached to the permission. The existing conditions require the restaurant to close at 8pm Monday to Friday and 9pm on Saturdays and Sundays. This is unreasonably restrictive and was unnecessary to make the development acceptable. The application seeks to vary conditions on the extant planning permission by allowing the restaurant to operate for an additional 2 hours in the evening which includes until 10pm Sunday to Thursday and 11pm on Fridays and Saturdays. Guest's check-ins would also be amended to correspond with these operating hours. The proposed additional hours would have no impact on the amenity of neighbouring properties. As was highlight there are a mix of commercial premises including pubs and restaurants within the immediate vicinity of the site which are permitted to operate later in the evening than is currently proposed by this application. The existing planning permission has no control over the use of the external seating area. At present the use of the external seating area is limited to the approved opening hours of the restaurant. An additional condition is proposed to control the use of the outdoor seating area so it would not be extended beyond the existing hours of operation and would be restricted to 8pm Sunday to Thursday and 9pm on Fridays and Saturdays. The layout has also been amended to remove any external seating at the front of the building adjacent to the boundary with the neighbouring property to the south to ensure there would be no adverse effect on the amenity of that property.

The Planning Development Manager outlined the main planning consideration as outlined in the Case Officer's report to vary conditions (03) hours of operation, (04) delivery hours, (06) guest check-in hours together with variation of condition (02) approved plans so as to allow amendments to the external seating are. It is considered that the variation of hours of operation and delivery hours will not have a detrimental impact on the amenities of the neighbouring properties and the proposal complies with planning policy PCYFF 2 of the Joint Local Development Plan.

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

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

12.4 Full application for the construction of 10 accommodation units for wedding guests along with associated works at Henblas Country Park, Bethel, Bodorgan

The application was presented to the Planning and Orders Committee at the request of two Local Members.

Public Speaker

The Legal Services Manager read out a statement by Mr Gerwyn Jones, **in support of the application**, which states that the application and supporting documents make it clear that the proposal is for the sole use of wedding guests and not to be used for holiday let purposes. The applicant is more than happy to accept this restriction as a condition of any approval. The proposal does not seek to increase the capacity of the wedding venue nor alter any pre-existing approvals associated with the wedding venue (i.e., licensing hours etc), therefore the granting of this approval will only see the increase in accommodation units available to guests who currently attend weddings at the venue. The scale of the proposal respects the size of the site and its local surroundings, the proposed units have been designed to resemble agricultural units to assimilate into the surrounding landscape. There are several well-established boundaries containing native hedgerow and mature trees which screen the proposal site, whilst the less screened boundaries will be planted with native hedgerows and trees to further screen the site. The application also complies with the biodiversity enhancements required under The Environment Wales Act (2016).

The Planning Development Manager outlined the main planning considerations as detailed in the Case Officer's report and noted that the accommodation units will be used for guests attending weddings on the site. The scheme is considered under planning policy PS13 and CYF 6 of the Joint Local Development Plan as opposed to planning policy TWR 3. The application site is within the designated Malltraeth Marsh and Surrounds SLA and therefore it is required that the scheme conforms with planning policy AMG 2. The site is not visible from the public highway due to local topography and mature vegetation. The recommendation was of approval of the application.

Councillors Geraint Bebb and Nicola Roberts, as Local Members said that they requested that the application be considered by the Planning and Orders Committee due to local concerns. Following assurances and conditions that the units will be used for the wedding business enterprise currently on site they were satisfied with the proposal.

Councillor Dafydd Roberts questioned if the wedding venue business was to come to an end at the site would these units be transferred into holiday let accommodation. The Planning Management Manager responded that a condition on the approval ensures that the units will be solely for the use of wedding guests. Any conversion of the units to holiday let would need to be submitted to the Planning Authority.

Councillor Geraint Bebb proposed that the application be approved in accordance with the Officer's recommendation. Councillor Ken Taylor 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.

(As the meeting had now been in progress for three hours, in accordance with the requirements of para. 4.1.10 of the Constitution the Chair asked the Members present whether they wished the meeting to continue. A majority of those Members present voted for the meeting to continue).

12.5 FPL/2022/195 – Full application for the erection of an 13.5m high, 5kW wind turbine at Pendref, Llanfairynghornwy

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

Councillor Jackie Lewis speaking as a Local Member asked that the Committee visit the application site due to local concern and the site in is an AONB area and is visible within the surrounding area. She noted that a virtual site visit would be adequate and that the Officer's discuss the video's to be taken with the Local Member.

Councillor Robin Williams proposed that a virtual site visit be undertaken to the site. Councillor John I Jones seconded the proposal.

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

12.6 FPL/2022/215 – Full application for the erection of an agricultural shed for the storage of machinery together with retention of resurfacing works at Capel Bach, Rhosybol

(Having declared a personal and prejudicial interest in the application, Councillor Neville Evans left the meeting during consideration and voting thereon).

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

Councillor Aled M Jones speaking as a Local Member asked that the Committee physically visit the application so as to view the location of the site within the local community as the map enclosed within the report does not fairly reflect the area of the proposal.

Councillor Jeff Evans proposed that a physical site visit be undertaken to the application site. Councillor R LI Jones seconded the proposal.

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

13 OTHER MATTERS

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

**COUNCILLOR NEVILLE EVANS
CHAIR**

Planning and Orders Committee

Minutes of the Adjourned hybrid meeting held on 15 December 2022

- PRESENT:** Councillor Neville Evans (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff Evans, T LI Hughes MBE, John I Jones, R LI Jones, Dafydd Roberts, Ken Taylor and Robin Williams
- Councillor Nicola Roberts – Portfolio Member for Planning & Climate Change
- IN ATTENDANCE:** Planning Management Manager (RLIJ),
Group Engineer (Development Control & Traffic Management)(Highways) (AR),
Planning Officers,
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillors Jackie Lewis and Liz Wood
- ALSO PRESENT:** None
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor John I Jones declared a personal interest in respect of application 12.1 – Newborough School, Pen Dref Street, Newborough.

3 PUBLIC SPEAKING

There were no public speakers.

4 APPLICATIONS ARISING

7.7 FPL/2022/189 - Retrospective application to retain the use of a flat at Bilash, Dew Street, Menai Bridge

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 2 November, 2022, the Committee resolved to visit the site and a virtual site visit was conducted on 16 November, 2022.

The Planning Development Manager outlined the main planning considerations as detailed in the Case Officer's report with regard to the retrospective application for the conversion and retention of unauthorised works carried out to create a residential unit; no new extensions are proposed as part of the current proposal. The internal floor area of the building measures 32.3 square metres; the flat consist of a living room with a kitchen area and a separate bedroom which includes an en-suite. Following public representations received in relation to the scale of the flat/building, consultations were carried out with Officers from the Public Protection Department to ensure that the scale of the building is sufficient to be used as a living accommodation which in turn confirmed that as per the Section 326 of the Housing Act 1985, the property would be suitable for up to 2 persons (providing the 2 person are living together as a married couple or civil partners). He further said that the site is within the development boundary of Menai Bridge as noted in the Joint Local Development Plan. Details have been submitted to demonstrate the need for the development in the area and the policy section has confirmed that the information is acceptable to meet the needs of the Local Service Centre. The site is located within the Menai Bridge Conservation Area, therefore, the proposal has been considered against Policy AT1 of the Joint Local Development Plan. The Heritage Officer has confirmed that the proposal appears to be for internal alterations and change of use with no external alterations that would impact upon the character of the conservation area. The Planning Development Manager referred that whilst mindful of the comments received from members of the public as regards to highways issues the Highways Authority has raised no objections to the proposed development. In addition, given the low number of vehicles expected to visit the site the Highways Authority is satisfied that there would be adequate parking provision. The site lies in a sustainable location within walking distance of all local amenities and public transport routes. The recommendation was one of approval of the application as it complies with the relevant planning policies.

Councillor Robin Williams, and a Local Member said that he requested that the application be considered by the Planning and Orders Committee following a request by objectors to the proposal, which would have allowed them to be able to address the meeting as public speakers. He noted that it is evident that the objectors do not wish to speak on the application as they had not attend the previous meeting nor this meeting. He further said that he had concerns as to the renovation of old buildings into flats within this part of Menai Bridge and considered that they are no fit for purpose for people to be living in them. However, he said that this is a retrospective application and people have been living in the flat for a number of years. He would abstain from voting

Councillor Ken Taylor proposed that the application be approved as it conformed with planning policies. Councillor Jeff Evans seconded the proposal of approval.

Councillor Robin Williams abstained from voting.

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

5 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 HHP/2022/239 – Retrospective application for alterations and extensions at 10 Lon y Wylan, Llanfairpwll

The application was presented to the Planning and Orders Committee as the applicant is a relative of a councillor 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.

The Planning Development Manager outlined the main consideration of the application as detailed within the Case Officer's report which refers that the application is a retrospective application for alterations and extensions to the dwelling. The work completed thus far is the concrete footings to the foundation, and the substructure block work. The proposal is for a single storey side extension to accommodate an open-plan kitchen/dining area, an utility and bathroom. It will extend approximately 3.3m beyond the side elevation of the property, and will measure 8.3m in length, equally set off both the front and rear elevations by around 0.7m. It will have a flat roof at 3m in height, which is lower than the main pitch of the dwelling ensuring that this is a subservient extension. Given its siting in relation to neighbouring properties, and the existing boundary treatments, it is not considered to give rise to any greater harm upon the privacy and amenities of any neighbouring properties. The recommendation was of approval of the application.

Councillor Robin Williams proposed that the application be approved.
Councillor John I Jones seconded the proposal of approval.

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

6 REMAINDER OF APPLICATIONS

12.1 FPL/2022/60 – Full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former site of Newborough School, Pen Dref Street, Newborough

Having declared a personal interest in the application, Councillor John I Jones took no part during discussion of the application.

The application was presented to the Planning and Orders Committee as the application is on council owned land.

The Planning Management Manager reported that following the publication of the Agenda of the last meeting the Highways Authority has responded with comments as regard to pedestrian safety. The Planning Authority has made inquiries with the Housing Services (the applicant) whether they will consider widening footpaths, provide pedestrian crossings and railing. The recommendation is to defer the application until the applicant has considered the changes proposed and whilst the Planning Authority has conducted a public consultation process as regards to these changes.

Councillor Robin Williams proposed that the application be defer for the reasons given. Councillor Ken Taylor seconded the proposal of deferment.

It was RESOLVED to defer the application for the reasons given.

12.2 VAR/2022/69 – Application under Section 73 for the variation of condition (02) (Approved Plans) and (08) (Surface water drainage) of planning permission reference FPL/2019/7 (Erection of a new primary school) so as to allow surface water to drain into one connection point of the public sewer at Bryn Meurig, Llangefni

The application was presented to the Planning and Orders Committee as the application is on council owned land.

The Planning Development Manager outlined the main consideration of the application as detailed within the Case Officer's report in respect of the variation of condition (02) (Approved Plans) and (08) (Surface Water Drainage) of planning application FPL/2019/7 for the erection of a new primary school so as to allow surface water to drain into one connection point of the public sewer instead of two connection points as previously approved.

Councillor Geraint Bebb proposed that the application be approved. Councillor Dafydd Roberts seconded the proposal of approval.

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

**COUNCILLOR NEVILLE EVANS
CHAIR**

PLANNING SITE VISITS

Minutes of the site visit held on 20 December 2022

PRESENT:	Councillor Glyn Haynes (Vice-Chair) Councillor Ken Taylor
IN ATTENDANCE:	Planning Management Manager (RLJ), Planning Officer (HR).
APOLOGIES:	Councillors Geraint Bebb, Neville Evans, Trefor Lloyd Hughes MBE, John I Jones, Jackie Lewis, Dafydd Roberts, Robin Williams and Liz Wood
ALSO PRESENT:	Local Members : Councillors Aled M Jones and Derek Owen Mr Thomas Parry - Work Experience

1 FPL/2022/215 - FULL APPLICATION FOR THE ERECTION OF AN AGRICULTURAL SHED FOR THE STORAGE OF MACHINERY TOGETHER WITH RETENTION OF RESURFACING WORKS AT CAPEL BACH, RHOSYBOL

Members were afforded the proposed plans and location plan of the application were before entering the site. The Officers referred to the hardstanding at the site and the location plan was again presented to Members so as to view the siting of the proposal. Councillor Aled Morris Jones, a Local Member, pointed out the other various agricultural sheds in the area and requested that the Members viewed another agricultural shed further down the lane from this site. Committee members enquired the proposed use of the shed. The Local Members on site clarified the location of the proposed shed to be in a dip/hollow within the landscape. The Caravan site and play area were also pointed out to Committee Members during the site visit.

**COUNCILLOR GLYN HAYNES
CHAIR**

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PLANNING SITE VISITS

Minutes of the virtual site visit held on 21 December 2022

PRESENT:	Councillor Neville Evans (Chair) Councillor Glyn Haynes (Vice-Chair) Councillors T LI Hughes MBE, Jackie Lewis, Ken Taylor and Robin Williams
IN ATTENDANCE:	Planning Management Manager (RLJ), Senior Planning Officer (SOH), Group Engineer (Development Control & Traffic Management) (Highways) (AR), Committee Officer (MEH).
APOLOGIES:	Councillors John I Jones, Dafydd Roberts and Liz Wood
ALSO PRESENT:	None

1 FPL/2022/195 - FULL APPLICATION FOR THE ERECTION OF AN 13.5M HIGH, 5KW WIND TURBINE AT PENDREF, LLANFAIRYNGHORNWY

Members were shown videos of the proposed siting of the wind turbine together with videos shown of the neighbouring property and recently approved holiday unit. Videos were also shown of the neighbouring camp site and footpath passing the proposed wind turbine. The campsite is approximately between 120m to 135m from the proposal. Members were informed the height of the wind turbine will be 14.5m to the top of turbine. Questions were raised as to the potential noise levels from the turbine and asked for details to be included within the Case Officer's report.

**COUNCILLOR NEVILLE EVANS
CHAIR**

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Planning Committee: 11/01/2023

6.1

Application Reference: FPL/2022/60

Applicant: Head of Housing

Description: Full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former site of

Site Address: Newborough School, Pen Dref Street, Newbrough



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

Recommendation: Defer

Reason for Reporting to Committee

The planning application is recommended to be deferred as the Local Planning Authority are awaiting further highway information from the applicant.

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Planning Committee: 11/01/2023

7.1

Application Reference: HHP/2022/230

Applicant: Mike Halliwell

Description: Full application for alterations and extensions at

Site Address: Dinas Bach, 5 Ystad y Fron, Aberffraw



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been called into the Planning and Orders Committee at the request of Councillor Arfon Wyn due to local concerns.

At the meeting held on the 7th of December 2022, the Committee resolved to refuse the application contrary to officer recommendation. The recorded reasons being as follows:

“The proposal was deemed to be contrary to Policy PCYFF 2 of the Joint Local Development Plan”. This was due to:

1. Impact upon the amenity of the adjacent residential property due to proximity of development and non-compliance with the indicative minimum distances noted in the SPG.

2. Parking issues as a result of the development.

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 the matters labelled 1 and 2 above.

1. Impact upon the amenity of the adjacent residential property due to proximity of development and non-compliance with the indicative minimum distances noted in the SPG

The proposal is a householder application for two separate extensions to a residential dwelling. The extension which has raised concern is the single storey side extension which is proposed to replace the existing garage, on the north-east elevation facing 4 Y Fron.

Following the removal of the garage, this extension will extend approximately 6.2m beyond the side elevation, and will be 14.4m in length. It will have a flat roof at 3.2m in height, which is higher than the eaves of the main dwelling but is 0.8m lower than the main pitched roof, highlighting its subservience. The extension will be 0.8m wider than the existing garage, and will therefore become 0.8m closer to the boundary with 4 Y Fron, located approximately 2.1m away from the boundary and 5.7m away from their side elevation at its closest.

Whilst this does not comply with the indicative minimum distances noted in the SPG, the contents of the SPG is guidance rather than policy, and each application must be considered on its own merits. The 0.8m increase is not considered excessive and the existing garage is also lower than the noted distances. Within a built-up area there will inevitably always be a degree of built development being in close proximity, however in this instance any effects are not considered to be significant. It is not considered that becoming 0.8m closer will have a detrimental impact in terms of scale and massing, and as the flat roof of the extension will be lower than the main pitch of the dwelling, it highlights its subservient and non-dominant form.

A degree of overlooking between neighbouring properties exists at present, and is a natural feature of living in a built up residential area such as this part of Aberffraw. The side elevation facing 4 Y Fron will include a bedroom window, a bathroom window and a door opening into the utility, and it is considered that adequate measures have been taken to protect the privacy and amenities of the neighbours at 4 Y Fron.

The utility is an uninhabitable space which raises no concern regarding the door, and the bathroom window will be fitted with obscured glazing which is to be conditioned. To prevent overlooking from the bedroom window, a 1.95m high timber fence will be erected on part of the boundary, which is considered permitted development under Part 2 Class A of the General Permitted Development Order.

It is considered that these measures will prevent overlooking between both properties, protecting the privacy and amenities of the neighbours in line with policy PCYFF 2.

2. Parking issues as a result of the development.

As this is a four bedroom property, three parking spaces must be provided to comply with requirements of the Highways Authority. The proposed site plan shows three parking spaces as required, along with additional spaces for more vehicles if needed. This complies with the Highway Authority parking standards and policy TRA 2.

