

# Public Document Pack



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

Mr Dylan J. Williams  
Prif Weithredwr – Chief Executive  
CYNGOR SIR YNYS MÔN  
ISLE OF ANGLESEY COUNTY COUNCIL  
Swyddfeydd y Cyngor - Council Offices  
LLANGFNI  
Ynys Môn - Anglesey  
LL77 7TW

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

<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 1 MAWRTH, 2023 am 1.00 o'r gloch yp</b>	<b>WEDNESDAY, 1 MARCH 2023 at 1.00 pm</b>
<b>CYFARFOD HYBRID YN SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL TRWY ZOOM</b>	<b>HYBRID MEETING AT THE COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI AND VIRTUALLY THROUGH ZOOM</b>
<b>Swyddog Pwyllgor</b>	<b>Mrs Mairwen Hughes 01248 752518 Committee Officer</b>

## AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

***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 Ll Hughes MBE  
John I Jones  
Robert Ll 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 declarations of interest by any Member or Officer in respect of any item of business.

#### **3 MINUTES\_**(Pages 1 - 10)

To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 1 February, 2023.

#### **4 SITE VISITS\_**(Pages 11 - 12)

To present the minutes of the Site Visit held on 15 February, 2023.

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

## **5 PUBLIC SPEAKING**

### **6 APPLICATIONS THAT WILL BE DEFERRED\_**(Pages 13 - 18)

6.1 - S106/2020/3 - Land and Lakes, Penrhos Coastal Park, Holyhead  
[S106/2020/3](#)

6.2 - COMP/2021/1 - Land and Lakes, Penrhos Coastal Park, Holyhead  
[COMP/2021/1](#)

6.3 – 46C427L/COMP - Land and Lakes, Penrhos Coastal Park, Holyhead  
[46C427L/COMP](#)

### **7 APPLICATIONS ARISING\_**(Pages 19 - 48)

7.1 – FPL/2022/60 – Former Newborough School, Pen Dref Street, Newbrough  
[FPL/2022/60](#)

7.2 – FPL/2022/173 - Lon Penmynydd, Llangefni  
[FPL/2022/173](#)

## **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS**

None to be considered by this meeting.

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS\_**(Pages 49 - 54)

11.1 – FPL/2022/128 - Site 5, Amlwch Industrial Estate, Amlwch  
[FPL/2022/128](#)

## **12 REMAINDER OF APPLICATIONS\_**(Pages 55 - 96)

12.1 – MAO/2022/27 - Former Roadking Truckstop, Parc Cybi, Holyhead.  
[MAO/2022/27](#)

12.2 – Amlwch Watchtower, Amlwch  
[ADV/2023/1](#)

12.3 – ADV/2023/2 - Upper Car Park, Upper Quay Street, Amlwch Port  
[ADV/2023/2](#)

***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***

12.4 – ADV/2023/3 - Main Square Car Park, Amlwch  
[ADV/2023/3](#)

12.5 – ADV/2023/4 – Parys Mountain, Amlwch  
[ADV/2023/4](#)

12.6 – HHP/2022/342 - Islwyn, Holyhead Road, Llanfairpwll  
[HHP/2022/342](#)

12.7 – HHP/2022/244 – Lancefield, Ffordd Cynlas, Benllech  
[HHP/2022/244](#)

12.8 – FPL/2021/231 - Land North of Y Garnedd, Llanfairpwll  
[FPL/2021/231](#)

12.9 – TPO/2022/24 - Parc Twr, Llanfairpwll  
[TPO/2022/24](#)

### **13 OTHER MATTERS\_(Pages 97 - 100)**

13.1 – DEM/2023/2 – Pencraig, Llangefni  
[DEM/2023/2](#)

13.2 – DEM/2023/3 – Pencraig, Llangefni  
[DEM/2023/3](#)

13.3 – DEM/2023/4 - Maes Hyfryd, Llangefni.  
[DEM/2023/4](#)

13.4 – DEM/2023/5 - Bro Tudur, Llangefni  
[DEM/2023/5](#)

## Planning and Orders Committee

### Minutes of the hybrid meeting held on 1 February 2023

- PRESENT:** Councillor Neville Evans (Chair)  
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, T LI Hughes MBE, John I Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor, Alwen P Watkin and Robin Williams
- Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection and Climate Change
- IN ATTENDANCE:** Development Management Manager (RLJ),  
Group Engineer (Development Control and Traffic Management) (AR),  
Legal Services Manager (RJ),  
Planning Officer (HR),  
Planning Portal & Systems Support Officer (MO),  
Committee Officer (MEH)
- APOLOGIES:** Councillor Liz Wood
- ALSO PRESENT:** Local Member : Councillor Dafydd R Thomas (application 12.3)
- Councillors Paul Ellis, Pip O'Neill, Derek Owen, Dylan Rees
- 

#### 1 APOLOGIES

As noted above.

#### 2 DECLARATION OF INTEREST

Councillor Geraint Bebb declared a personal and prejudicial interest with regard to application 12.1 on the agenda on the basis that he knew the objectors to the application.

#### 3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 11 January, 2023 were confirmed as correct.

#### 4 SITE VISITS

None convened.

## **5 PUBLIC SPEAKING**

There was a Public Speaker in respect of application 12.4.

## **6 APPLICATIONS THAT WILL BE DEFERRED**

### **6.1 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 Development Management Manager said that at the last meeting it was reported that further information was awaited from the applicant regarding pedestrian safety and highways information. The applicant has now submitted the required information and the Planning Authority is required to undertake a further statutory consultation following receipt of the information. The application will be discussed at the March meeting of the Planning and Orders Committee following the statutory consultation period coming to an end.

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

## **7 APPLICATIONS ARISING**

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

## **8 ECONOMIC APPLICATIONS**

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

## **9 AFFORDABLE HOUSING APPLICATIONS**

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

## **10 DEPARTURE APPLICATIONS**

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

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

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

## **12 REMAINDER OF APPLICATIONS**

### **12.1 HHP/2022/313 – Full application for alterations and extensions together with the erection of a balcony at Ponc Rodyn, Llangristiolus**

*Having declared a personal and prejudicial interest in the application Councillor Geraint Bebb left the meeting immediately after making his contribution and before the discussion and voting thereon.*

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

The Development Management Manager reported on the main considerations of the application and said that the proposed rear extension extends 2.2 meters outwards from the existing dwelling. The extension measures 6.7 meters in width in order to extend the kitchen/living area. A balcony will be erected above the ground floor extension which will lead out from the main bedroom. There is a distance of approximately 12m to the side elevation of the adjoining property known as Nyth Clyd. The balcony will have a 1.8m glazed balustrade to alleviate any overlooking. The proposal is of a high quality which will complement and enhance the current dwelling and it is considered that it meets the relevant planning policy PCYFF 2 of the Joint Local Development Plan.

Councillor Geraint Bebb, a Local Member said that there has been a letter of objection to the proposal and he declared that the owner of the neighbouring property is a relative of his mother-in-law. He further said that the author of the letter is also a friend of his wife. He noted that the letter expresses that the erection of the proposed balcony will have a negative effect of the residents of Nyth Clyd due to overlooking into the garden. Councillor Bebb left the meeting during discussion and voting thereon.

The Development Management Manager said that the required distances from the boundary of the neighbouring property and the balcony meets the required distances within planning policies. There will be a 1.8m balustrade with frosted glazing erected along the side elevation of the balcony.

Councillor Ken Taylor proposed that the application be approved. Councillor Jackie Lewis seconded the proposal of approval.

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

#### **12.2 FPL/2022/173 – Full application for the change of use of agricultural land to site 32 holiday lodges, reception building, construction of new vehicular access, construction of new on site roads, and parking areas and associated works on land adjacent to Lon Penmynydd, Llangefni**

The application was presented to the Planning and Orders Committee at the request of the local members due to local concerns.