Concerns were raised during the consultation period regarding parking issues on Y Fron estate, with people parking on the estate road whilst visiting the beach. This is a separate matter which the Highways Authority are aware of, and will be dealt with separately to this application. This application is for alterations and extensions to 5 Y Fron, to which the Highways Department have no objections.

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:

- 2957:21:1A - Location plan
- 2957:21:3c - Proposed site plan
- 2957:21:6c - Proposed floor plan
- 2957:21:7d - Proposed elevations
- Construction Traffic Management Plan - Rev A - 15/09/22

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

(03) No development shall commence until a Construction Pollution Avoidance Plan has been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in full in accordance with such approved details.

Reason: To safeguard the designated Site of Special Scientific Interest, the Morwenoliaid Ynys Môn Special Protection Area and the Anglesey Coast: Saltmarsh Special Area of Conservation.

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

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

(05) Prior to the occupation of the extensions hereby approved the 1.95m high timber fence on the boundary, as labelled on drawing 2957:21:6c, shall be installed and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To safeguard the residential amenities of occupants of the adjacent residential property

(06) Prior to the occupation of the extensions hereby approved the bathroom window on the side elevation, as labelled on drawing 2957:21:6c, shall be fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To safeguard the residential amenities of occupants of the adjacent residential property.

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: AMG 1, AMG 5, PCYFF 2, PCYFF 3, PCYFF 4, TRA 2

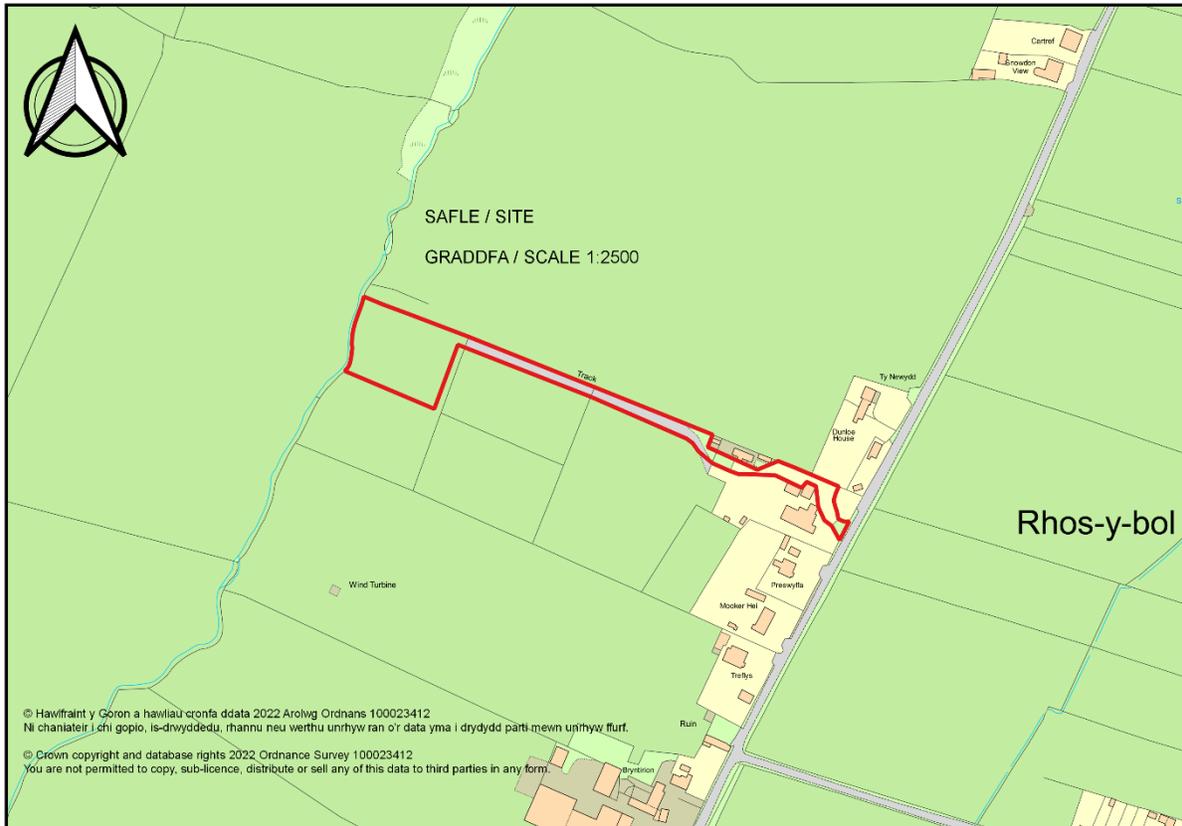
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/215

Applicant: Glyn Jones

Description: Full application for the erection of an agricultural shed for the storage of machinery together with retention of resurfacing works at

Site Address: Capel Bach, Rhosybol



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

Recommendation: Refuse

Reason for Reporting to Committee

The application has been called in by Councillor Aled Morris Jones.

At the meeting held on the 7th December 2022, members resolved to visit the site. An in person site visit with committee members was conducted at 20/12/2022.

Proposal and Site

The application is for the erection of an agricultural shed for the storage of machinery together with retention of resurfacing works to the rear of the main property/site at Capel Bach. The proposed

agricultural shed lies approx. 217m from the main dwelling of Capel Bach and is in an open countryside location with no built structure surrounding the site.

The application site lies on the outskirts of Rhosybol village in an open countryside.

Key Issues

The key issues are whether the proposed development complies with the relevant planning policies and whether the proposed development impact the surrounding amenities

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 4: Design and Landscaping
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy AMG5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11)

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

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	No Response
Iechyd yr Amgylchedd / Environmental Health	Observations
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice Given
Cynghorydd Derek Owen	Dim Ymateb
Cynghorydd Aled Morris Jones	Call In for Approval of Application
Cynghorydd Liz Wood	Dim Ymateb
Cyngor Cymuned Rhosybol Community Council	No Response
Tom Fildes	No Comment to make
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Objections

The application was publicised by serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 13/10/2022. At the time of writing this report, no representations were received at this department.

Relevant Planning History

FPL/2022/157 - Cais llawn a'r gyfer codi sied amaethyddol i storio peiriannau yn / Full application for the erection of a agricultural shed for the storage of machinery at - Capel Bach, Rhosybol - Tynnwyd yn ôl / Withdrawn 02/08/2022

Main Planning Considerations

The main planning considerations for this application are:

1. Location;
2. Design and Visual Amenity,
3. Justification

Location

The application site is located in the open countryside, outside any defined development boundary or identified cluster.

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

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

The application site lies approximately 217m from the dwelling of Capel Bach and no justification has been provided for this location, which encroaches significantly into the open countryside and away from the existing built form.

Design and Visual Amenity

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

- 1 it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.
- 2 It respects the context of the site and its place within the local landscape, including its impact on important principal gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;
- 3 it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate in line with policy PCYFF4.

The proposed building measures 23m in length x 16m in width with a maximum height of approx. 6.8m. These measurements are a slight reduction to the original proposal of a shed with a proposed length of 25m. It is considered the proposed shed is large in scale and is usually located within substantially sized farmyards / agricultural sites. It has been confirmed that the materials to be used are Mona block and the sheeting will be the anti-condensation sheets and wood to be tantalised.

Given its prominent open countryside location, its size, scale and lack of any landscaping whatsoever, it is considered that the proposed development does not comply with policy PCYFF 3 or PCYFF 4 of the Joint Local Development Plan

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

A14. The siting of a new agricultural or forestry building, road, excavation or waste deposit, or fish tank can have a considerable impact on the surrounding landscape. Developments should be assimilated into the landscape without compromising the functions they are intended to serve. New buildings should normally form part of a group rather than stand in isolation, and relate to existing buildings in size and colour. However, new buildings of modern design may sometimes best be separated from a group of traditional buildings to avoid visual conflict. Sites on skylines should be avoided. To reduce visual impact, buildings should be blended into the landscape or, on sloping sites, set into the slope if that can be achieved without disproportionate cost.

It is considered the shed does not enhance the character of the proposal site and would have a detrimental visual impact to the undeveloped open fields open countryside topography and the proposal does not respect the context of the local landscape.

Having visited the site, it is noted that hardstanding work has already commenced on site with the dumping of tonnes of rubble and building material in this open countryside location without the benefit of planning permission. It is also noted that there are building materials such as slate tiles, concrete breezeblocks and other various building materials located on the site which are not connected to any agricultural use. The agent for this application has clarified that the materials are to be moved from the site and are surplus from previous developments at the main property (approx. 214m distance away from the proposal site) and ongoing patio works.

Justification

A statement has been provided for the application by the planning agent listing the proposed machinery to be stored within the new proposed shed. The machinery listed is a Tractor, a roller, a Harrow, PTO Wessex Mower, J Deere Tractor Mower and Trailers and Hedgecutters. The proposed shed has been described as an agricultural shed on the application form for proper management of the land. The land owned by the applicant is the adjacent fields between the proposal site and Capel Bach property (as shown with a blue line on the location plan received).

Having measured the plans the land owned is approx. 7.5 acres and not 10 acres as stated within the submission. This is considered a small amount of land for the significantly sized shed and the claimed agricultural use of the site. Having visited the site it is noted that there is more of a Tourism/ Business use at the site compared to agricultural use, with no Livestock, or growing of crops etc.

An adjacent field is part of a Caravan Tourer Club which can site 5 Tourer Caravans at any given time. A Hairdressing business is also adjacent to the site and the site is listed on an online page listing various holiday lets located at the site.

One of the fields displayed within the blue line of the location plan is also labelled as a "Dog Walking" space for tourists to walk their dogs. Within the same field there is various equipment placed, swings, slide, seesaw, picnic bench etc. and labelled as a kids play area on the web page of the Caravan Tourer Club. It is considered that the land owned here is not agricultural and more of a leisure/residential use.

Noting all the above it is considered the shed is not for agricultural use and the justification for the Machinery listed and size of agricultural shed within its setting has not been proven and the proposal is considered an overdevelopment of the site.

The form and proportion of the development also does not respect the character of the surrounding built environment and landscape in accordance with the guidance provided in the following Supplementary Planning Guidance Notes:

- Design Guide for the Urban and Rural Environment (2008).

The highways department have confirmed that they have no objection to the proposal.

Conclusion

Due to the lack of justification for an agricultural shed of this size and scale in this open countryside location away from the built form, it is considered that the proposed development does not comply with the relevant planning policies and the recommendation is one of refusal.

Recommendation

That the application is refused for the following reason:

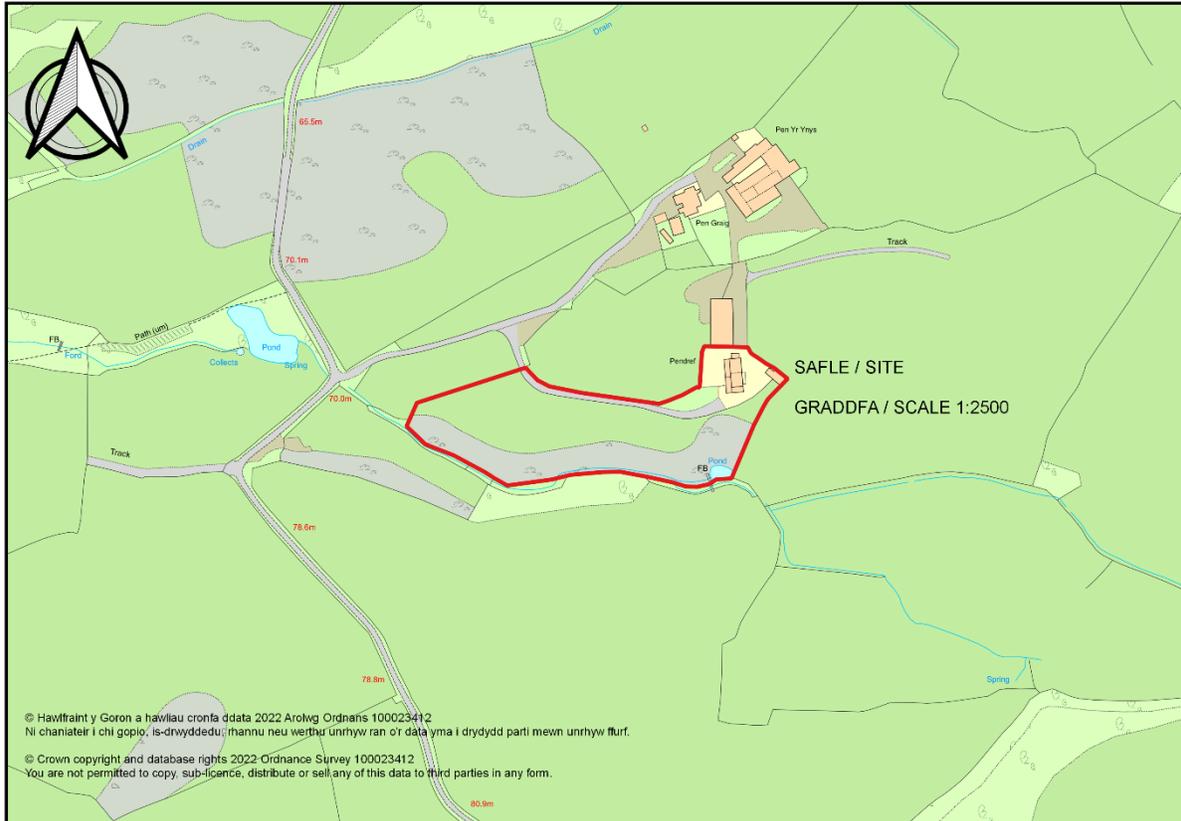
(01) The Local Planning Authority considers that the proposal would result in an unacceptable and unjustified development in the open countryside contrary to the provisions of policies PCYFF1, PCYFF 3, PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

Application Reference: FPL/2022/195

Applicant: Mr John Edward Holland Roberts

Description: Full application for the erection of a 14.5m high, 5kW wind turbine at

Site Address: Pendref, Llanfairynghornwy



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented before the planning committee at the request of Local Member Jackie Lewis.

At the committee meeting of 07/12/2022 members resolved to visit the site virtually. The virtual site visit occurred on the 21/12/2022 and therefore the members will now be familiar with the site and its surroundings.

Proposal and Site

The site is located in the coastal open countryside of the Llanfairynghornwy area which is also part of the defined Area of Outstanding Natural Beauty. Access is afforded to the site via a private single width track which is also means of access for 2 other properties. The application site is currently part of an

agricultural enclosure which is in close proximity to the applicants dwelling and adjoins the access track to the property. Highly undulating topography is typically characteristic of the area, with the application site being at a higher elevation than the public highway but is currently screened from view by the hilly topography. Both the access road and agricultural enclosure include public footpaths which will pass in close proximity to the application site. The application is made from the erection of a domestic wind turbine which is 14.75 metres overall in height and 12 metres to the top of the hub.

Key Issues

The key issues of the scheme are its compliance with relevant policies together with the visual impact of the scheme upon the 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

Policy ADN 1: On-shore Wind Energy

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

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
Ymgynghorydd Tirwedd / Landscape Advisor	Scheme will have localised visual impacts.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response.
Cynghorydd Jackie Lewis	Called to committee
Cynghorydd Llinos Medi Huws	No response
Cynghorydd Llio Angharad Owen	No response
Cyngor Cymuned Cylch y Garn Community Council	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	General comments regarding ecology
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	Condition

Publicity was afforded to the scheme via the posting of personal letters to occupiers of neighbouring properties. The latest date for representations to be made in response to the publicity was the 21st September 2022. At the time of writing this report, 2 letters of objection had been received, the contents of which will be addressed later in this report.

Relevant Planning History

None.

Main Planning Considerations

Principle of Development

The principle of such development is considered under policy ADN 1 (Onshore Wind Energy) of the Joint Local Development Plan. ADN 1 support the erection of wind turbines within the AONB providing that they are of a domestic scale only. Domestic is defined under table 9 of of the JLDP in accordance with the following criteria:

- Single turbine applications
- Turbine up to 15m to blade tip
- Turbine may be roof-mounted or pole mounted

The application is made for a single 14.75m high turbine which will be pole mounted and used to supply a residential property and as such the department are satisfied the turbine is classed as domestic scale. Additionally to this, ADN 1 states that all proposals should conform to the following criteria:

- All impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;
- The proposal will not result in significant harm to the safety or amenity of sensitive receptors including effect from noise, shadow flicker and impact on public health, and will not have an unacceptable impact on roads, rail or aviation safety;
- The proposal will not result in significant harm to the residential visual amenities of nearby residents;
- The proposal will not result in unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunication systems;
- The proposal will not have unacceptable cumulative impacts in relation to existing wind turbines, and those which have permission, and other prominent landscape features;
- Turbines and associated infrastructure will, at the end of the operational life of the facility, be removed in accordance with a restoration and aftercare scheme submitted to and agreed by the Local Planning Authority.

As mentioned above, the application site is located in the designated Anglesey Coastal Area of Outstanding Natural Beauty and is described as being a hilly area rising from sea with unspoilt, clear landmarks and attractive views which are considered of high value by LANDMAP. LANDMAP describes the characteristics of the area as follows:

'This area of upland is on the north-west tip of Anglesey, rising from the coast to 170m. It is distinctly more craggy than the adjacent lowland and has scattered outcrops of rocks, with gorse and stone walls, plus an area of forestry. Small winding roads give access to scattered farms and the small linear village of Llanfairynghornwy the eastern edge. From the high points there are 360 degree views, including to the Skerries off Carmel Head. Its coastal location adds to its interest'. The application documentation included the submission of a photomontage with an annotation included which was indicative of the scale/position of the turbine from each view. The photomontage included views from various points within the locality of the site including footpaths and public highways. Whilst the scale of the turbine shown in the photos was not entirely accurate, the close proximity of the turbine to the dwelling was sufficient to allow the department to make an accurate assessment of the height in relation to the dwelling. From the photos, it is evident that the turbine will be most visible from the public footpath which runs in close proximity and up the site access. In close proximity, the turbine will be viewed against the skyline and would appear as some of the only vertical development in the area which is otherwise unspoilt. As such, the department

are of the opinion that the scheme would have some localised effects and would poorly integrate due to the open and undeveloped nature of the landscape. This opinion was also shared by the local authority landscape officer. From further afield however, the turbine would be seen against the backdrop of the hilly topography and other local farms/dwelling, which have their associated infrastructure such as telegraph poles. When viewed from Mynydd y Garn, the turbine would also be seen against the backdrop of the forestry at Carmel Head. The pole of the turbine is similar in diameter to telegraph poles and as the blades are smaller and faster moving when compared to industrial scale turbines, it is not considered that the turbine would be a prominent feature within the landscape when viewed from a wider context. As such, the department consider that the AONB special qualities are not negatively impacted to an extent that would warrant refusal or that would run contrary to the thrust of ADN 1. Further to this, NRW had no objections to the scheme and from a landscape point of view only stated that due to the scale and location of the development they do not consider that the scheme would have a significant impact on the AONB.

The turbine is located some 120m from the nearest neighbouring property and there are no lights which would backlight the turbine and cause flickering or impact any other sensitive receptors. The residential properties to the north of the site include both coastal views and views of Mynydd y Garn and are considered the high value views. The turbine would not interfere with these views and would appear against the background of local hills only. The application states that the annual average windspeed for the site is 27kph and at which the turbine would generate 45dB of noise at a distance of 40m. Welsh Government Practice Guidance, Planning Implications of Renewable and Low Carbon Energy 2011 paragraph 3.4.6 Noise and vibration, indicate that the aerodynamic noise, of a domestic turbine at 45dB is generally unobtrusive in nature, having been described as similar to the noise of wind in trees. Having consulted with previous applications considered under policy ADN 1, a condition is usually placed upon the consent which limits the noise emissions of the turbine, however in this circumstance it is not considered that this condition would serve a useful planning purpose as the nearest neighbouring property is some 120m away.

A response was received from the Ministry of Defence in relation to the scheme and it was expressed that they have no objection in principle to the scheme provided that a condition was included on the consent which required the applicant to notify the MOD of when the turbine is to be erected. There are no other wind turbines in the immediate context of the site, with the nearest other domestic turbine being out of view on the opposite side of Mynydd y Garn and therefore there would be no cumulative impacts. A condition would be included on the consent which requires the removal of the turbine at the end of its operational lifespan.

further to the above, Technical Advice Note 8 (Planning for Renewable Energy) states that onshore wind power offers the greatest potential for an increase in the generation of electricity from renewable energy in the short to medium term and therefore plays an important role in meeting the governments renewable energy targets.

Visual Impact and Area of Outstanding Natural Beauty Effects

The location of the site within the AONB necessitates the schemes compliance with policy AMG 1 of the JLDP which states '*Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan*'. The AONB management notes the following (relevant) points:

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

CCC 3.2 All new developments and re-developments within and up to 2Km adjacent to the AONB will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the

special qualities and features of the AONB. Proposals of an appropriate scale and nature, embodying the principles of sustainable development, will be supported.

As mentioned above in the report, it is not considered that the scheme would have any significant effects on the wider landscape or damage its special qualities to an extent that would contravene policies ADN 1 or AMG 1. Any visual effects will be limited to the immediate locality of the site, which in itself is an inherent trait of all such proposals due to the site criterion required for such apparatus to be effective. Higher average windspeeds are required for turbines to work effectively, with this corner of the island being of particularly higher windspeeds due to its open, elevated and coastal nature. The turbine is considered to be sufficiently close to the existing dwelling to ensure it relates well and does not appear as a standalone/separate entity, i.e. it is considered evident the turbine is to serve the domestic needs of Pendref. Due to the above, it is considered the scheme aligns with the thrust of AMG 1.

Issued Raised in Letters of Objection

At the time of writing this report, 4 letters of representation had been received which all raised objections to the scheme. The points of concern can be summarised as below:

- Impact upon appearance of AONB.
- Loss of private and peace to nearby holiday accommodation users.
- Loss of views.
- Turbine does not relate well as it's in the middle of a small field.

In response to these points:

- Having considered the scheme against the relevant policy (AMG 1), it is not considered that the proposal runs contrary to the aims and objectives of the AONB management plan. The turbine is a small scale domestic turbine which is sat upon a relatively thin diameter mast and will include small fast moving blades and as such it is not considered that the scheme would be visually harmful to an extent that would justify refusal. It is acknowledged that there will be localised visual impact, however it is not considered this would go above and beyond to an extent that would impact the characteristics of the AONB or run contrary to the principle of policies ADN 1 and AMG 1. Due to the requirements for a turbine to be effective, these localised visual impacts are inherent but the department would emphasise that it is not considered that there are any wider landscape visual impacts and this was also agreed by Natural Resources Wales.
- The turbine is located a significant distance from nearby dwellings/holiday accommodations and as such is it not considered that it would impact their amenities to an extent that would contravene policy PCYFF 2, which states proposals will be refused where they would have an unacceptable negative impact upon residential amenity. It must be noted that the turbine is for domestic use only and therefore would not generate the same level of journeys to/from the site as national grid infrastructure.
- Views are not a material planning consideration.
- The turbine is 44 metres away from the dwelling and 17 metres from the residential curtilage of Pendref, which is considered a reasonable distance where it is not damaging to the amenities currently enjoyed by the applicant. The local authority cannot reasonably expect such structures to be accommodated within limited curtilages and as such the department are satisfied the turbine has been placed in the closest position to the dwelling as practical.

Conclusion

The department are satisfied that the relevant policies have been conformed with and that the scheme will not give rise to any unacceptable visual impacts in a wider landscape context.

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 / Landscape and Visual Impact Maps and Photos
- Proposed Site Plan / TQRQM22210143308191
- Proposed Plans / 0140-AD-00626 01

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

(03) The consent hereby given shall be for a period of 25 years from the date of the first generation of electricity from the development. Written confirmation of the date of the first generation of electricity from the development shall be submitted to the Local Planning Authority in writing no later than one calendar month after the event.

Reason: To comply with the Town and Country Planning Acts.

(04) No later than 12 months before the expiry of the 25 year operational period of this permission, a scheme for the restoration of the site, that includes the removal of the turbine and all associated equipment from the land shall be submitted in writing to the Local Planning Authority for their approval. The approved scheme and removal of the turbine and all associated equipment from the land shall be carried out not later than six months following the expiry of this permission.

Reason: To comply with the Town and Country Planning Acts.

(05) The turbine hereby permitted shall be removed from the site and the land restored to its former condition in the event that it is non-operational for a continuous period of six months.

Reason: In the interest of visual amenity.

(06) The electricity generated by the turbine to the farm and/or grid shall be by connected by means of underground cable only.

Reason: In the interest of visual amenity.

(07) The undertaker must notify the Ministry of Defence, at least 14 days prior to the commencement of the works, in writing of the following information:

- a) the date of the commencement of the erection of wind turbine generators;
- b) the maximum height of any construction equipment to be used in the erection of the wind turbines;
- c) the date any wind turbine generators are brought into use;
- d) the latitude and longitude and maximum heights of each wind turbine generator, and any anemometer mast(s).

The Ministry of Defence must be notified of any changes to the information supplied in accordance with these requirements and of the completion of the construction of the development.

Reason: To maintain aviation safety.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, AMG 1, PS 19, ADN 1.

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

Application Reference: DIS/2022/63

Applicant: HMRC

Description: Application to discharge conditions (05) (landscaping) (08) (signage) (16) (mitigation risk assessment) of planning permission FPL/2021/337 (full application for the construction of an Inland Border Facility (IBF) at

Site Address: Former Roadking Truckstop, Parc Cybi, Holyhead,



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Conditions Discharged

Reason for Reporting to Committee

The application is to discharge condition(s) imposed by the Planning and Orders Committee in determining planning application reference FPL/2021/337 "Full application for the construction of an Inland Border Facility (IBF) at the former Roadking Truckstop, Parc Cybi, Holyhead" at its meeting that was held on the 02/03/2022.

Member's will recall that at its meeting that was held on the 7th December it was determined to defer determining the application as Welsh Government Transport Division had requested further information.

The additional information has now been received and has been forwarded to Welsh Government Transport Division to review.

Proposal and Site

This is an application to discharge condition (05) (landscape) condition (08) (signage) and condition (16) (mitigation risk assessment) of planning permission FPL/2021/337 (full application for the construction of an Inland Border Facility (IBF) at the former Roadking Truckstop, parc Cybi, Holyhead).

Key Issues

The key issue is whether the statutory consultees are satisfied that the information submitted is sufficient to discharge the conditions.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Strategic Policy PS 1: Welsh Language and Culture
Policy TRA 4: Managing Transport Impacts

Response to Consultation and Publicity

Consultee	Response
Cadw Consultations	No objection
Llywodraeth Cymru (Priffyrdd/Highways)	Support
Ymgynghorydd Tirwedd / Landscape Advisor	Landscaping details acceptable
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No response to date

There was no requirement to carry out publicity as part of this planning application.

Relevant Planning History

SCR/2021/79 - Barn sgrinio ar gyfer cais llawn ar gyfer adeiladu Cyfleuster Ffiniau Mewndirol (IBF) ar dir yn / Screening opinion for full planning application for the construction of an Inland Border Facility (IBF) on land at - Parc Cybi, Caergybi / Holyhead - Dim Angen AEA / EIA Not Required 03/12/2021

FPL/2021/337 - Cais llawn ar gyfer adeiladu Cyfleuster Ffiniau Mewndirol (IBF) yn / Full application for the construction of an Inland Border Facility (IBF) at - Hen Safle Roadking, Stop Tryciau, Parc Cybi, Caergybi / Former Roadking Truckstop, Parc Cybi, Holyhead, - [object Object] - Caniatáu / Permit

DIS/2022/36 - Cais i ryddhau amod (02) (Cynllun Rheoli Traffig Adeiladu), (03)(Cynllun Rheoli Amgylcheddol Adeiladu), (07)(Manylion/Samplau o defnyddiau), (09)(Cynllun Cyflogaeth Lleol), (10) o ganiatâd cynllunio FPL/2021/337: Cais llawn ar gyfer adeiladu Cyfleuster Ffiniau Mewndirol (IBF) yn / Application to discharge conditions (02) (Construction Traffic Management Plan), (03)(Construction Environmental Management Plan), (07)(Details/Samples of Materials), (09)(Local Employment Scheme),

(10)(Local Supply Chain Scheme) of planning permission FPL/2021/337: Full application for the construction of an Inland Border Facility (IBF) at Former Roadking Truckstop, Parc Cybi, Holyhead - Not yet determined

Main Planning Considerations

Planning permission was granted under planning application FPL/2021/337 for the construction of an Inland Border Facility at the former Roadking Trucstop site on Parc Cybi, Holyhead.

Condition (05) of planning application FPL/2021/337 requested the applicant provide a landscaping scheme.

A landscaping recommendation drawing has been submitted from the applicant and the scheme has been forwarded to the Senior Landscape and Tree Officer who confirmed that the landscaping scheme was acceptable.

Condition (08) of planning application reference requested that the applicant submit a signage scheme which would include all external and internal signage be submitted for approval. This was to ensure that the signs will be bilingual.

The information provided in drawing reference 8652-AFF-ST-XX-DR-A-1111 (Rev B) confirm that all signs will be bilingual and that the Welsh text will appear first.

Condition (16) of planning application reference FPL/2021/337 requested that the applicant submit a risk assessment which included mitigation measures should the site be unable to undertake the required checks or operate the site due to any unexpected site closure.

A risk assessment scheme has been submitted however Welsh Government Transport Division requested further information. The requested details have now been received and the information has been forwarded to the relevant Officers at Welsh Government Transport Division. At the time of writing this report no response has been received at the department..

Conclusion

Sufficient information has been received to discharge conditions (05) (landscape), (08) (signage scheme) and condition (16) (risk assessment/mitigation measures).

Recommendation

That the application is permitted subject to a satisfactory response from Welsh Government Transport Division.

Application Reference: FPL/2022/172

Applicant: Messrs HL, BL and HM Williams

Description: Full application for conversion, alterations and extension of an existing outbuilding into a rural enterprise workers dwelling together with the installation of a sewage treatment plant at

Site Address: Eirianallt Goch Farm, Carmel, Llanerchymedd



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

Recommendation: Refuse

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee at the request of the Local Member, Councillor Llinos Medi.

At its meeting held on the 7th December 2022 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- That the fact that the original agricultural dwelling on the holding (Eirianallt Goch) was sold as a result of divorce is not a reason to refuse the application.
- That it is important to safeguard farms and support the rural economy and farming in Wales for future generations.

It is essential for the applicant to live on the site and be present 24 hours a day, 7 days a week in order to take over the running of the farm and for the succession of the business from his father.

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;

That the fact that the original agricultural dwelling on the holding (Eirianallt Goch) was sold as a result of divorce is not a reason to refuse the application.

In planning terms it is only the fact that the property, which itself was granted as a special policy exception, was sold that is of relevance. The reasons for its sale, which in any case is neither uncommon or exceptional, is not relevant or material to the planning assessment and equally is not a justifiable or sound planning reason for granting the application which is otherwise fundamentally contrary to national planning policy.

Notwithstanding the personal difficulties of Mr Williams or the future prospects of the farm business, the LPA's position is that it has already granted planning permission for two essential dwellings on the farm, has had to concede the loss of one to the open market, and is now faced with a second request for a further dwelling, following the refusal of the earlier application. This within a space of only two and a half years. Irrespective of any personal circumstances of the individuals concerned, these are matters of fact and are material in the context of Welsh Government's continuing desire to contain residential development in the countryside, avoid abuse of the exemptions it allows for rural enterprise workers, but stimulate the succession of the younger generation to farm management.

The grant of planning permission pursuant to the current application would effectively be for a third worker's dwelling on a holding occupied by the Williams family. No third parties have been involved in the decisions relating to the three applications or in the decisions on the disposition of farm assets. Any need for the dwelling now proposed arises directly from those decisions to which some weight should attach.

It is a matter of fact that Eirianallt Goch was in the ownership of and occupied by Mr Williams Junior until November 2019 and retention of that property would have met the applicants current needs for a dwelling on the holding, its severance from the holding in 2019 must therefore be reasonably regarded as evidence of a lack of need as per the advice contained in TAN 6.

That it is important to safeguard farms and support the rural economy and farming in Wales for future generations.

It is essential for the applicant to live on the site and be present 24 hours a day, 7 days a week in order to take over the running of the farm and for the succession of the business from his father.

In recognition of the need to support the rural economy, there are special policy exceptions which allow for the development of rural enterprise dwellings. This represents one of the few circumstances in which isolated new residential development in the countryside may be justified.

The purpose of a 'rural enterprise dwelling' is to enable rural enterprise workers to live at or close to their place of work, including encouraging younger people to manage farm businesses and supporting the diversification of established farms.

All applications for new rural enterprise dwellings should be carefully examined to ensure that there is a genuine need. It will be important to establish whether the rural enterprise is operating as a business and will continue to operate for a reasonable length of time. Planning authorities should follow the guidance in TAN 6 and the related practice guidance with regard to the requirements for rural enterprise dwelling appraisals.

Applications for rural enterprise dwellings must only be permitted where the rural enterprise dwelling appraisal provides conclusive evidence of the need for the dwelling. In order to ensure that rural enterprise dwellings are retained for their intended purpose a condition restricting the occupancy of the property must be applied. Rural enterprise dwellings should also be classified as affordable housing as defined in TAN 2: Planning and Affordable Housing, to ensure that the dwelling remains available to meet local affordable housing need should the original justification cease to exist.

The framework for the appraisal of the case for the proposed dwelling is set out in Planning Policy Wales (2021) and Technical Advice Note 6 'Planning for Sustainable Rural Communities' (2010). Also relevant is the Practice Guidance issued on Rural Enterprise Dwellings (2011) in support of TAN 6.

While Welsh Government wishes to support the needs and aspirations of rural communities and recognises that addressing the housing difficulties which often face those communities is central to that support, it remains part of longstanding planning policy that the countryside should be safeguarded from uncontrolled and sporadic development (PPW paras 4.2.24 and 4.2.36). As such, proposals for isolated dwellings require special justification. One example of such justification is where there is an essential need for a rural worker to live close to their place of work in the absence of nearby accommodation. In these circumstances, Welsh Government requires that all planning applications (PPW para 4.2.37) should be carefully examined to ensure there is a genuine need for the dwelling and the related business is sustainable. Furthermore, Welsh Government requires that any permitted rural enterprise dwellings be regarded as, and retained as, local affordable housing (PPW para 4.2.37).

Technical Advice Note (TAN) 6 provides the criteria whereby this scrutiny should be undertaken in relation to a number of agricultural circumstances:

- (i) a new dwelling on an established enterprise;
- (ii) a second dwelling on an established farm to enable the handover of management to a younger farmer;
- (iii) a second dwelling on an established farm where there is a functional need for at least 50% of an additional worker; and
- (iv) a new dwelling on a new enterprise.