Councillor Geraint Bebb, and a Local Member requested that a physical site visit be undertaken to the site as there are local objections to application and the Llangefni Town Council are also in opposition to the proposal. Councillor Ken Taylor seconded the proposal of a physical site visit to the site.

**It was RESOLVED that a physical site visit be undertaken for the reasons given.**

### **12.3 LBC/2022/34 – Listed building consent for alterations and repairs at The Pillbox, Trearddur Bay**

The application was presented to the Planning and Orders Committee as the application has been submitted, alongside an associated listed building consent application, by the local authority as part of a wider Heritage Landscape Project.

The Development Management Manager reported that the Second World War Pillbox is a Grade II listed building located on a rocky promontory to the rear of the Trearddur Bay Hotel.

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

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

### **12.4 FPL/2022/71 – Full application for the erection of 29 dwellings, together with the creation of a new vehicular access, an internal access road and associated works on land at Tre Angharad, Bodedern**

The application was presented to the Planning and Orders Committee at the request of a local member due to concerns over the capacity of the Primary School at Bodedern.

#### ***Public Speaker***

Mr Rhys Davies, Cadnant Planning, spoke in **support of the application** and said that this is a full application for the erection of 29 dwellings on the site which has been allocated for housing within the Joint Local Development Plan. Outline permission has already been granted for the erection of 30 houses on the site but Clwyd Alyn Housing Association has analysed the housing need and mix for this site and has reduced this number to 29 in the full application. Clwyd Alyn Housing Association will develop the site to provide affordable housing with some of the houses for rent and some for sale. A percentage of the houses will be transferred to the Council’s Housing Department. He noted that there has been considerable discussions with the applicant and the Planning Officers to ensure the development is of a high standard. There has been no objection to the development from members of the public and during the pre-application consultation period there was considerable support from families living in Bodedern who are eager to see affordable homes being developed in the village. He noted that the application has been called in due to concerns regarding the capacity of Ysgol Gynradd Bodedern but as noted in the report the Education Department has no concerns and has not requested a financial contribution towards the primary school. It should also be noted that outline permission has already been granted for more units on the site than the number proposed as part of



this application. A contribution has been agreed for the secondary school in Bodedern, and therefore a thorough assessment has been undertaken by the Education Department. A contribution will also be made to improve Bodedern's playing areas as well as improvements to the footpaths and crossings between the site and the school. However, Clwyd Alyn Housing Association are willing to discuss financial contribution to the Bodedern Primary School outside the planning process. Mr Davies further said that it is important that this application is not deferred as there is a substantial grant available for this development on the condition that work will start on the site before the end of this month.

The Development Management Manager reported that the application site comprises of 0.97 hectares of agricultural land situated along London Road which leads to the centre of the village of Bodedern. There is an extant outline permission on the land for 30 dwellings approved under planning application OP/2019/17 which was approved in November 2020. He noted that this is a new full application as it has been submitted by another developer, Clwyd Alyn Housing Association. However, there is a valid fall-back position on the site and there is minimal difference between the outline application in terms of scale. The application site is located on an allocated site (T33) within the development boundary of Bodedern under the provisions of PCYFF 1 and the principles of residential development is therefore acceptable and aligns with planning policy TAI 1; there is at present capacity in the settlement which means that no Welsh Language Statement is required with the application. The Housing Department has afforded a list of housing need in the area and are in support of the housing mix proposed on the site. The Development Management Manager further said that Authority's Education Department has confirmed that a financial contribution will be required towards Ysgol Uwchradd Bodedern and on this basis a planning obligation has been recommended requiring a financial contribution of £18,469 as part of the development. He noted that there has been concerns raised by a Local Member that Bodedern Primary School was over its capacity. The Education Department has confirmed that the procedure that has been followed in assessing the planning application is outlined in the 'Supplementary Planning Guide, Planning Commitments' adopted in September, 2019. The potential impact of a planning application has been assessed when the planning application is submitted which in this case was in March 2022, which in turn was part of the 2021/2022 educational year. The number of pupils at Bodedern Primary School in September 2021 was 90. A total of 12 primary age pupils would result from the development would take the capacity of the school to 102 which is 1 less than the school's capacity, therefore, there is no education contribution requirement towards Bodedern Primary School. However, the Local Member has discussed the matter with the Head Teacher of the school and the Head Teacher has confirmed that in January of this year there are 96 pupils (not including the nursery class) and including 12 extra pupils will result in 108 pupils which is 5 pupils over the school's capacity which would result in the need for a financial contribution from the development towards the Primary School. Following receipt of this information, the Planning Officer has consulted the Education Department and it was confirmed that there is a requirement for consistency across the Island

and in accordance with the supplementary planning guidance. The Education Department has confirmed that they are unable to review the pupil number unless the Planning Authority re-consulted on the application; the Planning Authority do not have a reason to re-consult on the application. The recommendation was that the application be approved subject to the conditions within the report and providing that a Section 106 agreement is completed as noted within the Officer's report.

Councillor Ken Taylor, and a Local Member said that he has no objection to the development on the site but his concerns as a Local Member and a School Governor was the capacity of the Bodedern Primary School to accommodate the potential children from the development. He noted that there were 93 pupils in the school in September 2022 and not 90 pupils that has been reported upon. The figures within the schools has recently increased to 96 and the Head Teacher has had to refuse the admission of 3 children to the school. Councillor Taylor said that the methodology used to assess the requirement for a financial contribution resulting from the submission of planning application needs to be reassessed. He said that he welcomed that the developer Clwyd Alyn Housing Association are willing to discuss a financial contribution to the Primary School at Bodedern outside the planning process and he ascertained assurances that the developer would discuss the matter with the Head Teacher in due course. The Development Management Manager said that the financial contribution towards the primary school would be voluntary and would not be a condition attached to the approval of the application.

Councillor T LI Hughes MBE queried as to the location of the access and whether the Highways Authority are satisfied with the new access proposed. The Development Management Manager responded that the Highways Authority are satisfied with the access to the site and a footpath together with pedestrian crossing will be at the entrance to the site.

Councillor John I Jones ascertained whether the play area to the secondary school will be available to the children from the proposed development. The Development Management Manager responded that as part of the Section 106 legal agreement a financial contribution of £5,557.94 will be afforded to the Community Council to improve the equipment within the play areas in Bodedern.

Councillor Robin Williams proposed that the application be approved. Councillor Jackie Lewis 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 together with a Section 106 legal agreement that 6 of the dwellings to be affordable, that an education financial contribution of £18,469 towards Bodedern Secondary School and £5,557.94 towards equipped play areas in Bodedern.**

**12.5 FPL/2022/301 – Full application for the installation of a water storage buff behind the main stand at Holyhead Hotspur Football Club, Holyhead**

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

The Development Management Manager reported that the application is for the installation of a water storage buff behind main stand to collect water from the roof. The development is a small scale, measuring 3m in height and 2.6m in width, holding a total of 15,000 litres at full capacity. The recommendation was of approval of the application as it is considered that it will have any impact on neighbouring properties and complies with relevant planning policies.

Councillor T LI Hughes MBE queried as to the ownership of the road passing the application site and whether there would be implications as regards to the Land and Lakes applications within the agenda. The Development Management Manager responded that Land and Lakes are the owners of the land and is leased to the Local Authority. The land is leased by the Local Authority to Holyhead Hotspurs Football Club. He noted that Land and Lakes are eager for the Local Authority to surrender the lease so as to allow them to lease the land directly to Holyhead Hotspurs Football Club. At present as the land is let by the Local Authority to the Football Club they are unable to apply for grant applications for financial support. He further said that the Local Authority is willing to surrender the lease conditionally that the Holyhead Hotspurs Football Club signs the lease on the same day and protects the lease of the land for the next 10 years.

Councillor Jeff Evans proposed that the application be approve. Councillor Geraint Bebb seconded the proposal of approval.