The proposed development would again increase the number of dwellings serving the Eirianallt Goch unit to two. The existing dwelling meets a functional need in so far as it is occupied by a full-time worker on the unit, namely Mr Williams Senior. The need for the additional dwelling is being promoted as essential housing for a member of the next generation in the family farming enterprise, and to the provisions of the first bullet point in section 4.5.1 of TAN 6.

The relevant tests to be met are those for new dwellings on established enterprises as set out in paragraph 4.4.1 of TAN 6, namely:

- (a) there is a clearly established existing functional need;
- (b) the need relates to a full-time worker;

- (c) the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job is currently financially sound and has a clear prospect of remaining so;
- (d) the functional need could not be met any other means on the holding or in the locality.
- (e) other normal planning requirements (e.g., siting and access) are satisfied

However the policy exceptions relating to farm succession in paragraph 4.5 require only that:

- (i) it is demonstrated that the relevant individual has taken majority control over the farm business and is the decision maker;
- (ii) criteria (c) to (e) in paragraph 4.4.1 are met; and
- (iii) it is demonstrated that the management successor is critical to the continued success of the farm business, and the need for the proposed dwelling cannot be met in any other reasonable way.

The following appraisal considers the three key policy elements arising from the above policy framework namely:

- (i) the circumstances of the transfer of management control;
- (ii) the financial sustainability of the farming enterprise; and
- (iii) the absence of reasonable alternatives to an additional dwelling.

In a case of a transfer of management, TAN 6 does not require criteria (a) and (b) of paragraph 4.4.1 to be formally addressed. However, it is accepted that the scale and nature of the farming enterprise requires the ready availability of a key worker for its effective management. The husbandry of the sheep flock has an assessed labour requirement of two workers. This management is currently provided primarily by an on-farm worker (Mr Williams Senior), and partially by his son, who also has non-agricultural employment, located in Bangor. It is also accepted that there will be occasions, both foreseeable and unforeseen, when the presence of both workers will be required.

The application for the proposed additional dwelling is expressly *“to satisfy the imperative succession needs of the agricultural enterprise”* (Planning Statement Part 4). However, this is qualified by the consideration that Mr Williams Junior has yet to succeed his father and there is no timeline for succession. The Planning Statement indicates that Mr Williams Junior works alongside his father and increasingly so and that Mr Williams Senior *“plans to progressively retire when his son will succeed him, full time”*. Furthermore, on site residence is said to be an aspiration to meet *“current farming responsibilities and the farm succession plan”*. It is stated that Mr Williams Junior is already *“the majority shareholder”* in the farm business, but will only *“succeed his Father completely, at a time yet unknown”*.

No criticism is levelled at the intention that succession will take place, however, an expression of intent does not meet the specific policy requirement of TAN 6 underpinning the allowance for second dwellings in succession cases. The requirement is set out at paragraph 4.5.1 of TAN 6 which requires some demonstration of certainty in respect of the succession process. This is achieved by the submission as part of the planning application of *“secure and legally binding arrangements”* which provide certainty that either:

“-----demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or that transfer of management is only conditional upon grant of planning permission for the dwelling. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business;” (para 4.5.1)

The objective of Welsh Government in providing for second dwellings on established farms in exceptional circumstances is *“to encourage younger people to manage farm businesses and promote the diversification of established farms”* (TAN 6 para 4.5.1). The clear and binding arrangements are necessary in order to ensure that there is no abuse of this diversion from the normal policy position on additional dwellings on farms, and in circumstances in which it is being argued that the additional dwelling would assist in succession planning.

The Practice Guidance supporting TAN 6 provides some advice on how the above requirement could be addressed:

“A transfer of management control could be achieved by a number of means. One route could be through the form of the farm business; for example, the reapportioning of administrative and operational responsibilities and financial rewards and liabilities in a partnership or limited company. Alternatively, the management role could be secured through the granting of control of the productive assets of a farm by means of a tenancy or contract agreement, or indeed their complete transfer of ownership to the younger person concerned.”

The chosen route of a Partnership Agreement in the current application in order to meet the TAN 6 requirement is, in principle, clearly appropriate and consistent with the advice in the Practice Guidance. The fundamental question is whether the submitted Partnership Agreement demonstrably reapportions administrative and operational responsibilities and financial rewards and liabilities in favour of Mr Williams Junior or will do so on the grant of planning permission for an essential dwelling.

The Agreement clearly relates to the involvement of the next generation in the farm business and as such accords with the policy objective. The question is whether it demonstrably puts Mr Williams Junior in the managerial driving seat.

The profits and liabilities of the farm business are apportioned such that Mr Williams Junior has a marginal proportional financial benefit and responsibility (51%) over his parents; the other Partners in the Agreement (49%). There is, however, no reference to any distinction between the Partners in respect of administrative and operational responsibilities. Indeed each Partner is required to devote their unqualified *“whole time and attention”* to the business (8a), and the unanimous agreement of the Partners is required for specified aspects of the business. The scope for the younger Partner to take principal decisions of day-to-day management and policy is unclear.

The submitted Deed of Partnership does not therefore demonstrably put Mr Williams Junior in functional management control. There remains some uncertainty regarding the delivery of the succession process relating to an otherwise stated progressive transfer of control by Mr Williams Senior over an unknown timescale, and the current scope for the younger Partner to take principal decisions on day-to-day management and policy is unclear.

Given the history of dwellings associated with the farm and the particular enterprise, it is not unreasonable for the certainty expected by TAN 6 to be provided, consequently the LPA have not therefore been satisfied that *“secure and legally binding arrangements”* are in place in relation to the transfer of management responsibilities as required by TAN 6.

While it is national policy to encourage younger people to take on the management of farm businesses, this is subject to the proviso that the relevant businesses are established and financially sustainable. The so-called Financial Test (para 4.4.1 c) requires that:

- (i) The enterprise concerned has been established for at least three years;
- (ii) The enterprise has been profitable in at least one of the years;
- (iii) The enterprise and functional needs are currently financially sound and have a clear prospect of remaining so.

The longevity of the enterprise at Eirianallt Goch is not stated in the supporting Dwelling Appraisal. However, since planning permission was granted for a farm dwelling in 1976 in favour of Mr and Mrs Williams, it is clear that the enterprise is well established, and that the minimum three-year establishment period is met. The first criterion of the Financial Test is, therefore, met.

The submitted Dwelling Appraisal states that the farm accounts for 2018 and 2019 show the enterprise at Eirianallt Goch to have achieved profits of £19,412 and £17,396 before depreciation. The second test criterion is, therefore, met.

In terms of the third test criterion of section 4.10 of TAN 6, it is indicated that:

- (i) Evidence of actual and potential economic performance is necessary;
- (ii) The enterprise must be capable of rewarding labour inputs on the basis of a realistic income; and
- (iii) The enterprise must be capable of affording the build cost of the proposed dwelling and its maintenance.

The TAN 6 provision for succession dwellings is only available to farm enterprises which are established and financially sustainable. This requires applications to meet the so-called Financial Test set out in paragraph 4.4.1 (c) in TAN 6. RAC has considered the current enterprise's recent financial performance with reference to farm accounts covering the period 2018 – 2022.

The accounts data confirm that the enterprise has been established for at least three years and has been profitable throughout that period. The data also indicate that profit, before depreciation, has been at a modest level and not providing any remuneration for labour inputs made by Mr Williams Junior.

The TAN 6 Financial Test requires that enterprises be currently financially sound and have a clear prospect of remaining so. The expectation (paragraph 4.10.2) is that enterprises provide a sustainable market return for the labour deployed in them and are capable of maintaining the build cost of a proposed dwelling. It is in this aspect that RAC had some concern.

The current remuneration for a standard worker (Agricultural Wages Order) is some £19,000. The farm accounts show that the level of profit and the drawings made have fallen short of this scale of remuneration in all recent years, not considering the absence of remuneration for any labour provided by Mr Williams Junior. While the current position might continue, it does not meet the TAN 6 requirement, particularly as it is the applicant's case that even in its current circumstances the farm enterprise has a requirement for two workers. The base profit level needed to remunerate two workers and provide a return on the investment of £150,000 in the build cost of the proposed dwelling would be some £43,000 compared with actual profits before depreciation of less than £20,000, and average net profits of less than £10,000. Set against this the farm business has a stable asset base, and substantive positive balance between current assets and liabilities.

It is accepted that many family farming enterprises persist on levels of profitability below the expectation stated in TAN 6. This reflects a lifestyle commitment to farming and the absence of the true accounting of the time and cost of family labour involved. The case for the additional dwelling in the current case turns, therefore, more on its future prospects than on its ability to fully meet the TAN 6 requirements of current financial soundness.

It is proposed that a combination of the secure presence of Mr Williams Junior on the farm and the introduction of a small suckler cow herd will enable the enterprise to substantially improve its financial performance. Two Agricultural Appraisals (October 2021 and June 2022) have been produced by Mr W Williams and forming part of the application documents seeks to demonstrate this by means of a financial assessment. The only change in the sources of income from those shown in the farm accounts is the introduction of 25 suckler cows, which is shown to make only a modest (8-10%) contribution to the projected total gross margin for the enterprise. However, an Addendum Note from Mr W Williams (24.01.22) suggests that the introduction of the suckler cows "*will --- boost profits to secure the level of income required*". Despite this, the assessment anticipates an increase in the total gross margin of over £70,000 compared with the recent actual performance of the enterprise with the majority of growth coming from existing sources. Given the general variability in prices and costs and the forthcoming changes to the public support system for farming, the assessments may be optimistic. It is noticeable that the latest assessment of net profit is over £22,000 lower than that made a little over 6 months previously.

As indicated earlier the base profit level needed to satisfy the emphasis of the Financial Test is the appropriate remuneration of the labour of two workers (currently some £39,000 and provide a return on the investment of £150,000 in the build cost of the proposed dwelling (£3750 @ 2.5%). This would require a minimum profit of some £43,000 compared with the recent actual profits of less than £20,000 and the projected profit of c£64,000. While there must be some uncertainty that the farm enterprise can make the dramatic improvement in performance projected in a short period, it is accepted that the introduction of the Mr Williams Junior to the enterprise on a secure, full-time basis would be likely to stimulate an improvement, over and above the introduction of a new suckler cow component, such that the lesser target profit would be more likely to be achieved.

It should also be noted that the most recent farm accounts show the maintenance of the average profitability of the farm business only being achieved by the introduction of what appears to be a one-off non-agricultural payment of £5000.

The substantive actual financial data relevant to the farm enterprise which has been provided shows current circumstances to be less than the expectations of the TAN 6 Financial Test. Projected improvement in financial performance seems optimistic, but whilst it might be reasonable to expect improvement which could potentially meet the key requirements of the TAN 6 Financial test, on balance it is not considered that the TAN 6 financial test is met.

Conclusion

In the absence of the “*secure and legally binding arrangements*” required by TAN, 6 there remains uncertainty regarding the delivery of the succession process relating to the transfer of the management of the farm enterprise to the next generation and extent of the control exercised or to be exercised by Mr Williams Junior. Consequently the LPA have not therefore been satisfied that “*secure and legally binding arrangements*” are in place in relation to the transfer of management responsibilities as required by TAN 6.

The substantive actual financial data relevant to the farm enterprise which has been provided shows current circumstances to be less than the expectations of the TAN 6 Financial Test. Projected improvement in financial performance seems optimistic, but whilst it might be reasonable to expect improvement which could potentially meet the key requirements of the TAN 6 Financial test, on balance it is not considered that the TAN 6 financial test is met.

As set out in paragraph 4.11.2 of TAN 6 where it is stated that *in cases where the planning authority is particularly concerned about possible abuse, it may be helpful to investigate the history of the enterprise to establish the recent pattern of use of land and buildings and whether, for example, any dwellings or buildings suitable for conversion to dwellings have recently been sold. Such a sale could constitute evidence of a lack of need.* The planning history and the severance of Eirianallt Goch from the holding in 2019 are therefore relevant material considerations which constitute evidence of a lack of need as per the advice contained in TAN 6.

Recommendation

That the application is refused for the following reasons:

(01) The Local Planning Authority do not consider that it has been demonstrated that the enterprise is currently financially sound and has a clear prospect of remaining so contrary to the requirements of Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010) and the advice contained in Planning Policy Wales (Edition 11, February 2021)

(02) Insufficient information has been provided to demonstrate that there are secure and legally binding arrangements in place in relation to the transfer of the management of the farm enterprise to the next generation contrary to the requirements of Technical Advice Note 6: Planning for **Sustainable Rural Communities** (July 2010) and the advice contained in Planning Policy Wales (Edition 11, February 2021)

(03) The Local Planning Authority consider that the planning history relating to the holding and the recent sale of Eirianallt Goch demonstrates a lack of need contrary to the requirements of Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010) and the advice contained in Planning Policy Wales (Edition 11, February 2021)

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Planning Committee: 11/01/2023

12.1

Application Reference: **ADV/2022/12**

Applicant: Head of Service, Regulation and Economic Development

Description: Application for the erection of a wall mounted heritage interpretation sign to the wall of existing toilet/shower building at

Site Address: Public Conveniences, Porth Dafarch, Isallt Road, Trearddur Bay.



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

Recommendation: Permit

Reason for Reporting to Committee

The Isle of Anglesey County Council are the applicants and owners of the land.

Proposal and Site

The application site is the existing public toilet/shower building at Porth Dafarch beach and is considered within the open countryside as defined within the Joint Local Development Plan.

The application is for the erection of a wall mounted heritage interpretation sign to the wall of existing toilet/shower building.

Key Issues

The applications key issues are if the proposed sign complies with current policies, has a negative impact on the existing toilet/shower building and a visual impact on the Area of Outstanding Natural Beauty.

Policies

Joint Local Development Plan

PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF4 – Design and Landscaping
AMG1 – Area of Outstanding Natural Beauty Management Plans
Policy PS 1: Welsh Language and Culture

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Keith Robert Roberts	No observations to date
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Informative for applicant
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice for applicant
Cynghorydd Trefor Lloyd Hughes	No observations to date
Iechyd yr Amgylchedd / Environmental Health	Advice for applicant
Cynghorydd Dafydd Rhys Thomas	No observations to date
Cyngor Cymuned Trearddur Community Council	No observations to date

Publicity:

A site notice was placed near the site with the expiry date for receiving representations was the 07/12/2022. At the time of writing this report no letters have been received.

Relevant Planning History

ADV/2022/9 - Erection of wall mounted heritage interpretation sign to the wall of existing toilet/shower building at Port Dafarch. This sign is part of a wider scheme across Holyhead being delivered by Ynys Cybi Landscape Partnership.. - Cyfleusterau Cyhoeddus / Public Conveniences, Porth Dafarch, Lon Isallt Road, Bae Trearddur / Trearddur Bay. - [object Object] - Tynnwyd yn ôl / Withdrawn

Main Planning Considerations

The main planning considerations are if the proposed sign complies with current policies, has a negative impact on the existing toilet/shower building and a visual impact on the Area of Outstanding Natural Beauty.

- (i) Siting, scale, design and appearance
- (ii) Dual language sign
- (ii) Impact on the Area of Outstanding Natural Beauty

(i) Siting, scale, design and appearance

The proposed heritage interpretation sign is part of a wider scheme across Holyhead being delivered by Ynys Cybi Landscape Partnership. The siting of the sign will be erected on the North facing wall of the toilet/shower building with the sign measuring 1.1m wide, 1.6m in height and will be 0.55m from the ground. The sign is located where people can stand and read the sign without being on the road or to cause obstruction of traffic or people walking. The design and appearance of the frame of the sign will be vandal and weather resistant GRP, which is considered high quality as its material choice will be vandal and weather proof next to a very popular coastal area. The siting, scale, design and appearance is considered acceptable with the sign complying with planning policies PCYFF2 and PCYFF3 of the JLDP.

(ii) Dual language sign

The sign will include information and images regarding the history of Porth Dafarch, Trearddur Bay and Holy island. The sign will be bilingual ensuring the sign supports the Welsh language with the words, imagery and layout being informative and complying with policy PS1 of the JLDP.

(iii) Impact on the Area of Outstanding Natural Beauty.

The proposed sign is within the Area of Outstanding Natural Beauty (AONB) and can be seen by people walking on the access road down to the beach and by people walking along the pavement along Lon Isallt. The sign is on the North facing elevation of the existing toilet/shower building and is directly opposite a parking area and paved area. The signs scale and visual appearance is considered acceptable and will not have a negative impact on the AONB AND complies with policy AMG1.

Conclusion

It is not considered that the proposed interpretation sign will impact the use or character of the of the current building or the Area of Outstanding Natural Beauty. It is considered that the overall siting, scale, design and appearance for the proposed scheme complies with relevant planning polices and the recommendation is one of 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 – TQRQM2222017015525 – Dated 08/08/2022
- Proposed Site Plan – TQRQM22220170322477 – Dated 08/08/2022
- Porth Dafarch Sign Details
- Proposed interpretation sign – ‘A safe haven in stormy weather’

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

(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF2, PCYFF 3, PCYFF 4, AMG 1, PS1

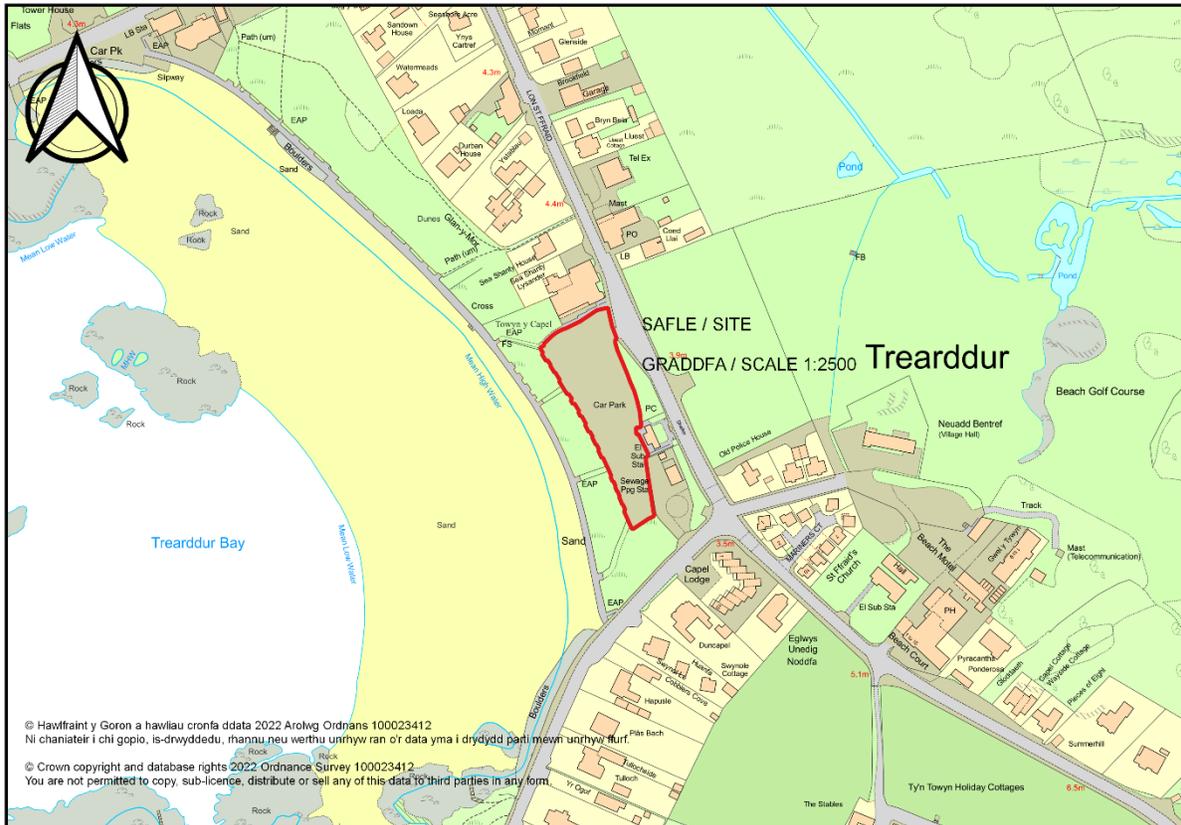
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: ADV/2022/13

Applicant: Head of Service, Regulation and Economic Development

Description: Application for the siting of a freestanding heritage interpretation graphic panel at

Site Address: Public Car Park, Lon St Ffraid, Trearddur Bay



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 it is an application being made by the Isle of Anglesey County Council.

Proposal and Site

The application site is the public car park located along Lon St Ffraid, within the development boundary of Trearddur Bay as defined by the Joint Local Development Plan.

The application presented is for the siting of a freestanding heritage interpretation graphic panel in the north-east corner of the car park.

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 PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PS 1: Welsh Language and Culture

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response at the time of writing the report.
Cynghorydd Trefor Lloyd Hughes	No response at the time of writing the report.
Cynghorydd Keith Robert Roberts	No response at the time of writing the report.
Cyngor Cymuned Trearddur 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. The latest date for the receipt of any representation was the 07/12/2022. At the time of writing this report, no letters of representations had been received at the department.

Relevant Planning History

ADV/2022/8 - Application for the siting of a freestanding heritage interpretation graphic panel at the Public Car Park, St Ffraid Road, Trearddur Bay. Withdrawn 13/09/2022.

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.

Proposal and Site

The site is the public car park located along Lon St Ffraid, within the development boundary of Trearddur Bay as defined by the Joint Local Development Plan. The proposed scheme is for the siting of a freestanding heritage interpretation graphic panel in the north-east corner of the car park.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties

i. Siting and Design

This development is part of a wider project being delivered by the Ynys Cybi Landscape Partnership across several sites on Holy Island. The panel will measure approximately 0.9m by 0.4m, with a maximum height of 0.8m above ground level. It will be located on a grassed area in the north-east corner of the car park, behind the existing parking meter, and in close proximity to the Sea Shanty Café.

This panel will include information regarding local heritage and historical features in the Trearddur Bay area, and the wider Holy Island. All the information will be bilingual, ensuring that it will be accessible to all, and is compliant with policy PS 1 of the JLDP, which requires a bilingual signage scheme for all signage in the public domain.

The panel will be built with a green oak frame set in concrete footings, with the information on a weather resistant graphic sign. This will be an informative development of high quality design, ensuring compliance with policy PCYFF 3. Its small scale nature will ensure integration into the surrounding built environment, creating no greater visual impact.

ii. Impact on Adjacent Residential Properties

This is considered a small scale development that will have no greater impact upon any neighbouring properties, in compliance with policy PCYFF 2. It will integrate well into its place in the corner of the car park, and will not be visible from most of the surrounding area due to the existing boundary wall.

Conclusion

The proposal is a small scale development to provide a heritage interpretation panel in the car park in Trearddur Bay. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties. It will be informative, accessible to all, and is considered to comply with the relevant policies of the Joint Local Development Plan.

Recommendation

That the application is permitted subject to the following conditions:

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

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

(02) The 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 sign graphic layout
- Proposed sign details

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

(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity.

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

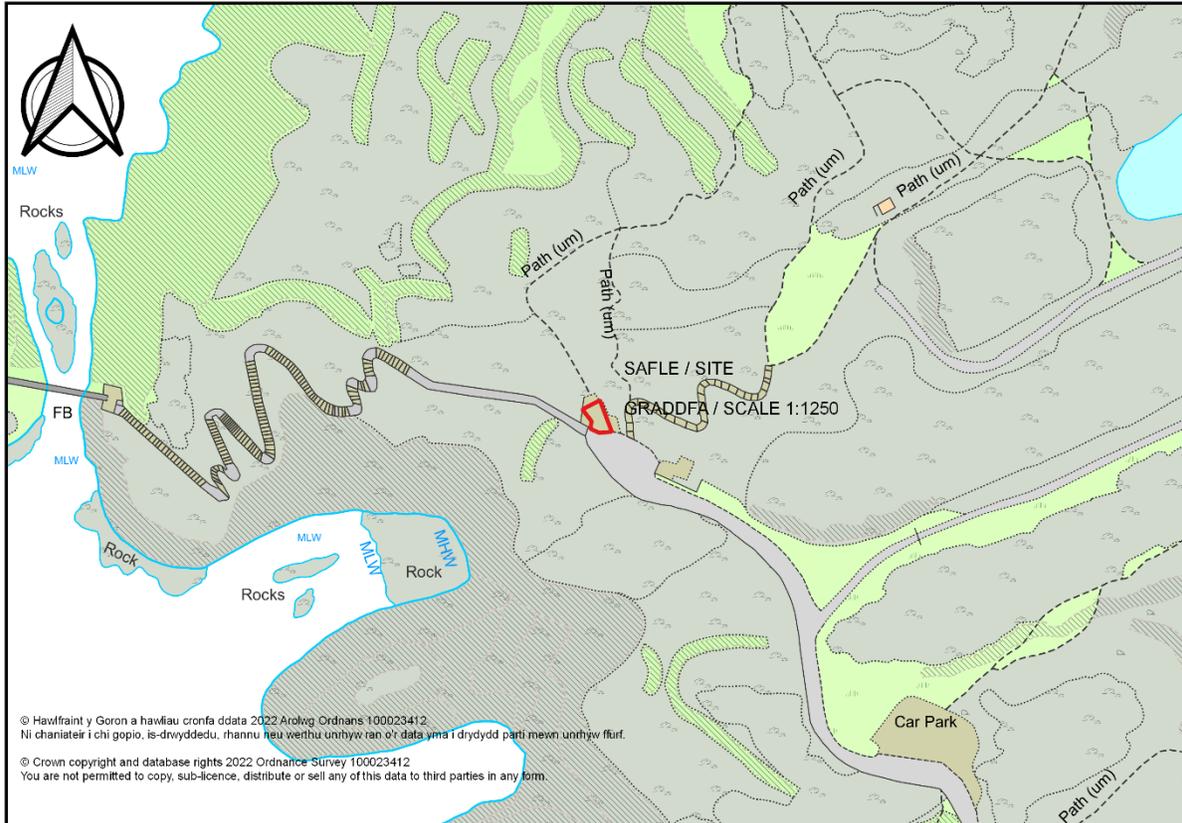
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: ADV/2022/14

Applicant: Head of Service, Regulation and Economic Development

Description: Application for the erection of a heritage interpretation sign at

Site Address: Car park near South Stack, South Stack Road, Holyhead.



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

Recommendation: Permit

Reason for Reporting to Committee

The Isle of Anglesey County Council are the applicants and owners of the land.

Proposal and Site

The application site is a small viewing area located to the East of South Stack Island and is considered within the open countryside as defined within the Joint Local Development Plan.

The application is for the erection of a freestanding heritage interpretation sign which will be located on the West side of the viewing area.

Key Issues

The applications key issues are if the proposed sign complies with current policies, has a negative impact on the viewing area and a visual impact on the Area of Outstanding Natural Beauty.

Policies

Joint Local Development Plan

PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF4 – Design and Landscaping
AMG1 – Area of Outstanding Natural Beauty Management Plans
Policy PS 1: Welsh Language and Culture

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Advice for applicant
Cynghorydd Trefor Lloyd Hughes	No observations to date
Cynghorydd Keith Robert Roberts	No observations to date
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No concern and advice for applicant
Cynghorydd Dafydd Rhys Thomas	No observations to date
Cyngor Cymuned Trearddur Community Council	No observations to date
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No observations to date

Publicity:

A site notice was placed near the site and an advert placed in the local newspaper with the expiry date for receiving representations was the 07/12/2022. At the time of writing this report no letters have been received.

Consultation responses have been requested with the expiry date for receiving consultation responses being the 02/01/2023.

Relevant Planning History

DIS/2018/8 - Cais i ryddhau amod (02) (Manylion panel arddangosfa) o ganiatâd cynllunio 46C82J/LB yn / Application to discharge condition (02) (Exhibition panel details) from planning permission 46C82J/LB at

- Goleudy Ynys Lawd/South Stack Lighthouse, Caergybi/Holyhead - [object Object] - Amod wedi ei Ryddhau / Condition Discharged

DIS/2019/33 - Cais i ryddhau amod (01) (cyn cychwyn ar unrhyw waith, bydd manylion llawn ar ffurf Datganiad Dull am y modd y bwriedir tynnu'r cadwyni yn cael ei gymeradwyo) o ganiatâd cynllunio 46C82J/LB yn/ Application to discharge condition (01) (before work begins full details of the chains in the form of a Method Statement shall be provided) of planning permission 46C82J/LB at - Ynys Lawd/South Stack, Caergybi/Holyhead - [object Object] - Amod Wedi'i Ryddhau yn Rhannol / Condition Partially Discharged

46C82J/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer tynnu'r cadwyni oddi ar y bont droed yn / Listed Building Consent for removal of chains from footbridge at - South Stack, Caergybi/Holyhead

Main Planning Considerations

The main planning considerations are if the proposed sign complies with current policies, has a negative impact on the viewing area and a visual impact on the Area of Outstanding Natural Beauty.

- (i) Siting, scale, design and appearance
- (ii) Dual language sign
- (ii) Impact on the Area of Outstanding Natural Beauty

(i) Siting, scale, design and appearance

The proposed heritage interpretation sign is part of a wider scheme across Holyhead being delivered by Ynys Cybi Landscape Partnership. The siting of the sign will be erected on the Western side of the viewing platform with the sign measuring 0.9m wide, 0.4m in length and will be 0.65m from the ground. The sign is located where people can stand and read the sign without being on the road or to cause obstruction of traffic or people walking. The design and appearance of the frame of the sign will be Green Oak with weathering of the Oak overtime creating a weathered silver appearance. The siting, scale, design and appearance is considered acceptable with the sign complying with planning policies PCYFF2 and PCYFF3 of the JLDP.

(ii) Dual language sign

The sign will include information and images regarding the history of Holy island. The sign will be bilingual ensuring the sign supports the Welsh language with the words, imagery and layout being informative and complying with policy PS1 of the JLDP.

(iii) Impact on the Area of Outstanding Natural Beauty.

The proposed sign is within the Area of Outstanding Natural Beauty (AONB) and can be seen by people walking on the access road that ends at the steps going down the cliff to South Stack Island and by people using the viewing platform and people walking the public footpath. The sign is on the Western side of the viewing platform and is directly opposite the public footpath. The signs scale and visual appearance is considered acceptable and will not have a negative impact on the AONB and complies with policy AMG1.

Conclusion

It is not considered that the proposed interpretation sign will impact the use or character of the existing viewing platform or the Area of Outstanding Natural Beauty. It is considered that the overall siting, scale, design and appearance for the proposed scheme complies with relevant planning polices and the recommendation is one of 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 - TQRQM22235095120932 – Dated 23/08/2022
- Proposed Site Plan - TQRQM22235095332946 – Dated 23/08/2022
- South Stack Lookout Tower Sign Details
- Proposed interpretation sign – ‘Standing on the cliffs watching for U-boats and plans’

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

(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF2, PCYFF 3, PCYFF 4, AMG 1, PS1

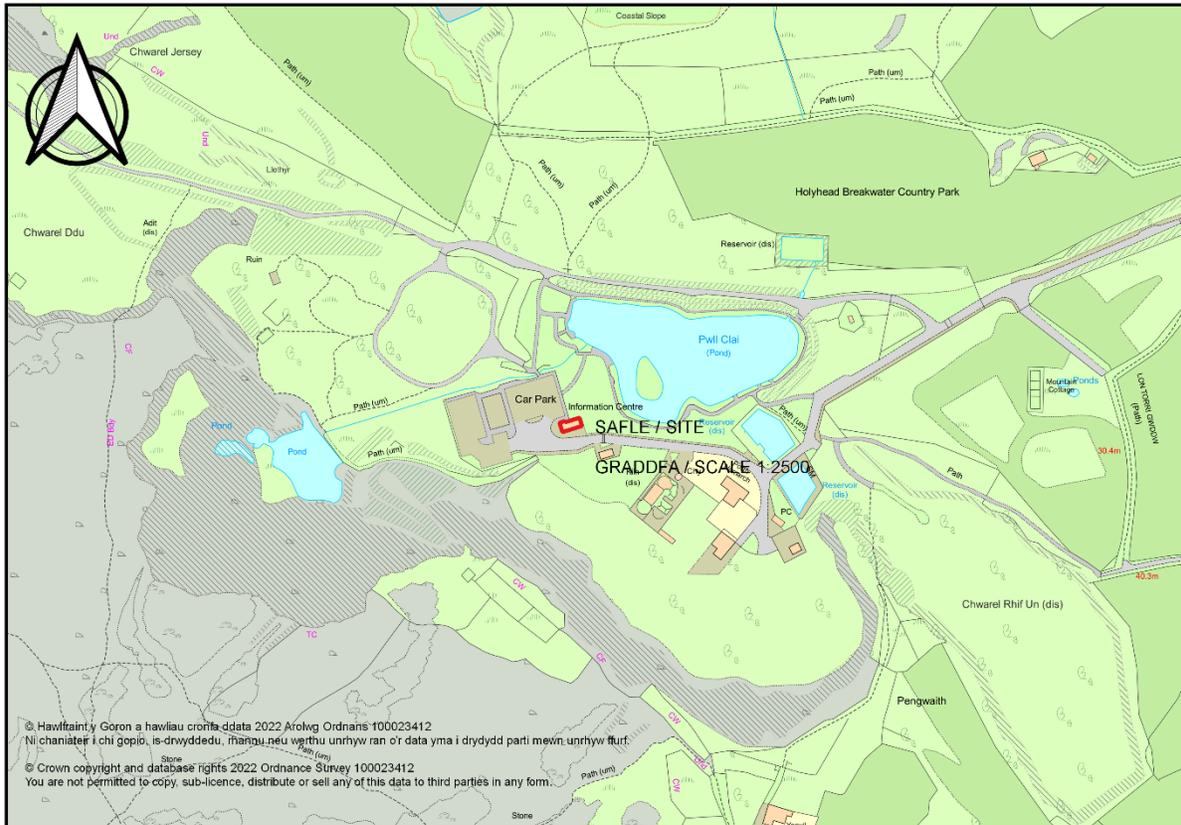
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: **ADV/2022/15**

Applicant: Head of Service, Regulation and Economic Development

Description: Advertisement Consent for the erection of a wall mounted heritage interpretation sign to exterior of existing Breakwater Country Park Visitor Centre building

Site Address: Breakwater Country Park, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee as it is an application being made by the Isle of Anglesey County Council.

Proposal and Site

The application site is the Breakwater Country Park Visitor Centre Holyhead. The application presented is for the siting of the erection of a new wall mounted heritage interpretation sign to exterior of existing Breakwater Country Park Visitor Centre.