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

**12.6 46C427L/COMP – 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 (PPALS) as set out in Schedule 8, Section 13.1 of the Section 106 Agreement attached to planning permission reference 46C427K/TR/EIA/ECON at Land and Lakes, Penrhos Coastal Park, Holyhead**

The Development Management Manager reported that following receipt of legal representations as regards to this application on Monday, 30 January, 2023 the recommendation is to defer the application to the next meeting of the Planning and Orders Committee to allow the Planning Authority to consider the contents of the correspondence received and to respond appropriately.

The Legal Services Manager said that the contents of the correspondence received will need to be considered due to the nature of and the public interest

in the development and thereafter to be reported back to the Committee in an open and transparent manner.

**It was RESOLVED to defer consideration of the application for the reasons given.**

- 12.7 COMP/2021/1 – Submission of information necessary to discharge sections: Schedule 8, Section 1, Clause 1.1; Car Parking and Public Access Strategy – Penrhos Coastal Park Phase. Schedule 8, Clause 12.1: Ancient Woodland Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 15, Clause 15.1: Green Linkages Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 17, Clause 17.1: SSSI Management Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 19, Clause 19.1: Ecological Survey and Monitoring Scheme – Penrhos Coastal Park Phase. Schedule 9, Section 19, Clause 19.4: Ecological Compliance Audit – Penrhos Coastal Park Phase. Schedule 8, Section 20, Clause 20.1 – Existing Tree Management Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 21, Clause 21.1 – Warden Service Appointment/Warden Service Annual Reporting – Penrhos Coastal Park Phase. Schedule 8, Section 21, Clause 21.3 – Warden Service, AONB Impact and use of Green Linkages monitoring assessment – Penrhos Coastal Park Phase. Schedule 9, Section 3, Clause 3.1: Penrhos Leisure Village Phasing Plan – Penrhos Coastal Park Phase. Schedule 11, Section 1, Clause 1.1; Local Labour Plan – Penrhos Coastal Park Phase of the S106 agreement obligations attached to planning permission 46C427K/TR/EIA/ECON at Land and Lakes, Penrhos Coastal Park, Holyhead.**

The Development Management Manager reported that following receipt of legal representations as regards to this application on Monday, 30 January, 2023 the recommendation is to defer the application to the next meeting of the Planning and Orders Committee to allow the Planning Authority to consider the contents of the correspondence received and to respond appropriately.

The Legal Services Manager said that the contents of the correspondence received will need to be considered due to the nature of and the public interest in the development and thereafter to be reported back to the Committee in an open and transparent manner.

**It was RESOLVED to defer consideration of the application for the reasons given.**

- 12.8 S106/2020/3 – Submission of ‘Penrhos Coastal Park Welsh Language Scheme’ under Section 1 (Welsh Language Scheme) of schedule 12 of the Section 106 Agreement completed in connection with planning permission 46C427K/TR/EIA/ECON and the submission of a Deed of Variation to vary the following provisions of this legal agreement: paragraphs 2.1.1 Schedule B (Cae Glas Nature Reserve and Visitor Centre Specification), Appendix 2 Bond Table Penrhos Visitor Centre (including the Penrhos Visitor Centre Toilets) and their maintenance,**

**paragraphs 1.1 and 1.2 of Schedule 12 (Welsh Language Scheme) and the substitution of Plan 2 Penrhos Land Drawing – Plan 2 drawing reference PL1114.VW008/Rev 03 dated 03/03/2016 at Land and Lakes, Penrhos Coastal Park, Holyhead**

The Development Management Manager reported that following receipt of legal representations as regards to this application on Monday, 30 January, 2023 the recommendation is to defer the application to the next meeting of the Planning and Orders Committee to allow the Planning Authority to consider the contents of the correspondence received and to respond appropriately.

The Legal Services Manager said that the contents of the correspondence received will need to be considered due to the nature of and the public interest in the development and thereafter to be reported back to the Committee in an open and transparent manner.

**It was RESOLVED to defer consideration of the application for the reasons given.**

**13 OTHER MATTERS**

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

**COUNCILLOR NEVILLE EVANS  
CHAIR**

This page is intentionally left blank

## PLANNING SITE VISITS

### Minutes of the site visit held on 15 February, 2023

- PRESENT:** Councillor Neville Evans (Chair)  
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff Evans, Trefor LI Hughes MBE,  
Jackie Lewis, Dafydd Roberts, Ken Taylor.
- IN ATTENDANCE:** Planning Management Manager (RLJ),  
Team Leader – Planning (GJ).
- APOLOGIES:** Councillors John I Jones, Robin Williams and Liz Wood
- ALSO PRESENT:** Local Members : Councillors Non Dafydd, Paul Ellis, Dylan Rees, Nicola Roberts.
- 

**1 FPL/2022/173 – FULL APPLICATION FOR THE CHANGE OF USE OF AGRICULTURAL LAND TO SITE 32 HOLIDAY LODGES, RECEPTION BUILDING, CONSTRUCTION OF NEW VEHICULAR ACCESS, CONTRUCTION OF NEW ON SITE ROADS AND PARKING AREAS AND ASSOCIATED WORKS ON LAND ADJACENT TO LON PENMYNYDD, LLANGFN**

The Case Officer presented the planning application to the members of the Committee. The application site was viewed from the existing access and from the layby near the Coleg Menai site.