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 PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PS 1: Welsh Language and Culture

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Robert Llewelyn Jones	No response at the time of writing this report
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing this report
Cyngor Tref Caergybi / Holyhead Town Council	No response at the time of writing this report
Ymgynghorydd Treftadaeth / Heritage Advisor	No comments
Cynghorydd Glyn Haynes	No response at the time of writing this report

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 07/12/2022. At the time of writing this report, no letters of representations had been received at the department.

Relevant Planning History

ADV/2022/7 - Erection of new wall mounted heritage interpretation sign to exterior of existing Breakwater Park Visitor Centre building. This sign is part of a wider project to deliver heritage interpretation across Holyhead being delivered by the Ynys Cybi Landscape Partnership.. - Parc Gwledig Morglawdd, Caergybi / Breakwater Country Park, Holyhead - Tynnwyd yn ôl / Withdrawn

FPL/2019/50 - Cais llawn ar gyfer addasu ac ehangu ynghyd a creu lle chwarae treftadaeth a tirlunio cysylltiedig yn / Full application for alterations and extensions together with the creation of heritage play area and associated landscaping at - Breakwater Country Park, Caergybi / Holyhead - Caniatáu / Permit

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.

Proposal and Site

The site is the Breakwater Country Park Visitor Centre Holyhead. The proposed scheme is for the erection of a wall mounted heritage interpretation sign to exterior of existing Breakwater Country Park Visitor Centre building

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties

i. Siting and Design

This development is part of a wider project being delivered by the Ynys Cybi Landscape Partnership across several sites on Holy Island. The panel will measure 1.6 metres x 1.1 metres and will be wall mounted to a stone wall.

This panel will include information regarding local heritage and historical features in the Holyhead area, and the wider Holy Island. All the information will be bilingual, ensuring that it will be accessible to all, and is compliant with policy PS 1 of the JLDP, which requires a bilingual signage scheme for all signage in the public domain.

The panel will be with the information on a weather resistant graphic sign. This will be an informative development of high quality design, ensuring compliance with policy PCYFF 3. Its small scale.

ii. Impact on Adjacent Residential Properties

This is considered a small scale development that will have no greater impact upon any neighbouring properties, in compliance with policy PCYFF 2.

Conclusion

The proposal is a small scale development to provide a heritage interpretation sign to exterior of existing Breakwater Country Park Visitor Centre. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties. It will be informative, accessible to all, and is considered to comply with the relevant policies of the Joint Local Development Plan.

Recommendation

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

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

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

- Location plan
- Proposed site plan
- Proposed sign graphic layout
- Proposed sign details

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

(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity.

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

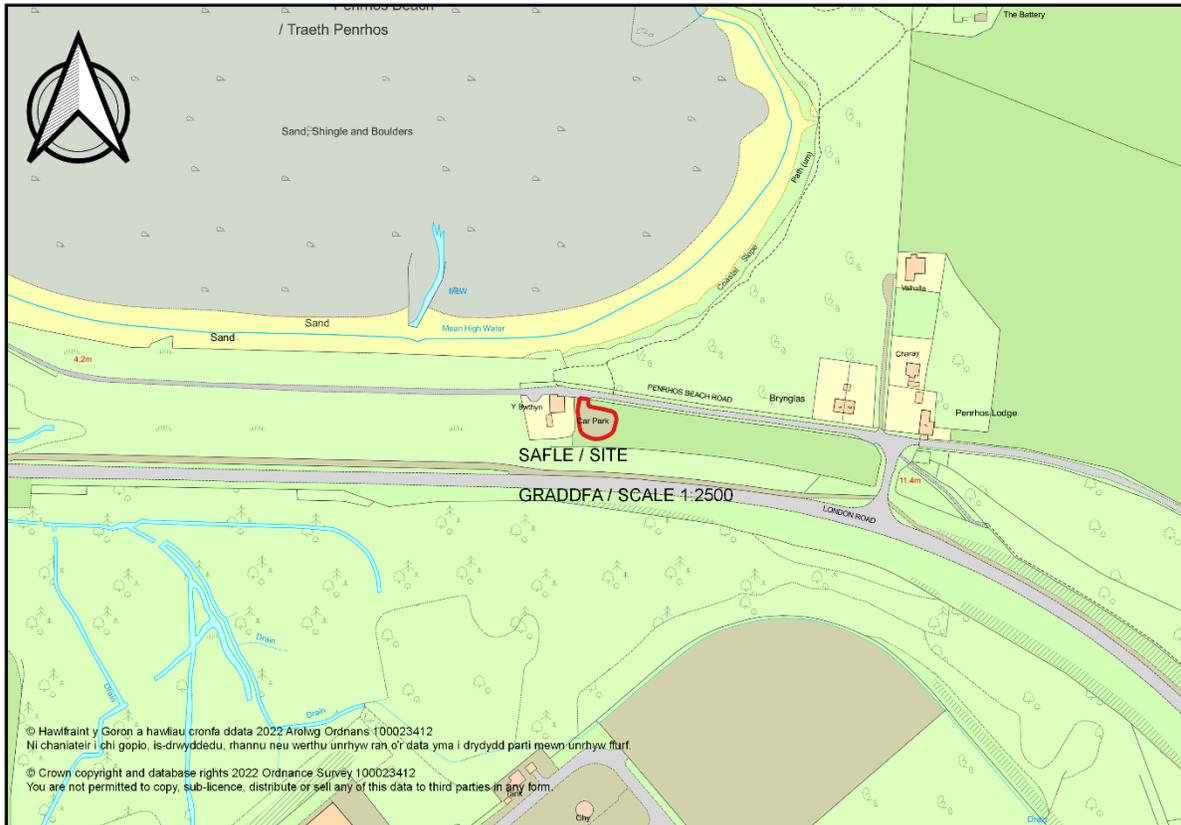
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: ADV/2022/16

Applicant: Head of Service, Regulation and Economic Development

Description: Advertisement Consent for the erection of a free standing interpretation sign in car park at

Site Address: Penrhos Coastal Park Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The Isle of Anglesey County Council are the applicants and owners of the land.

Proposal and Site

The application site is the small Penrhos Coastal Park car park located along Penrhos Beach Road and is considered within the open countryside as defined within the Joint Local Development Plan.

The application is for the erection of a freestanding heritage interpretation sign which will be located on the West side of the existing car parking site.

Key Issues

The applications key issues are if the proposed sign complies with current policies, has a negative impact on the neighbouring property and a visual impact on the Area of Outstanding Natural Beauty.

Policies

Joint Local Development Plan

PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF4 – Design and Landscaping
AMG1 – Area of Outstanding Natural Beauty Management Plans
Policy PS 1: Welsh Language and Culture

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Jeff M. Evans	No observations to date
Cyngor Tref Caergybi / Holyhead Town Council	No observations to date
Priffyrdd a Trafnidiaeth / Highways and Transportation	Informative for applicant
Cynghorydd Pip O'Neill	No observations to date
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No observations to date

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A site notice was placed near the site with the expiry date for receiving representations was the 07/12/2022. At the time of writing this report no letters have been received.

Relevant Planning History

ADV/2022/10 - Erection of freestanding heritage interpretation sign in car park on Penrhos beach road, accessed from London Road A5. - Parc Arfordirol Penrhos Caergybi/ Penrhos Coastal Park Holyhead - [object Object] - Tynnwyd yn ôl / Withdrawn

46C427L/COMP - S106 - Compliance with Terms of Agreement - Submission of Community Liaison Group Scheme (CLGS) to comply with the Terms of Agreement as set out in Schedule 8, Section 7 and Penrhos Public Access Land Scheme (PALS) as set out in Schedule 8, Section 13.1 of the Section 106 Agreement attached to pla - Penrhos Leisure Village, Penrhos, Caergybi/Holyhead

46C427M/COMP - S106 - Compliance with Terms of Agreement - Submission of Public Rights of Way to comply with the Terms of Agreement as set out in Schedule 6 of the Section 106 Agreement attached to planning permission ref. 46C427K/TR/EIA/ECON at - Penrhos Leisure Village, Penrhos, Caergybi/Holyhead

Main Planning Considerations

The main planning considerations are if the proposed sign complies with current policies, has a negative impact on the neighbouring property and a visual impact on the Area of Outstanding Natural Beauty.

- (i) Siting, scale, design and appearance
- (ii) Impact on the neighbouring property
- (iii) Dual language sign
- (ii) Impact on the Area of Outstanding Natural Beauty

(i) Siting, scale, design and appearance

The proposed heritage interpretation sign is part of a wider scheme across Holyhead being delivered by Ynys Cybi Landscape Partnership. The siting of the sign will be erected on the grassed scrub area on the Western side of the existing car parking area with the sign measuring 1.1m wide, 1.6m in height and will be 0.55m from the ground. The sign is located where people can stand and read the sign without causing obstruction of traffic entering and exiting the car park or obstruct people walking by. The design and appearance of the frame of the sign will be Green Oak with weathering of the Oak overtime creating a weathered silver appearance. The siting, scale, design and appearance is considered acceptable with the sign complying with planning policies PCYFF2 and PCYFF3 of the JLDP.

(ii) Impact on the neighbouring property

The sign will be erected on the western side of the existing car park with the dwelling Y Bwthyn located to the West of the car park on the land adjacent. The sign will be located 9.6m from the dwelling with the sign not obstructing any windows or be positioned in a location which would increase overlooking from the car park into the property.

(iii) Dual language sign

The sign will include information and images regarding the history of Holy island. The sign will be bilingual ensuring the sign supports the Welsh language with the words, imagery and layout being informative and complying with policy PS1 of the JLDP.

(iv) Impact on the Area of Outstanding Natural Beauty.

The proposed sign is within the Area of Outstanding Natural Beauty (AONB) and can be seen by people using the car park and by people walking along Penrhos Beach Road. The signs scale and visual appearance is considered acceptable and will not have a negative impact on the AONB and complies with policy AMG1.

Conclusion

It is not considered that the proposed interpretation sign will impact the use or character of the of the existing car park or the Area of Outstanding Natural Beauty. It is considered that the overall siting, scale, design and appearance for the proposed scheme complies with relevant planning polices and the recommendation is one of 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 – TQRQM22223141330255 – Dated 11/08/2022**
- Proposed Site Plan – TQRQM22223141717205 – Dated 11/08/2022**
- Penrhos Coastal Park Sign Details**
- Proposed interpretation sign – ‘Ynys Cybi a place to discover’**

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

(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF2, PCYFF 3, PCYFF 4, AMG 1, PS1

Informative:

a) The applicant should note that planning permission does not constitute permission under the Highways Act for various activities that may be associated with the development i.e. use of the Highway/ footway to, for example, deposit material, deposit skips, erect scaffolding, any excavation within the highway or the provision of traffic management. Such activities will require the separate consent of the Highway Authority for which you should contact the Streetworks Section on 01248 752306.

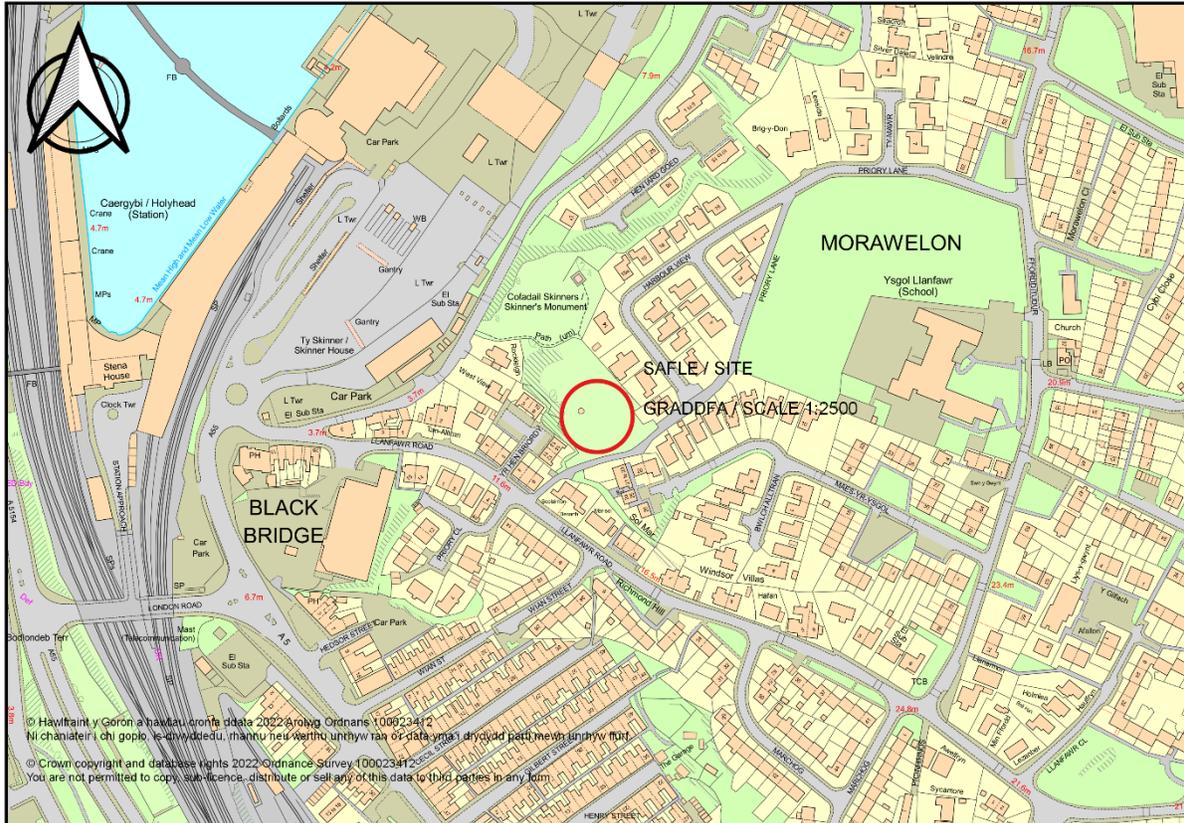
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: LBC/2022/33

Applicant: Head of Service, Regulation and Economic Development

Description: Listed building consent for alterations and repairs at

Site Address: Skinners Monument Pillbox, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been submitted, alongside an associated listed building consent application (LBC/2022/34 - Pillbox adjacent to Trearddur Bay Hotel, Trearddur Bay), by Isle of Anglesey County Council as part of a wider Heritage Landscape Project.

Proposal and Site

Second World War pillbox fortification; part of circa 1940 defences of port of Holyhead is grade II listed (Cadw Record No.: 14741) as Pillbox near Skinner's Monument and is located on high ground 80m to S of Skinner Monument.

The building is described as being circular plan; in grey rubble with some brick on concrete foundations; head of wall has rubble set on end to give effect of folly or garden architecture; square-headed doorway, two tiers of loops, concrete roof. Detached curving screen wall protecting entrance doorway. The building is listed as being an unusual Welsh example of this fortification type, to a design believed to have been used only on Anglesey.

The application is for listed building consent for alterations and repairs.

The application has been submitted, alongside an associated listed building consent application (LBC/2022/34 - Pillbox adjacent to Trearddur Bay Hotel, Trearddur Bay), by Isle of Anglesey County Council as part of a wider Heritage Landscape Project.

Key Issues

The application's key issues are:

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

Policies

Joint Local Development Plan

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

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

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

Planning Policy Wales (Edition 11) February 2021

Policy PCYFF 3: Design and Place Shaping.

Policy PCYFF 4: Design and Landscaping.

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

Response to Consultation and Publicity

Consultee	Response
Cyngor Tref Caergybi / Holyhead Town Council	No response received at the time of writing this report
GCAG / GAPS	Advice given
Joint Committee of The National Amenity Societies	No response received at the time of writing this report
Cynghorydd Pip O'Neill	No response received at the time of writing this report

Cynghorydd Jeff M. Evans	No response received at the time of writing this report
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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.

Expiry Date: 23 11 22

Relevant Planning History

No Relevant Planning History

Main Planning Considerations

Second World War pillbox fortification; part of circa 1940 defences of port of Holyhead is grade II listed (Cadw Record No.: 14741) as Pillbox near Skinner's Monument and is located on high ground 80m to S of Skinner Monument.

The building is described as being circular plan; in grey rubble with some brick on concrete foundations; head of wall has rubble set on end to give effect of folly or garden architecture; square-headed doorway, two tiers of loops, concrete roof. Detached curving screen wall protecting entrance doorway. The building is listed as being an unusual Welsh example of this fortification type, to a design believed to have been used only on Anglesey.

The application is for listed building consent for alterations and repairs.

The application has been submitted alongside an associated listed building consent application (LBC/2022/34 - Pillbox adjacent to Trearddur Bay Hotel, Trearddur Bay) by Isle of Anglesey County Council as part of a wider Heritage Landscape Project.

Most of the proposed works are considered to be repair and maintenance works that do not require formal consent. However, there are elements of the proposed works e.g. removal of 2 no. stones to create roof water outlets, removal of bituminous roof topping and laying of new thin concrete roof covering and waterproofing system towards new outlets.

The urgency for coastal defences during World War II and shortage of some building materials at the time resulted in a vernacular and hurried construction. The hurried construction with locally available materials meant that the pillboxes were never intended to be permanent structures. Consequently, construction issues have arisen, exacerbated by longstanding lack of maintenance, that need to be addressed in order to safeguard the structure's long term future.