**COUNCILLOR NEVILLE EVANS  
CHAIR**

This page is intentionally left blank



**Planning Committee:** 01/03/2023

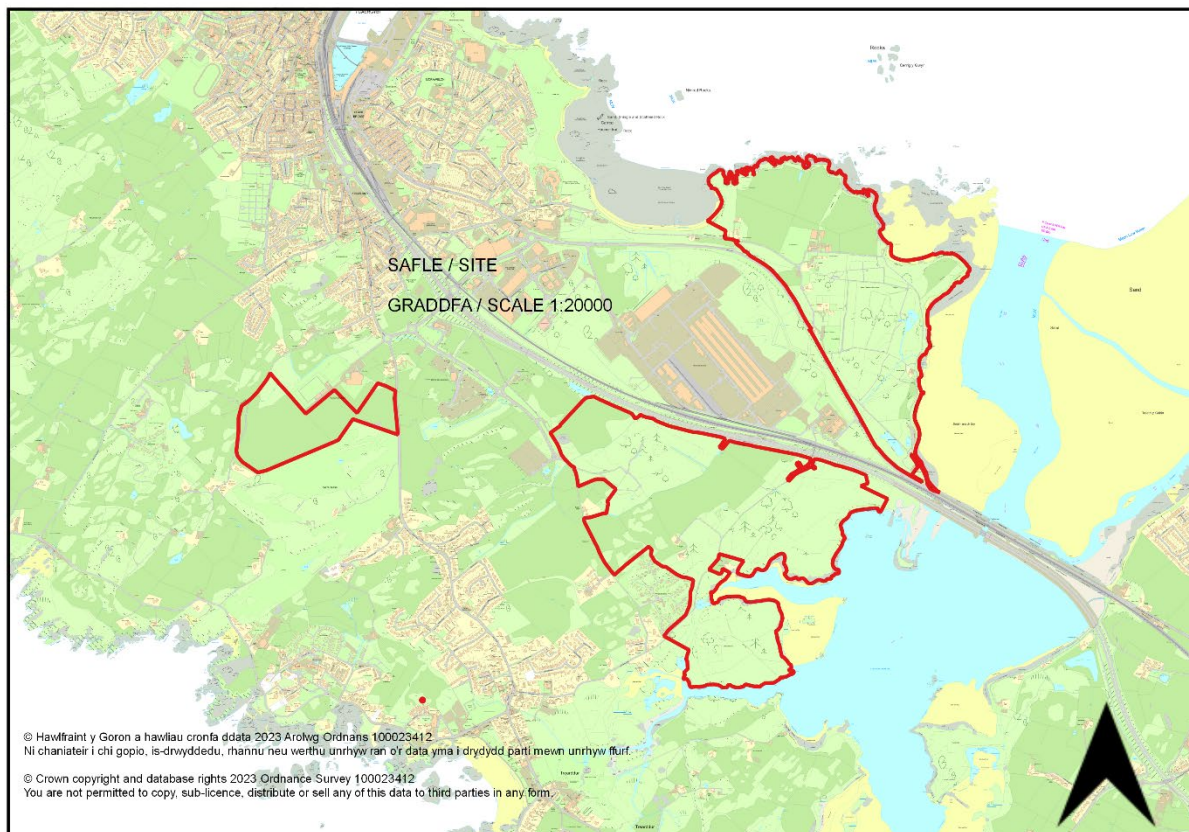
**6.1**

**Application Reference:** S106/2020/3

**Applicant:** Land and Lakes (Anglesey) Limited

**Description:** Submission of 'Penrhos Coastal Park Welsh Language Scheme' under Section 1. (Welsh Language Scheme) of schedule 12 of the Section 106 Agreement completed in connection with planning permission 46C427K/TR/EIA/ECON and the submission of a Deed of Variation to vary the following provisions of this legal agreement: paragraphs 2.1.1 Schedule 8 (Cae Glas Nature Reserve and Visitor Centre Specification), Appendix 2 Bond Table Penrhos Visitor Centre (including the Penrhos Visitor Centre Toilets) and their Maintenance, paragraphs 1.1 and 1.2 of Schedule 12 (Welsh Language Scheme) and the substitution of Plan 2 Penrhos Land Drawing – Plan 2 drawing reference PL1114.VW008 /Rev 03 dated 03/03/2016.

**Site Address:** Land and Lakes, Penrhos Coastal Park, Holyhead



**Report of Head of Regulation and Economic Development Service (Rhys Jones)**

**Recommendation:** Defer

**Reason for Reporting to Committee**

On the 30<sup>th</sup> January 2023, the Council received a letter from Richard Buxton Solicitors on behalf of their client, challenging the validity of the Land & Lakes Planning Permission. The letter alleged:

- a. That the works undertaken are not “material operations” for the purposes of section 56(4) TCPA;
- b. Condition 30 has not been discharged prior to the works, with the result that those works are unlawful and incapable of implementing the Permission; and
- c. Given the expiry of the deadline set by the Permission for implementation in Condition 4, the Permission has lapsed.

Given the need for the Council to assess these allegations, it was decided that the three applications relating to Land & Lakes due to be presented to the Planning & Orders Committee on the 1<sup>st</sup> of February 2023 should be deferred. This would provide the Council with sufficient time to consider the contents of this letter and respond accordingly.

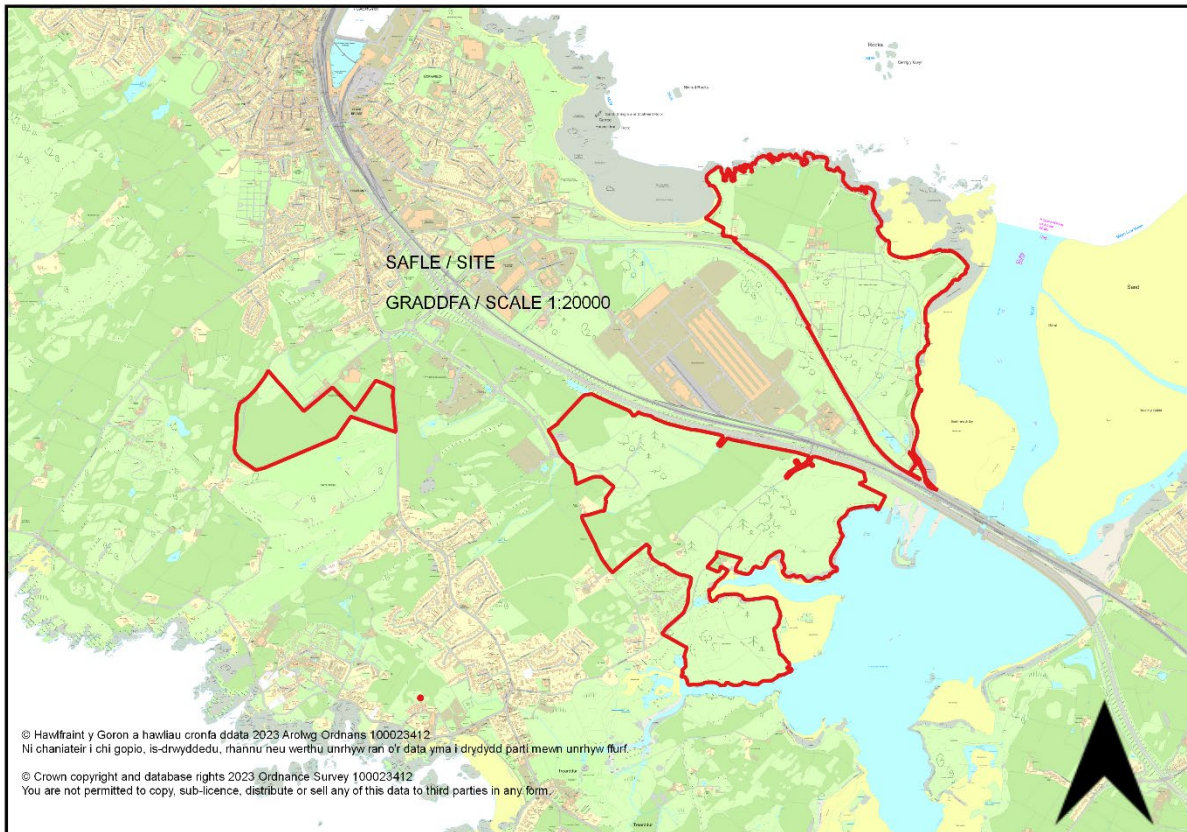
Owing to the complexity of the matters raised and the high profile of the matter, Council officers are still considering the matters raised in the letter and it is recommended that these applications are again deferred.

**Application Reference: COMP/2021/1**

**Applicant:** Land and Lakes (Anglesey) Limited

**Description:** Submission of information necessary to discharge sections; Schedule 8, Section 1, Clause 1.1; Car Parking and Public Access Strategy – Penrhos Coastal Park Phase. Schedule 8, clause 12.1; Ancient Woodland Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 15, Clause 15.1; Green Linkages Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 17, Clause 17.1; SSSI Management Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 19, Clause 19.1; Ecological Survey and Monitoring Scheme - Penrhos Coastal Park Phase. Schedule 8, Section 19, Clause 19.4; Ecological Compliance Audit - Penrhos Coastal Park Phase. Schedule 8, Section 20, Clause 20.1 – Existing Tree Management Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 21, Clause 21.1 – Warden Service Appointment / Warden Service Annual Reporting – Penrhos Coastal Park Phase. Schedule 8, Section 21, Clause 21.2 – Warden Service, Security obligations / AONB Impact and use of Green Linkages monitoring assessment – Penrhos Coastal Park Phase. Schedule 8, Section 21, Clause 21.3 – Warden Service, AONB Impact Annual Report commitment – Penrhos Coastal Park Phase. Schedule 9, Section 3, Clause 3.1; Penrhos Leisure Village Phasing Plan – Penrhos Coastal Park Phase. Schedule 11, Section 1, Clause 1.1; Local Labour Plan – Penrhos Coastal Park Phase of the S106 agreement obligations attached to planning permission 46C427K/TR/EIA/ECON at

**Site Address:** Land and Lakes, Penrhos Coastal Park, Holyhead



**Report of Head of Regulation and Economic Development Service (Rhys Jones)**

**Recommendation:** Defer

**Reason for Reporting to Committee**

On the 30<sup>th</sup> January 2023, the Council received a letter from Richard Buxton Solicitors on behalf of their client, challenging the validity of the Land & Lakes Planning Permission. The letter alleged:

- a. That the works undertaken are not “material operations” for the purposes of section 56(4) TCPA;
- b. Condition 30 has not been discharged prior to the works, with the result that those works are unlawful and incapable of implementing the Permission; and
- c. Given the expiry of the deadline set by the Permission for implementation in Condition 4, the Permission has lapsed.