The local planning authority consider that the proposed alterations are justified and sympathetic to the building's character and have been kept to a minimum so as not to harm the significance of the listed building.

It is considered that the proposals have been carefully considered and would not result in harm to the character or setting of the listed building or adjacent listed building. Consequently, the proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposal that protects the listed building, and adjacent listed building, subject to specific listed building consent conditions. At the time of writing this report no letter of objection has been received at this department.

Conclusion

It is considered that the proposals have been carefully considered and would not result in harm to the character or setting of the listed building or adjacent listed building. Consequently, the proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposal that protects the listed building, and adjacent listed building, subject to specific listed building consent conditions. At the time of writing this report no letter of objection has been received at this department.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

(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 listed building consent.

Location Plan / RAM-SK001 Rev P01
Site Plan / RAM-SK002 Rev P01
Proposed Repairs / 1620013257-RAM-ZZ-ZZ-DR-S-0006 Rev P01
Technical Note 01 / 1620013258 01
Design and Access Statement / Ramboll
Heritage Impact Assessment / Ramboll Sept 2022

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

(03) Demolition work shall be carried out by hand or by tools held in the hand other than power-driven tools.

Reason: In the interests of ensuring that no damage is caused to the part of the building which is to be retained.

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

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

Application Reference: FPL/2022/248

Applicant: Mr David Stafford

Description: Full application for the demolition of an existing shed and the erection of a new holiday unit together with the construction of a new access and driveway and associated development at

Site Address: Gwenallt, Llansadwrn



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

Recommendation: Refuse

Reason for Reporting to Committee

At the request of the Local Member - Councillor Carwyn Elias Jones.

Proposal and Site

The application is made for the demolition of an existing shed and the erection of a new holiday unit together with the construction of a new access and driveway and associated development at Gwenallt, Llansadwrn.

The proposed unit is sited to the South West of Gwenallt on land forming part of its curtilage. The proposed new access is located to the East of Gwenallt.

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 5: Sustainable Development
Strategic Policy PS 1: Welsh Language and Culture
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy TWR 2: Holiday Accommodation

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

Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

Supplementary Planning Guidance - Maintaining Distinctive and Sustainable Communities

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

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

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Comments
Cynghorydd Gary Pritchard	No response at the time of writing the report.
Cynghorydd Carwyn Jones	Requested the application is presented to the Planning Committee for consideration due to local concern, the site not sustainable and impact on the amenity of adjacent residential properties.
Cynghorydd Alun Roberts	No response at the time of writing the report.
Cyngor Cymuned Cwm Cadnant Community Council	Objection
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection, subject to conditions

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comment and advice in relation to the relevant policy framework.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology and biodiversity considerations
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing the report.
Dwr Cymru/Welsh Water	Comments/condition
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments
Ymgynghoriadau Cynllunio YGC	Comments and informative regarding nearby open watercourse

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 27/10/2022.

At the time of writing the report, two representations had been received. The main points raised are summarised below:

- Application does not address the reasons for refusal of the previous application ref FPL/2021/258.
- The proposed new access is at the narrowest point in the road and will present an additional hazard for agricultural and other vehicles on a very busy village road especially during peak times when school buses, recycling and refuse wagons are present.
- Allowing a tourism development which would lead to additional activity and noise will impact upon the amenities and lifestyle of existing residents and their enjoyment of their property.
- The development may also have an impact on the value and desirability of neighbouring properties.
- Concern that approval of the application would set a precedent for further similar developments/uses in the locality.

Relevant Planning History

FPL/2021/258 - Cais llawn ar gyfer dymchwel y sied bresennol a codi dau uned gwyliau ynghyd a addasu'r fynedfa bresennol yn / Full application for the demolition of the existing shed and erection of two holiday units together with alterations to the access at - Gwenallt, Llansadwrn - Gwrthod / Refused 25.01.2022.

Main Planning Considerations

The application is made for the demolition of an existing shed and the erection of a new holiday unit together with the construction of a new access and driveway and associated development at Gwenallt, Llansadwrn.

This application is a re-submission and revision of an earlier application for 2 new holiday units which was refused on the 25th January 2022 under planning application reference FPL/2021/258. The application was refused on the grounds that by virtue of its location in a primarily residential area that it would be harmful to the residential character of the area, that the proposal would have a detrimental impact upon the amenities of the neighbouring properties due to its proximity to the boundary, that insufficient information had been provided to demonstrate that it was a robust and viable scheme and that insufficient information had been provided to demonstrate that adequate and safe vehicular access could be provided to cater for the development.

The application site is located within the defined Cluster of Llansadwrn.

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

The application site is located within a defined Cluster, but 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. Criterion 7 states that where a development would have an unacceptable adverse impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage light pollution, or other forms of pollution or nuisance, planning permission will be refused.

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

Criterion 1 requires that it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

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

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

The proposal involves the erection of a new building for use as holiday accommodation. The unit would be single storey, with timber cladding to the exterior walls and flat stepped roof, part of which would be a green sedum roof. From a purely design point of view, the unit itself is considered to be of a high quality, however there are concerns in relation to whether the development is acceptable and appropriate in this location and the potential impacts upon the amenities of nearby properties.

The site is located in a residential area and it is not considered that the development would be in keeping with the character and appearance of the area and would constitute an incongruous development in the locality which would neither complement nor enhance the character and appearance of the area contrary to policy PCYFF3.

Whilst the distance between the proposed unit and the Western boundary complies with the recommended distances contained in Guidance Note 8: Proximity of Development of the Design Guide for the Urban and Rural Environment SPG the unit would be encompassed by an elevated deck. The deck would extend approximately 2.5m beyond the Western elevation of the unit and be within 8m of the Western boundary. The deck floor would be elevated some 1.5m above ground level at the highest point and would likely lead to adverse impact upon the amenities of the neighbouring property by virtue of overlooking and loss of privacy of the rear garden area contrary to the provisions of policy PCYFF2.

Although the proposal includes appropriate landscaping and screen planting proposals to meet the requirements of policy PCYFF 4, it would nevertheless take several years to become sufficiently established to provide any form of effective screen along the boundary with the neighbouring property in order to overcome the above concerns regarding overlooking and loss of privacy.

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;

Policy TWR 2 relates to holiday accommodation and states that proposals 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. states 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 application site is not located within a development boundary but as it forms part of the curtilage of Gwenallt, it does constitute 'previously developed land', however for the reason already given above and consideration against criterion iv. of the policy below, it is not considered to be suitable.

It is not considered that the scale of the development is necessarily unacceptable in relation to the site, location or settlement in question in relation to criterion ii.

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

The application site is sited within a primarily residential area and does not therefore conform with the first part of the policy. Furthermore, as noted above, Llansadwrn is identified as a Cluster which are characterised by an extremely sensitive social character and environment as well as a limited level of services and facilities, consequently it is also therefore considered that the development by virtue of its use and associated activity has the potential to be harmful to the extremely sensitive social and residential character of the area contrary to criterion iv. of policy TWR 2 and also the amenities of nearby residential properties contrary to policy PCYFF 2.

In relation to criterion v. 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. This would enable the Council to assess whether the scheme has a realistic chance of being viable, is not speculative in nature, and would help to make sure that there is no loop-hole to allow the redevelopment of existing buildings in the countryside for holiday use, and then allow them to convert to residential use if shown to be unviable for holiday use.

A business plan has been submitted, which provides sufficient detail to satisfy the requirements of criterion (v) of policy TWR 2.

Furthermore, section 4.6 of Supplementary Planning Guidance Tourism Accommodation and Facilities aims to define the issue of over-concentration with paragraph 4.6.1 stating that a high number of holiday

accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of communities.

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

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

The most recent council tax data shows that the population of second homes and self-catering holiday accommodation in the Cwm Cadnant community council area is **11.56%**.

The proposal also involves the formation of a new vehicular access to the East of Gwenallt and the closure of the exiting access to the West. The Highways Department have been consulted on the proposals and have raised no objections subject to conditions.

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 trigger a requirements 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.

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 within the defined cluster of Llansadwrn. There are no services such as shops, cafes, pubs etc in the village, however the site is close to a bus stop and is therefore reasonably well located in terms of access to public transport links to the nearby service centres of Pentraeth,

Beaumaris, Menai Bridge and further afield and is therefore consistent with the principles of sustainable development.

Conclusion

For the reasons set out above, the proposal is considered to be unacceptable and contrary to policies PCYFF1, PCYFF2, PCYFF3, PCYFF4 and TWR 2.

Recommendation

That the application is refused for the following reasons:

(01) The Local Planning Authority consider that the proposal by virtue of its location in a primarily residential area will be harmful to the residential character of the area contrary to the requirements of policies TWR 2, PCYFF1, PCYFF2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2021).

(02) The Local Planning Authority consider that the proposal will have a detrimental impact upon the amenities of the neighbouring properties by virtue of overlooking and loss of privacy contrary to the requirements of policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan.

Application Reference: DIS/2022/36

Applicant: HMRC

Description: Application to discharge conditions (02) (Construction Traffic Management Plan), (03)(Construction Environmental Management Plan), (07)(Details/Samples of Materials), (09)(Local Employment Scheme), (10)(Local Supply Chain Scheme) of planning permission FPL/2021/337: Full application for the construction of an Inland Border Facility (IBF) at

Site Address: Former Roadking Truckstop, Parc Cybi, Holyhead



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

Recommendation: Condition Discharged

Reason for Reporting to Committee

The application is to discharge condition(s) imposed by the Planning and Orders Committee in determining planning application reference FPL/2021/337 "Full application for the construction of an Inland Border Facility (IBF) at the former Roadking Truckstop, Parc Cybi, Holyhead" at its meeting that was held on the 02/03/2022.

Proposal and Site

The site is located on the Parc Cybi Industrial estate on the southern edge of the town of Holyhead, which is part of a safeguarded employment site. Access to the site is provided from the designed estate road and the site includes both an entrance and exit access. The site benefits from a safeguarded consent for an Inland Border Facility under application reference FPL/2021/337, for which ground works have begun on site.

The application is made solely to discharge conditions 2, 3, 7, 9 and 10 from application FPL/2021/337 and as such the principle of the development is not for consideration.

Key Issues

The application is made purely to discharge conditions 2, 3, 7, 9, and 10 from application FPL/2021/337 and as such the principle of the development is not in consideration. The sole consideration of the application is if the information provided is considered acceptable in meeting the requirements of these listed conditions.

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 TRA 4: Managing Transport Impacts
Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied to recommend discharge of condition.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Satisfied to recommend discharge of condition following confirmation of material colour.
Uned Datblygu Economaidd / Economic Development Unit	No response.
Ymgynghorydd Tirwedd / Landscape Advisor	Satisfied to recommend discharge of condition.
Llywodraeth Cymru (Priffyrdd/Highways)	Satisfied to recommend discharge of condition following confirmation and justification of vehicular movements.
Iechyd yr Amgylchedd / Environmental Health	Satisfied to recommend discharge of condition following implementation of S61 notice regarding hours of operation.

No publicity was afforded to the scheme as it is not a statutory requirement of a discharge of condition application.

Relevant Planning History

SCR/2021/79 - Screening opinion for full planning application for the construction of an Inland Border Facility (IBF) on land at - Parc Cybi, Holyhead - EIA Not Required 03/12/2021

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

DIS/2022/36 - Application to discharge conditions (02) (Construction Traffic Management Plan), (03)(Construction Environmental Management Plan), (07)(Details/Samples of Materials), (09)(Local Employment Scheme), (10)(Local Supply Chain Scheme) of planning permission FPL/2021/337: Full application for the construction of an Inland Border Facility (IBF) at Former Roadking Truckstop, Parc Cybi, Holyhead - Not yet determined

Main Planning Considerations

Condition 02 of FPL/2021/337 requires the submission of a construction traffic management plan. Initial concern was expressed by the Welsh Government Highways in regards to the vehicular numbers included as part of the CTMP, however following clarification of the reasoning for the numbers by the agent, WG Highways subsequently withdrew their concerns and were satisfied to recommend discharge of condition. The Local Authority Highways department had no concerns and were satisfied to recommend discharge of condition.

Condition 03 of FPL/2021/337 requested the submission of a construction environmental management plan. Initial concern was raised by the Local Authority Environmental Health Department in regards to the proposed working hours and potential impact upon residential amenity, however following the completion of a S61 application with the Environmental Health Department they were happy to recommend discharge of the condition. Natural Resources Wales, WG Highways and LA Highways were happy to recommend discharge of this condition.

Condition 07 of FPL/2021/337 requires the submission of details of all external materials to be used in the construction of the permitted buildings. Initial concern was raised by NRW in relation to the proposed colour schemes, however following confirmation of the available colours in the required material, NRW were satisfied to recommend discharge of the condition. Walls will be finished in an off-white render and metal cladding (RAL 902 & 7035) whilst the roof will be finished in metal sheeting in RAL 7011 (standing seam roof).

Condition 09 of FPL/2021/337 required the submission of a local employment scheme which as a minimum includes the provision of the below:

- a) An obligation to publicise all job vacancies in newspapers circulating in the locality. These newspapers shall be listed in the approved Local Employment Scheme;
- b) An obligation to give reasonable notice of any job vacancies arising at the development to the Holyhead Job Centre and with employment support agencies such as MonCF (or any organisation which may be their successors).

A local employment strategy document was provided as part of the discharge of condition application documentation and the planning department are satisfied that the information provided meets the requirement of the condition and as such are satisfied to recommend discharge of the condition.

Condition 10 of FPL/2021/337 requires that a local supply chain scheme is submitted which as a minimum includes details of '*the use of reasonable endeavours by the developer to maximise the use of materials and suppliers sourced from or located in North Wales in the construction of the development hereby approved*'. A social value calculator document was provided in support of discharging this condition. Its contents were considered by the planning department as were considered to be sufficient to discharge the condition.

Conclusion

The information provided is sufficient in meeting the requirements of the conditions mentioned above and as such it is not considered that there are any material reasons in planning terms which would justify not discharging any of the conditions.

Recommendation

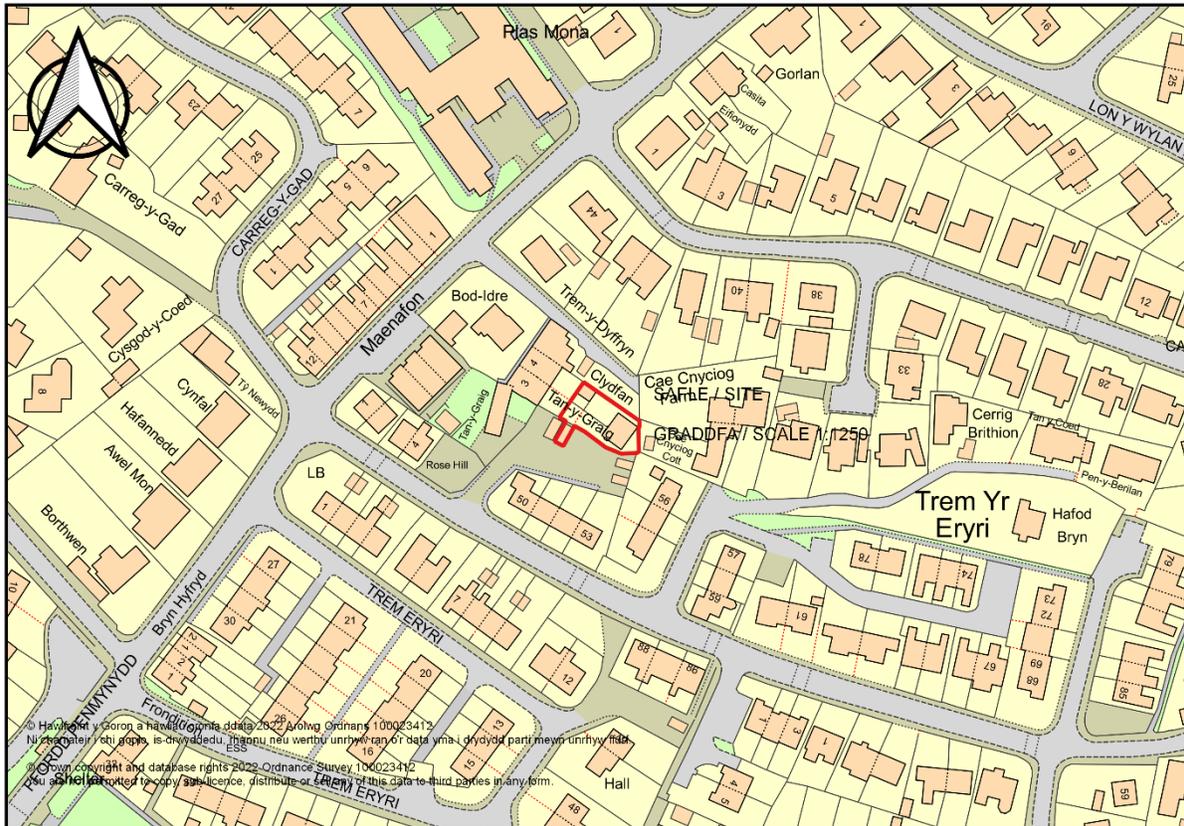
To fully discharge all conditions requested by the developer.

Application Reference: FPL/2022/258

Applicant: Alwyn Roberts

Description: Full application for alterations and extensions to the existing garage together with its conversion into a two bedroom bungalow at

Site Address: 3 Tan y Graig, 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 as part of the application site is on land which is owned by the County Council.