Given the need for the Council to assess these allegations, it was decided that the three applications relating to Land & Lakes due to be presented to the Planning & Orders Committee on the 1<sup>st</sup> of February 2023 should be deferred. This would provide the Council with sufficient time to consider the contents of this letter and respond accordingly.

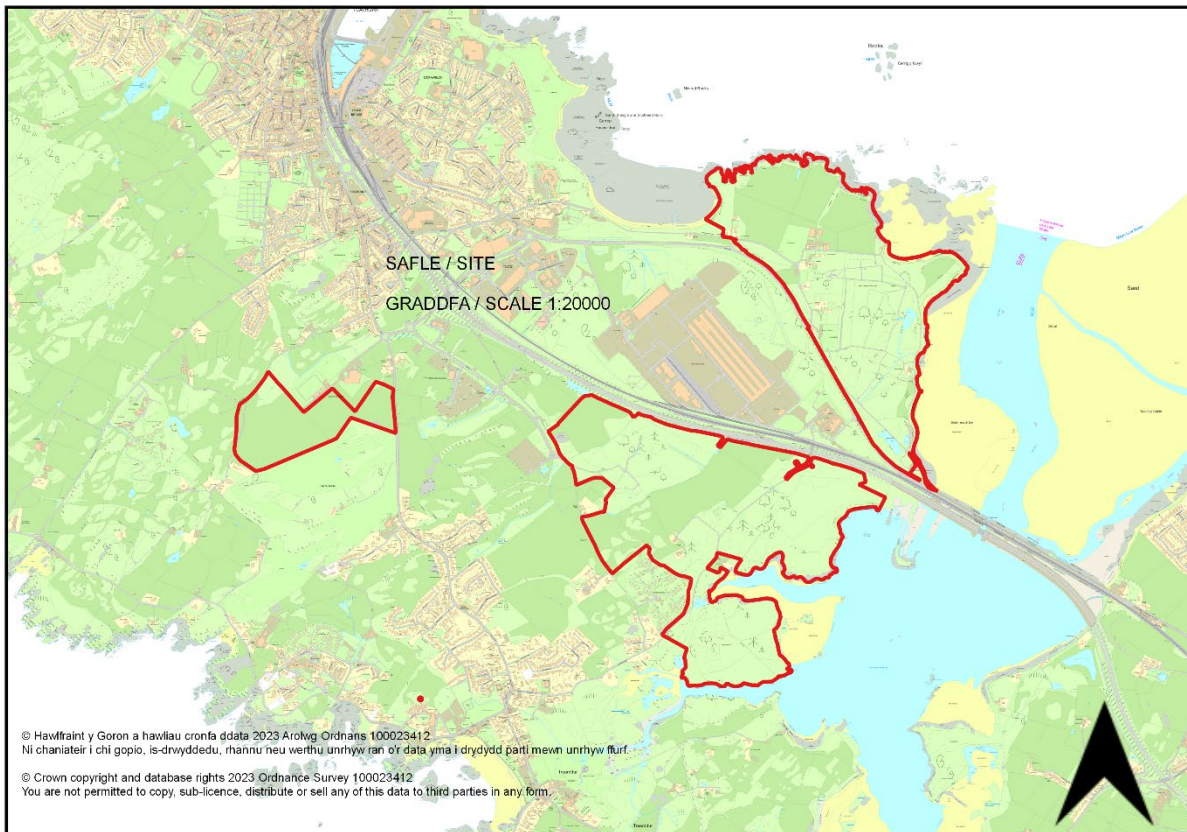
Owing to the complexity of the matters raised and the high profile of the matter, Council officers are still considering the matters raised in the letter and it is recommended that these applications are again deferred.

**Application Reference: 46C427L/COMP**

**Applicant:** Land and Lakes (Anglesey) Limited

**Description:** 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 (PPALS) as set out in Schedule 8, Section 13.1 of the Section 106 Agreement attached to planning permission reference 46C427K/TR/EIA/ECON at

**Site Address:** Land and Lakes, Penrhos Coastal Park, Holyhead



**Report of Head of Regulation and Economic Development Service (Rhys Jones)**

**Recommendation:** Defer

**Reason for Reporting to Committee**

On the 30<sup>th</sup> January 2023, the Council received a letter from Richard Buxton Solicitors on behalf of their client, challenging the validity of the Land & Lakes Planning Permission. The letter alleged:

- a. That the works undertaken are not “material operations” for the purposes of section 56(4) TCPA;

- b. Condition 30 has not been discharged prior to the works, with the result that those works are unlawful and incapable of implementing the Permission; and
- c. Given the expiry of the deadline set by the Permission for implementation in Condition 4, the Permission has lapsed.

Given the need for the Council to assess these allegations, it was decided that the three applications relating to Land & Lakes due to be presented to the Planning & Orders Committee on the 1<sup>st</sup> of February 2023 should be deferred. This would provide the Council with sufficient time to consider the contents of this letter and respond accordingly.

Owing to the complexity of the matters raised and the high profile of the matter, Council officers are still considering the matters raised in the letter and it is recommended that these applications are again deferred.

Planning Committee: 01/03/2023

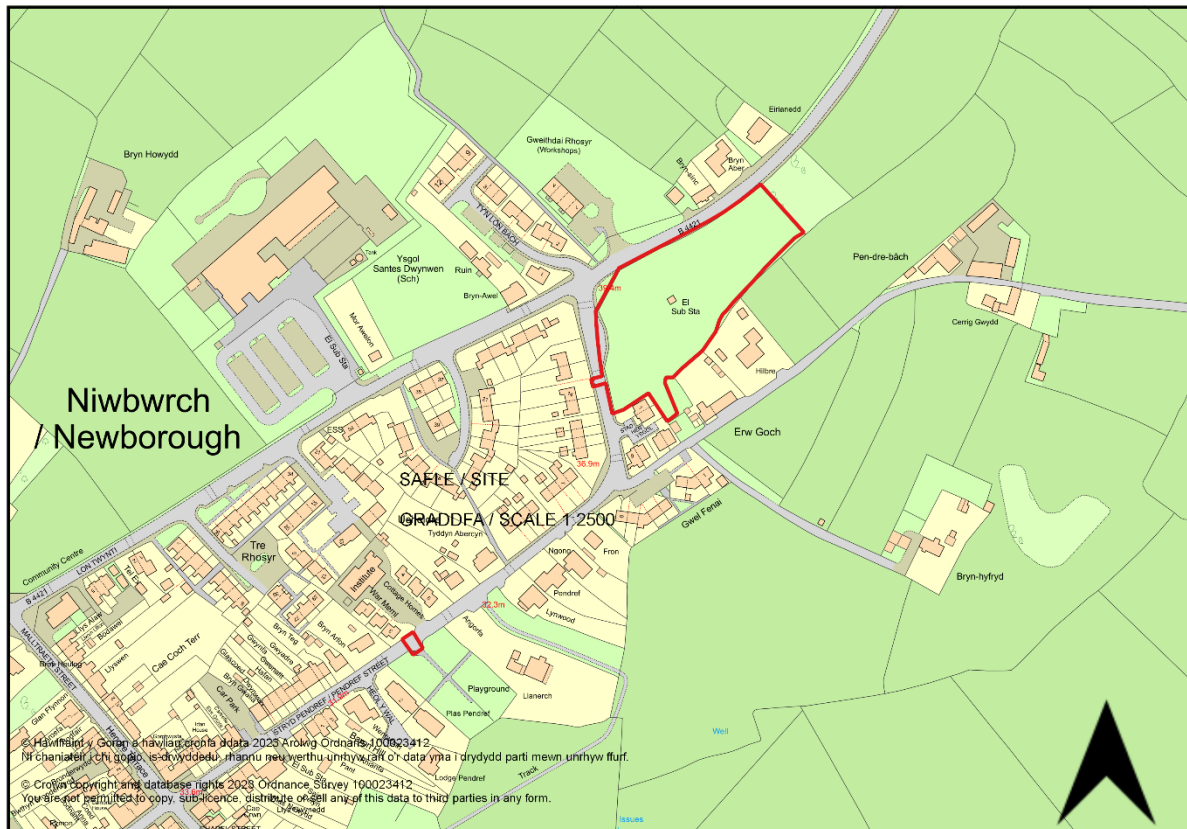
7.1

Application Reference: FPL/2022/60

Applicant: Head of Housing Services

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: Permit

Reason for Reporting to Committee

The planning application is recommended to be deferred as the Local Planning Authority have received further highway information. The planning application will be presented to the March Planning Committee following a re-consultation process with statutory consultees and neighbouring properties.

Proposal and Site

The proposal is a full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former Primary School Site at Pendref Street, Newbrough. The former primary school has been demolished but the electrical sub-station building still

remains on site at present. There are residential properties located to the North, South and West, with an area of undeveloped land to the East.

The land is located within the development boundary of Newborough as identified within the Joint Local Development Plan (JLDP).

There will be a mixture of single and two storey dwellinghouses across the site with various number of bedrooms. The proposal entails semi-detached, terrace of 4 properties and flats. All units are provided with designated parking and private amenity spaces. No public open space will be provided within the site; however there will be a need to provide a financial contribution of £2947.19 towards informal and equipped play space.

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

### **Key Issues**

- Principle of Residential Development
- Highway Considerations and Sustainability
- Relationship with the Surroundings
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations

### **Policies**

#### **Joint Local Development Plan**

#### **Joint Local Development Plan**

Policy TAI 3: Housing in Service Villages  
Policy TAI 8: Housing Mix  
Policy TAI 15: Affordable Housing Threshold & Distribution  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 6: Water Conservation  
Policy PCYFF 5: Carbon Management  
Policy ISA 2: Community Facilities  
Policy ISA 5: Provision of Open Spaces in New Housing Developments  
Strategic Policy PS 2: Infrastructure and Developer Contributions  
Policy ISA 1: Infrastructure Provision  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Strategic Policy PS1: Welsh Language and Culture  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Strategic Policy PS16: Housing Provision  
Strategic Policy PS19: Conserving and where appropriate enhancing the natural environment  
Policy AMG5: Local Biodiversity Conservation  
Policy AT4 – Protection of Non-Designated Archaeological Sites and their Setting

### **Supplementary Planning Guidance**



Supplementary Planning Guidance Affordable Housing (2004)  
 Supplementary Planning Guidance IOCC Deign Guide for the Urban and Rural Environment (2008) “SPG Design Guide”  
 Supplementary Planning Guidance Parking Standards (2008)  
 Supplementary Planning Guidance Housing Mix (October 2018)  
 Supplementary Planning Guidance Maintaining and Creating Distinctive and Sustainable Communities.  
 Supplementary Planning Guidance Open Space in New Residential Development (2019)

**National Policy:**

Technical Advice Note 2: Planning and Affordable Housing  
 Technical Advice Note 5: Nature Conservation and Planning  
 Technical Advice Note 12: Design (2016)  
 Technical Advice Note 18: Transport (2007)  
 Technical Advice Note 20: Welsh Language

**Response to Consultation and Publicity**

<b>Consultee</b>	<b>Response</b>
Draenio Gwynedd / Gwynedd Drainage	Confirmation has been received that an application to the SAB is required to prior to any work commencing on site to ensure that the proposal manages on-site surface water adequately.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval in relation to future management of private gardens and to ensure the landscaping scheme is implemented in accordance with the submitted information.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No response.
Cynghorydd John Ifan Jones	No response.
Cynghorydd Arfon Wyn	No response
Dwr Cymru Welsh Water	Confirmation has been received that Welsh Water is satisfied with the proposal.
Cyngor Cymuned Rhosyr Community Council	No response.
Cadw Scheduled Monuments	No response.
Ymgynghorydd Treftadaeth / Heritage Advisor	No heritage implications.
Cyfoeth Naturiol Cymru / Natural Resources Wales	NRW is satisfied with the proposal with appropriately worded conditions in relation to contamination, piling, and biosecurity.
Strategol Tai / Housing Strategy	No response
Gwasanaeth Addysg / Education Service	Confirmation has been received that there is sufficient capacity in the Primary School to cater for any additional school spaces which development.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal with appropriately worded conditions

GCAG / GAPS	<p>GAPS confirmed that a programme of archaeological evaluation was conducted at the site owing to the moderate potential for archaeological remains in the locale. Niwbwrch is notable for its medieval origins, especially at the central crossroads and the surrounding areas.</p> <p>Despite this, the Trial Trenching confirmed that the creation of the old school has significantly altered the sub-surface deposits of the site. Whilst there is still potential for archaeological remains to the east in the area of the old playing fields – the red lined boundary defined by this application falls within the footprint of the old school, where the archaeological potential is deemed to be low. As such there is no recommendation for mitigation in this instance.</p>
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with the ecological surveys and reptile surveys. The developer should ensure the mitigation and recommendations of the ecological surveys are adhered to.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Standard Policy Comments received
Iechyd yr Amgylchedd / Environmental Health	Standard comments in relation to vibration, contamination of land and hours of working.

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 3<sup>rd</sup> November, 2022. At the time of writing the report 3 letters had been received at the Department and a further 13 web comments. The main comments as follows:-

- No objection but concerns on site traffic on Pendref Street and traffic should not be permitted to use Pendref Street.
- No pavement on Pendref Street close to playground, cul-de-sac and senior citizens
- Children Safety with back gardens directly onto Pendref Street
- Community Infrastructure Levy
- Additional traffic and Highway Safety and Visibility
- Additional traffic signs, speed limits should be looked at
- Pre-Application Process not undertaken correctly
- Concerns when the former school was demolished
- Overlooking and Loss of light
- Loss of amenity
- Impact on Ecology
- Slate roof should be used
- New plans submitted and everyone should have re-consultation
- Development should be in keeping with the surrounding area, flats not acceptable
- Solar panels should be solar tiles

In response to the comments raised by neighbouring properties:-

- The Highways Authority has confirmed that they are satisfied with the proposal, the access, visibility and parking arrangements. Appropriate conditions will be placed on the permission to ensure that

further information is submitted to the Local Planning Authority to deal with Construction Traffic prior to commencement of work on site.

- Community Infrastructure Levy is not a planning consideration
- It is considered that the PAC process was undertaken and completed prior to the submission of the planning application.
- Concerns over demolishing the former primary school is not a consideration for this planning application.
- Consideration has been given to the impact of the development upon the amenities of adjacent residential properties, this will be further elaborated in the main body of the report.
- An ecology and reptile survey has been submitted with the planning application and NRW and the Ecologist is satisfied with the information provided. Appropriate conditions will be placed on the permission to ensure the work complies with the recommendations of the surveys.
- The roofing materials of the proposed dwellings will be slate
- Adequate consultations have taken place and neighbours have had the opportunity to make comments on all amended/additional information

It is considered that the development is in keeping with the surrounding area and the design of the dwellings have been taken into consideration.

### **Relevant Planning History**

DEM/2020/4 - Application to determine whether prior approval is required for the demolition of the former school at - Newborough Primary School, Newborough - Permission Required 7/10/20

### **Main Planning Considerations**

In the JLDP Newborough is identified as a Service Village under policy TAI 3 (Housing in Service Villages). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary and provided that the size, scale type and design of the development corresponds with the settlements character. This site lies within the Newborough development boundary as identified in the JLDP and represents the site of the old primary school the proposal can therefore be considered against Policy TAI 3.

Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of this proposal (14 units) is approximately 35 units per hectare which complies with the requirements of the Policy.

### **Affordable Housing**

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 30% affordable housing for 2 or more units within Service Villages such as Newborough. This would equate to 4.2 dwellings having to be affordable.

It is also worth noting that this application is made by the Isle of Anglesey County Council's Housing Department, the development will therefore be for 100% affordable housing which will comply with the requirement of the Policy.