Proposal and Site

The application site is a two storey semi-detached property, located in Tan y Graig, off Lon Ty Croes, within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan.

The application is made for alterations and extensions to the existing garage, together with its conversion into a two bedroom bungalow.

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 AMG 5: Local Biodiversity Conservation

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 17: Settlement Strategy

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

Policy TAI 2: Housing in Local Service Centres

Policy TAI 8: Appropriate Housing Mix

Policy TRA 2: Parking Standards

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfairpwll Community Council	No response at the time of writing the report.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cynghorydd Alun Wyn Mummery	No response at the time of writing the report.
Cynghorydd Robin Wyn Williams	No response at the time of writing the report.
Draenio Gwynedd / Gwynedd Drainage	No observations in terms of land drainage or local flood risk.
Iechyd yr Amgylchedd / Environmental Health	Informatives for the applicant
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	We should confirm that no trees are to be removed as part of the development, and whether the existing stone wall and hedgerow are to be retained. The new shrubbery should be of native species, and the bird and bat boxes proposed are good additions as biodiversity enhancements. Any outdoor lighting should be downward facing, of low illuminance, and on a timer to prevent light pollution. A cover letter from the applicant provided a response and confirmed compliance with the above.

Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the proposed development. Confirmed that the shared parking area with Trem Eryri is adopted by the Highways Authority.
Dwr Cymru/Welsh Water	There is no agreement to dispose surface water into the main sewer. Issued a condition that no surface water can connect to the public sewerage network, along with advisory notes for the applicant.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Provided the relevant policy considerations.

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 02/11/2022. At the time of writing this report, one letter of representation had been received at the department.

The main comments raised were:

- This garage was built with this sort of development in mind
- Proposed access to the new development is on Council owned land
- Location plan creates a false picture as Council land is included within the red line
- Congested parking area raises health & safety concerns

In response to these comments:

- Not a material planning consideration
- The applicant was requested to serve a Certificate B notice upon the Council
- The location plan is correct, showing the access from the property to the public highway
- The Highways Department were consulted and raised no objections

Following the analysis of the comments raised during the initial consultation, it was discovered that access to the application site from the public highway is afforded over Council owned land. The applicant served a Certificate B notice to the Council, and a second consultation period began. The latest date for the receipt of any representation was the 07/12/2022. At the time of writing this report, one letter of representation had been received at the department.

The main comments raised were:

- New access will endanger neighbours and increase traffic to an already congested residential parking area
- False information presented that the applicant owns the land at the access point
- Boundary wall that collapsed 12 years ago is now being removed for the access, showing the applicants' long term plan

In response:

- The Highways Department have no objection to the proposed development
- The Council own part of the land and a Certificate B notice has been served, as is the Statutory Requirement
- Not a material planning consideration

Relevant Planning History

31C84 – Alterations and extensions to 3 Tan y Graig, Llanfairpwll. Approved 12/05/1988.

31C84A – Erection of a flat roof extension together with the erection of a detached double garage at 3 Tan y Graig, Llanfairpwll. Approved 06/07/2005.

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.

Proposal and Site

The site is a two storey semi-detached property, located in Tan y Graig, off Lon Ty Croes, within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan. The proposed scheme is for alterations and extensions to the existing garage, together with its conversion into a two bedroom bungalow.

The applications' main issues are:

- i. Siting and Design
- ii. Housing Considerations
- iii. Impact on Adjacent Residential Properties
- iv. Parking and Traffic

i. Siting and Design

The existing garage was granted planning permission in 2005 and is located in the rear garden, approximately 21m away from the main dwelling. It measures around 8.6m by 6.8m, with a pitched roof at 4.6m in height, and the eaves at 2.4m.

This proposal includes alterations and extensions to the garage, to cater for its conversion into a two bedroom bungalow. The extension is proposed on the north-west elevation, extending approximately 6m beyond the front of the existing garage into the grassed area. It will measure 5m wide, and a new pitched roof will be formed at 4.1m in height, which is 0.5m lower than the existing garage, making it a subservient extension.

The front elevation facing 3 Tan y Graig will have a set of sliding doors, whilst there will be two windows on the rear elevation. The side elevation facing the shared parking area will have two windows and a door, whilst the other side elevation will be a blank wall. The floor space of the existing garage will accommodate one bedroom, a bathroom and a living/kitchen area, whilst the extension will accommodate an en-suite bedroom and a porch. The proposed design materials of render and a slate roof will ensure a high quality design in compliance with PCYFF 3, which will integrate and be in-keeping with its surrounding properties.

It is considered that the proposed development will provide sufficient amenity space to serve the existing and future occupants, in line with policy PCYFF 2. 3 Tan y Graig currently has a large rear garden which is to be halved as part of this development, providing amenity space for the proposed bungalow and maintaining amenity space for the existing property. Small gardens are a common feature in the area with several terraced properties, therefore it is considered that the amenity space provided is acceptable.

In order to comply with the Environment Wales Act (2016), all planning applications must show overall biodiversity enhancement. In regards to this application, a bird box and a bat box have been added to the proposed elevations, together with the planting of new native shrubbery to define the new boundary. This is considered to provide overall biodiversity enhancement, and complies with the requirements of the Environment Wales Act and policy AMG 5.

ii. Housing Considerations

Llanfairpwll is defined as a Local Service Centre under the provisions of the JLDP and therefore housing is considered under policy TAI 2, which supports housing on suitable windfall sites within the development boundary subject to capacity within the indicative provision allocation. The indicative provision for Llanfairpwll over the Plan period is 82 units. In the period 2011 to 2022 a total of 65 units

have been completed in Llanfairpwll, and the total land bank in April 2022 was 7 units. In addition there is an allocation under T35 for a further 30 residential units which currently does not have a planning permission. This means that the indicative provision on windfall sites has been exceeded.

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 Council to determine what type of sites will supply housing. 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 22% of the Plan's housing growth will be located within the Local Service Centres. The indicative growth level for Local Service Centres is 1754 units. 859 units were completed between 2011 and 2021 in all Local Service Centres and 493 units were in the land bank. This means that there is a current shortfall of 402 units, and that the approval of this site can be supported by the expected provision within the Local Service Centres category.

The approval of this site can be supported by the expected provision within the Local Service Centres category. However, as the settlement has seen its expected level of growth on windfall sites through units completed in the period 2011 to 2022 this application will need to be justified, outlining how the proposed development is addressing the needs of the local community.

Additional information was submitted by the applicant as justification for the scheme, which was considered acceptable by the JPPU. This justification specifies the need of the applicant to re-locate into a single storey property in the future. There was one property for sale in the area which fits the criteria, and no recently approved developments apparent in Llanfairpwll. This proposed bungalow would benefit the existing and future occupiers, as it is located in a central location in the village, in close proximity to local amenities and services.

iii. Impact on Adjacent Residential Properties

Despite being located in a built-up area of Llanfairpwll, this is considered a small scale scheme to modestly extend the existing garage and convert it into a bungalow. Given the presence of the existing garage and its proximity to neighbours, it is considered that this development would have little or no greater impact upon their privacy and amenities, and that it complies with policy PCYFF 2.

The sliding doors on the front elevation of the bungalow will be approximately 14m away from the newly formed boundary with 3 Tan y Graig. The rear elevation is to remain as existing, and is on a slightly lower topographical level than neighbouring property Cae Cnyciog Cottage behind. The side elevation facing the rear garden of Clydfan will be a blank wall, and the existing hedge provides additional screening. The side elevation facing the shared parking area will have two windows and a door close to the boundary, but these will be overlooking the parking area, and will be over 15m away from the closest boundary in Trem Eryri. It is considered that no overlooking issues will arise from the development, and that the privacy and amenities of neighbouring properties will be maintained.

iv. Parking and Traffic

The proposed bungalow will have a hardstanding area between its front elevation and the boundary with 3 Tan y Graig. This will provide ample parking space for two cars, which is required as part of the Highways Department parking standards, and to comply with policy TRA 2.

Access to the site will be afforded through the shared residential parking area, with a small section of stone wall to be removed. This access crosses Council owned land to reach the public highway, and notice has been served on the landowner from the applicant. Objections were received regarding the proposed access, however the Highways Department had no objections during consultation.

Conclusion

This is a small scale development to modestly extend the existing garage and convert it into a bungalow. The additional residential unit can be supported by the expected provision within the Local Service Centres category, and the justification provided regarding the needs of the local community was acceptable for the JPPU. The proposed extension is small scale and will integrate into its surroundings with appropriate material choices, and it is considered that the development as a whole will have little or no greater impact upon the privacy and amenities of neighbouring properties.

Recommendation

That the application is permitted subject to the following conditions:

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

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

(02) The 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.

- A2-01a: Proposed site plan, floor plan & elevations
- A2-02: Location plan, existing site plan, floor plan & elevations

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

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

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

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: AMG 5, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 17, PS 19, TAI 2, TAI 8, TRA 2

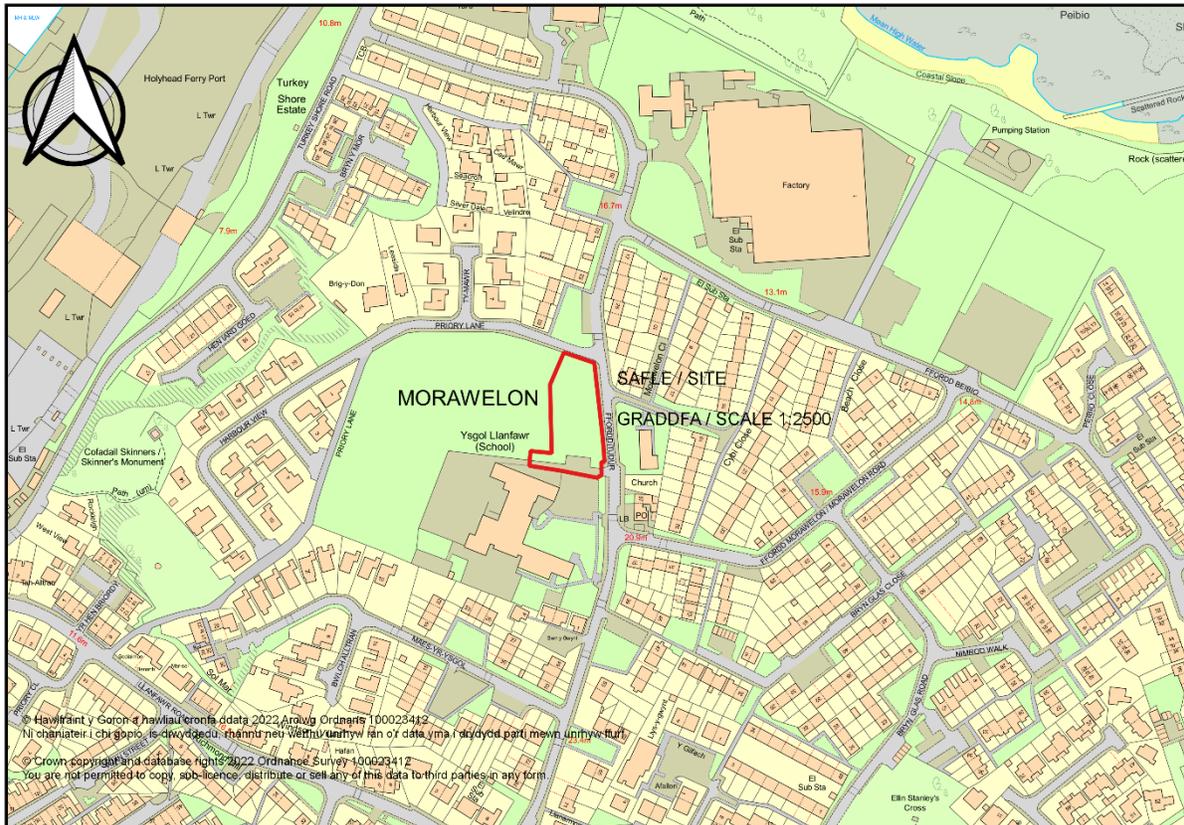
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/275

Applicant: Head of Service Lifelong Learning

Description: Full application for a new childcare unit at

Site Address: Ysgol Llanfawr, Ffordd Tudur, Holyhead.



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Permit

Reason for Reporting to Committee

The application is made by the Council and is on Council owned land.

Proposal and Site

The application is for the siting of a new mobile building to be used as a new childcare unit on land to the side (north east) of Ysgol Llanfawr, Holyhead and will front Ffordd Tudur. The site lies opposite the local convenience store and St Davids Church.

The site lies within the development boundary of Holyhead as defined under Policy TAI 1 of the Anglesey and Gwynedd Joint Local Development Plan.

Key Issues

The applications key issues are;

- i. Compliance with Policy
- ii. Impact on amenities of neighbouring properties or surrounding area

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan

Policy ISA 2: Community Facilities
PCYFF 1: Development Boundaries
PCYFF 2: Development Criteria
PCYFF 3: Design and Place Shaping
PCYFF 4: Design and Landscaping

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Technical Advice Note 12: Design (2016)
Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Cyngor Tref Caergybi / Holyhead Town Council	No response to date
Cynghorydd Jeff M. Evans	No response to date
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Sylwadau
YGC (Ymgynhoriaeth Gwynedd Consultancy)	No response to date
Dwr Cymru Welsh Water	Standard comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Iechyd yr Amgylchedd / Environmental Health	Standard comments
Cynghorydd Pip O'Neill	No response to date
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response to date
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response to date

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 06/12/2022. At the time of writing this report no representations were received at the department.

Relevant Planning History

FPL/2020/70 - Cais llawn ar gyfer estyniad yn cynnwys lifft llwyfan yn/Full application of an extension containing a platform lift at - Ysgol Llanfawr School, Caergybi / Holyhead - Caniatáu / Permit 15/07/2020

19C771 – Application to determine whether prior approval is required for the removal of 3 existing equipment cabinets and the installation of 10 new equipment cabinets on Llanfawr Primary School, Holyhead – Proposal does not require permission 25/05/2001

Main Planning Considerations

Policy Context - PCYFF Policy 1 'Development Boundaries' states that developments outside development boundaries will be rejected unless they are in accordance with specific policies in the Plan or national planning policies or the proposal demonstrates that its location in the countryside is essential. It is noted that the site is situated within the Holyhead development boundary.

ISA Policy 2 'Community Facilities' states the Scheme will help maintain and maximise community facilities by allowing applications for community facilities provided they comply with the criteria under which the proposal will provide a vital facility that supports the local community. Criterion (i) states that the facility is located within or immediately near development boundaries. As noted above, the site is located within the Holyhead development boundary.

Policy criterion (ii) refers to new buildings and if the needs of the community cannot be met by existing use of existing facilities or by conversion of existing buildings. Consideration should be given if there is an appropriately sized building in the local area for the purpose of the proposal.

The applicant has confirmed that there are no alternative buildings that can be used for the proposal.

Criterion (iv) states that the scale and type of proposal should be appropriate relative to the size, character and function of the settlement. Holyhead has been identified as an Urban Service Centre.

Criterion (v) seeks to ensure that the offer is easily accessible by foot, bicycle and public transport. You should be satisfied that the site provides adequate access to the site through the methods set out in the criterion. This issue may also be considered against TRA Policy 4 'Control of Transport Disruptions',

Policy PS 1 does not require a Welsh language impact assessment for this type of land use as the Plan includes a number of mitigation measures within individual policies for these such developments. PS 2, ISA 1 and ISA 2 policies seek to ensure that adequate infrastructure is in place, or could be delivered in a timely manner to support development / meet related needs / mitigate their impact fully or to an adequate level. In accordance with the relevant criteria, the provision of educational facilities is a form of infrastructure that can be supported under these policies.

However, in accordance with Annex 5 of CCA 'Maintaining and Creating Distinctive and Sustainable Communities' (July 2019) it should be shown how consideration has been given to the Welsh language. The method of recording the information needs to be tailored to the nature of the proposed development and the issues that will need to be addressed. Methods may include a letter with the planning application, a Planning Statement, a Design and Access Statement or a Welsh Language Statement or a Report about the Welsh Language Impact Assessment. Section D of Annex 5 of the CCA 'Maintaining and Creating Distinctive and Sustainable Communities' (July 2019) outlines the Welsh language issues that should be considered with development of this scale

The applicant has submitted a Communal and Linguistic Statement in support of the application and the Policy and Welsh Manager has confirmed that the details submitted are acceptable.

Impact on neighboring properties and surrounding area - The building is a single storey unit with a sloping flat roof. The building measures approximately 21m x 11.8m x 3.1m (at its highest point) and 2.8m (at its shortest point). The building will be located within the existing school grounds and vehicular access will be via the existing access to the existing car park together with a new pedestrian access is proposed off Ffordd Tudur. As the proposal is located within the school grounds and will provide nursery and after

school facilities it is not considered that the proposal will have a detrimental impact on the amenities of the neighbouring properties.

The proposed materials are considered acceptable in this location. The proposal includes biodiversity enhancements by way of planting a native hedgerow.

Conclusion

The proposed development is acceptable in policy terms and will not have a detrimental impact on the amenities of neighbouring properties or locality and will improve childcare facilities in the locality.

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.

ED227-PL-01 - Existing site plan
ED227-PL-02 - Location plan
AL08 - Proposed elevation
AL07 - General arrangement plan / floor plan
AL06 - Proposed drainage plan
AL06 - Proposed fencing plan
AL06 - Proposed site plan
AL06 - Topography
Communal and Linguistic Statement

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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