### **Housing Considerations**

The indicative supply level for Newborough over the Plan period is 40 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc. During the period of 2011 to 2021, a total of 21 (6 on allocated sites and 15 on windfall sites) units have been completed in Newborough. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2021 stood at 9 units). This means that at

present there is insufficient capacity within the indicative supply for the settlement of Newborough for this development,.

The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and open countryside. The indicative growth level (including 10% slippage) for Villages, Clusters and open countryside is 1953 units. 1,422 units were completed between 2011 and 2021 in the Villages, Clusters and open countryside category and that 708 were in the land bank (and likely to be developed).

However, as the settlement has seen its expected level of growth on windfall sites through units completed in the period 2011 to 2021 and completion of the existing landbank the application needed to justify the need of the proposal within the local community. Further information was submitted by the applicant to prove the need for this development in the area. A Housing Need Survey was undertaken and the proposed mix does address the identified need as identified in the Housing Need Survey.

Since this proposal would result in an unexpected windfall site for a large scale housing development in line with criterion (2) of Policy PS 1 a Welsh language impact assessment had been submitted to the Local Planning Authority.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. The planning application was accompanied by a Housing Need Survey and confirmation that the Housing Department will be offering the 14 units as 'tenure neutral' i.e upon completion, the properties can be let at either social or intermediate rent as well as offered for sale under the shared equity scheme. The aim is to provide a mixed tenure development dependent on the need at the time of developing the site.

The proposed development offers a mixture of semi-detached and terrace properties which can accommodate various number of bedrooms and occupants. Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community.

The mixture include 8no 2 bedroom dwellings (2 storeys), 1 no 3 bedroom semi-detached dwellings (2 storeys), 1no 4 bedroom semi-detached dwellings (2 storeys), 4 no 1 bed flats (2 storeys).

Regard is given to the Local Housing Market Assessment (LHMA), Council Housing Register and Tai Teg Register to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market.

The proposal would increase the provision of semi-detached and terraced houses in Newborough. and would this increase in provision would contribute towards actions set out within the LHMA. The proposed housing mix would complement the housing mix provided within the area and in light of the above, it is considered that the proposal can be supported on the grounds of need in the locality.

### **Welsh Language and Culture**

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that

application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20.

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

In line with criterion (1b) of Policy PS 1 'Welsh Language and Culture' since this development would cumulatively provide more than the overall indicative housing provision for the settlement, a Welsh Language statement should be submitted in support of the application. It is noted that a Welsh Language Statement has been submitted with the application.

The Policy and Welsh Language Manager had not responded to the consultation response, however, it is considered that the impact upon the Welsh Language will be comparatively low and the fact that the dwelling houses will be 100% affordable will mean that the occupiers will remain local.

### **Provision of Open Spaces in New Housing Developments**

As this is a development of 14 dwelling houses it triggers Policy ISA 5, which states that: "New housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust (FiT) benchmark standards of 2.4 hectares per 1000 population."

The Open Spaces in New Residential Developments Supplementary Planning Guidance (SPG) (March 2019) states that the benchmark standard proposed by the FiT consists of a minimum 2.4 hectares per 1000 population.

Following an assessment of the proposed development and the surrounding area and that no open space is provided within the site, the developer should provide a financial contribution of £2,947.19 towards informal and equipped children's play area off site.

### **Infrastructure Policy**

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration is given to the capacity within local schools to accommodate the anticipated number of children on the site. It is also important to consider the effect of the proposed development on the capacity of local schools. The cumulative impact of other developments in the schools' catchment areas is also taken into account when assessing whether an education contribution should be made. The Lifelong Learning Department of Anglesey Council have confirmed that no commuted sum is required in this instance.

### **Character of the area:**

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

The development is located within the development boundary of Newborough adjoining existing dwellinghouses. Within this context, achieving the correct design and appearance is important and it is noted that a mixture of development are located within the vicinity. These include a mixture of single and two storey dwellings of various designs.

The design and appearance (a mixture of stone/off white render, grey and slate roof) of the proposed units are considered acceptable in terms of their impact on the townscape which will acceptably integrate

into the surrounding area. The proposed development includes a mixture of semi-detached dwellinghouses, a row of terrace housing and flats. It is considered that the proposed development will not harm the character of the area and reflect the relatively dense residential pattern of development within the immediate locality.

#### **Effect upon the amenities of neighbouring properties:**

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

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties.

Plot 1 – 4, Plot 12 and Plot13 complies with the guidance set out in the Supplementary Planning Guidance (SPG) Urban and Rural Environment in relation to proximity.

Plot 5 – 8 – These are flats 2 at the ground floor and 2 on the first floor, the distances in the SPG needs to be increased by 3m due to main living accommodation being at first floor level. The flats fail to comply with the distances to the rear boundary; however, consideration has been given to the fact that these flats will overlook the B4421 and Newborough Industrial Units, it is not considered that the flats will have any impact upon the amenities of the adjacent residential property known as 'Bryn Sinc' which is located approximately 25m in a North Easterly direction from the nearest flat.

Plot 9, 10 and 11 fails short of the distances to the boundary; however, as there is a distance of approximately 34m to the property to the rear and that there are existing trees and hedges which will be retained on this boundary, it is considered that there is sufficient distance between the existing property to the rear for these plots not to impact upon the amenities of the adjacent property known as 'Erw Goch'.

Plot 14 falls short of 0.5m to the boundary of the site and side elevation of 1 Stad Hen Ysgol; however, it is not considered that 0.5m short of the distance in a built up area will have a negative impact upon the amenity of this property.

To conclude, by virtue of the separation distanced between the dwellings, the orientation of the proposed units and existing boundary treatments and intervening uses, it is not considered that the proposed development will have a detrimental impact upon the nearby dwelling houses or future occupants of the proposed affordable units. Conditions will be attached to any permission to including measures to mitigate against the impact during the construction phase.

#### **Local Highways Authority:**

The Highway Authority has confirmed that they are satisfied with the proposed development with appropriately worded conditions and the need for the applicant to provide a Construction Traffic Management Plan prior to commencement of work on site to ensure that the construction traffic will not impact the highway network and adjacent residential properties. The proposal includes a tactile crossing point adjacent to the site as well as a tactile crossing point adjacent to the playground, this will ensure that children will have access to a footpath from the site which links to the playground, Ysgol Santes Dwywnwen and the facilities in the village.

#### **Sustainability:**

Policy PS 5 (Sustainable Development) supports development which is consistent with sustainable development principle, where appropriate, development should "Reduce the need to travel by private transport and encourage opportunities for all user travel when required as often as possible by means of

alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic policy PS 4;” (Bullet point 12, Policy PS 5)”

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

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

This is further supported by paragraph 3.11 of Technical Advice Note 18: Transport, which states “Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.”

As previously noted, the application site is located within the development boundary and therefore will naturally be located near sustainable means of travel and facilities. The site is located within a short walking distance to the nearest bus stop, which links Newborough to Menai Bridge, Llangefni and other key destinations.

The application site is also within walking distance to facilities within the village including the local primary school, pub, café, shop and a take away establishment and is within walking distance of the public right of way which links to the Coastal Path and Llanddwyn Beach.

It can therefore be concluded that the proposed development would be in accordance with PPW, TAN 18 and the JLDP, in terms of being in a sustainable location.

#### **Drainage:**

In accordance with Policy PCYFF 6 (Water Conservation), as the proposal exceeds the threshold of 10 units, a Drainage Strategy has been submitted with the application. The document provides details of how the development will satisfactorily address how suitable discharge of surface water and foul effluent generated by the proposed development will be dealt with.

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

The foul water from the site will discharge into public water sewer. Welsh Water have been consulted regarding the application and not raised any objection to this method of disposing of foul water.

#### **Ecology:**

Policy AMG5 of the JLDP ensured that proposal must protect and where appropriate enhance biodiversity that has been identified as being important.

A Preliminary Ecological Appraisal and Herpetofauna Survey Report has been submitted with the planning application which confirmed that the electrical sub-station on the site had nesting swallows within the building. The demolition of the building shall only take place outside of the bird breeding season. The reptile survey found no presence of reptiles. The proposal includes the provision of nest

boxes on some of the dwelling-houses as recommended by the ecological survey and two Schwegler bat boxes will be erected in existing trees on the East boundary.

The existing trees and hedges on the East boundary are being retained and new trees, shrubs and community orchard is proposed which will enhance biodiversity.

The Authority's ecologist together with Natural Resources for Wales have assessed the application and are satisfied that the appraisal and mitigation / enhancement measures being proposed. Conditions will be imposed accordingly to secure that the measures outlined within the Preliminary Ecological Assessment are carried out accordingly.

### **Landscape:**

The application is accompanied by detailed landscaping plan which seeks to retain existing trees on the East boundary as well as incorporating new tree planting, shrubs and community orchard.

The Landscape Specialist has assessed the application and is satisfied with the proposed development. Conditions will be attached to any permission to ensure that the proposed landscaping scheme will be carried out within the first planting season after completion or first use of the development, whichever is the sooner. The condition will also insist that the landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

A separate condition will also be attached to ensure that landscaping scheme will be managed accordingly. This will include management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens.

### **Conclusion**

In summary the proposal for 14 residential units on this site within the development boundary of Newborough aligns with material policies and is acceptable having weighted the material considerations described in the report.

### **Recommendation**

That the application is permitted subject to the following conditions:

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

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

**(02) The site shall be landscaped strictly in accordance with Soft Landscape Proposals – 21/19/LP/001 Issue V3 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.**

Reason: In accordance with Joint Local Plan Policy PCYFF 4.



**(03) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas including the orchard, other than privately owned domestic gardens. The landscape management plan shall also include post establish management of the trees, hedges, grass and ornamental features. Full details shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.**

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

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

**The sustainability of the construction methods to be employed;**

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

**Working hours during the construction**

**Dirt and dust control measures and mitigation**

**Noise, vibration and pollution control impacts and mitigation;**

**Existing hedge and tree protection measures.**

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

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

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

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

**(05) The estate road and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).**

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

**(06) The dwellings shall not be occupied until the access road shown on plan NHD-LMA-XX-XX-DR-A-7006 Rev P6 has been constructed to the base course level.**

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

**(07) The estate road shall be completed to a base course finish with the surface water drainage system complete and fully operational before any work is commenced on the dwellings which it serves.**

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

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

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

**(09) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

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

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

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

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible "out of gauge" loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers' plant and equipment; and for the temporary removal of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

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

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

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

**(13) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.**

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

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

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

**(15) The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the development hereby approved whichever is the sooner.**

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

**(16) The details to be submitted for approval in writing by the Local Planning Authority shall include:**

**- the location and the type of street lighting furniture.**

**The development shall be constructed with in accord with the details that have been approved in writing by the Local Planning Authority under the provisions of this planning condition.**

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

**(17) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority “ Management and Maintenance Plan”. The Management and Maintenance Plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.**

Reason: To comply with the requirements of the Highway Authority

**(18) The application site shall be developed strictly and entirely in accordance with the recommendations and mitigation measures outlined in the Preliminary Ecological Appraisal by Enfys Ecology dated 15/10/21 Version 1 the Updated Protected Species Survey Report by Alison Johnston Ecological Consultant dated 11th October 2022 and the Herpetofauna Survey Report by Cambrian Ecology Ltd – dated 5th August 2022.**

Reason: In the interests of ecology.

**(19) Notwithstanding the roofing material as shown on the plans submitted with planning application FPL/2022/60. Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.**

Reason: In the interests of amenity.

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

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

**(21) No development in a specific parcel of land (Electrical Substation at the centre of the site) suspected of contamination, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.**

**1. A preliminary risk assessment which has identified:**

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

**2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.**

**3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**

**4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.**

**The remediation strategy and its relevant components shall be carried out in accordance with the approved details.**

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

**(22) No development shall commence until details of piling or any other foundation designs using penetrative methods (sufficient to demonstrate that there is no unacceptable risk to groundwater) have been submitted to and approved in writing by the Local Planning Authority. The foundation designs shall be implemented in accordance with the approved details.**

Reason: Foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

**(23) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.**

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

**(24) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:**

- the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure that the development provides an element of affordable housing in accord with development plan policy.

**(25) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded.**

Reason: To ensure the dwellings are retained as affordable dwellings

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

- Proposed Drainage Layout – ECL.8561.D05.001 Rev A
- Access Road General Arrangement and Horizontal Alignment - ECL.8561.D07.001 Rev A
- Proposed Foul Water Drainage Layout and Manhole Schedule – ECL.8561.D05.002 Rev B
- Access Road Vertical Alignment Long Sections - ECL.8561.D07.002
- Proposed Surface Water Drainage Layout and Manhole Schedule - ECL.8561.D05.003 Rev A
- Surfacing and Construction Details - ECL.8561.D07.003 Rev A
- Section 104 Layout - ECL.8561.D007 Rev B
- Kerbing and White Lining Layout and Details - ECL.8561.D07.004 Revision A
- Section 38/278 Layout - ECL.8561.D07.005 Rev A
- Planning\_5P3B\_House\_GA\_Plans\_Elevations – NHD-LMA-XX-XX-DR-A-7003 Rev P4
- Planning\_4P2B\_Mid-House\_GA\_Plans\_Elevations - NHD-LMA-XX-XX-DR-A-7002 Rev P4

- Planning 4P2B\_House\_GA\_Plans\_Elevations - NHD-LMA-XX-XX-DR-A-7001 Rev P4
- Planning 2P1B\_Apartments\_GA\_Plans\_Elevations - NHD-LMA-XX-XX-DR-A-7000 Rev P4
- Planning 6P4B\_House\_GA\_Plans\_Elevations - NHD-LMA-XX-XX-DR-A-7004 Rev P4
- Site Plan As Proposed - NHD-LMA-XX-XX-DR-A-7006 Rev P8
- Soft Landscape Proposals – 21/19/LP/001 Issue V3
- Proposed Surface Water Swale Layout – ECL.8561.D05.008
- Site Sections As Proposed - NHD-LMA-XX-XX-DR-A-7007 Rev P10
- Drainage Construction Details Sheet 1 of 2 – ECL.8561.D05.005
- Drainage Construction Details Sheet 2 of 2 – ECL.8561.D05.006
- Proposed Drainage Long sections – ECL.8561.D05.004
- Location Plan and Site Plan - NHD-LMA-XX-XX-DR-A-7005 Rev P2 received 20/1/23
- Preliminary Ecological Appraisal – Enfys Ecology dated 15/10/21 Version 1
- Geotechnical Ground Permeability and Contamination Investigation Report – Egniol Consulting Ltd dated April 2021 – E1351.GGCI.R1
- Geotechnical Surface Water Flooding
- Soakaway Details - Egniol Consulting Ltd dated 28/9/21
- Archaeological Evaluation (Trial Trenching) Gwynedd Archaeological Trust May 2022
- Housing Need Survey – Rural Housing Enabler
- Herpetofauna Survey Report – Cambrian Ecology Ltd – dated 5<sup>th</sup> August 2022
- Welsh Language Statement – Cadnant Planning Dated July 2022
- Updated Protected Species Survey Report – Alison Johnston Ecological Consultant – dated 11<sup>th</sup> October 2022

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

**(27) No dwelling can be occupied until the developer has contributed towards the provision of Open Spaces in accordance with the policy requirements of ISA 5 of the Joint Local Development Plan Anglesey and Gwynedd (2017).**

Reason: To hijack the requirements of ISA Policy 5 of the Joint Local Development Plan

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: TAI3, TAI8, TAI15, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, ISA2, ISA5, PS2, ISA1, PS4, TRA2, TRA4, PS1, PS5, PS6, PS16, PS19, AMG5, AT4

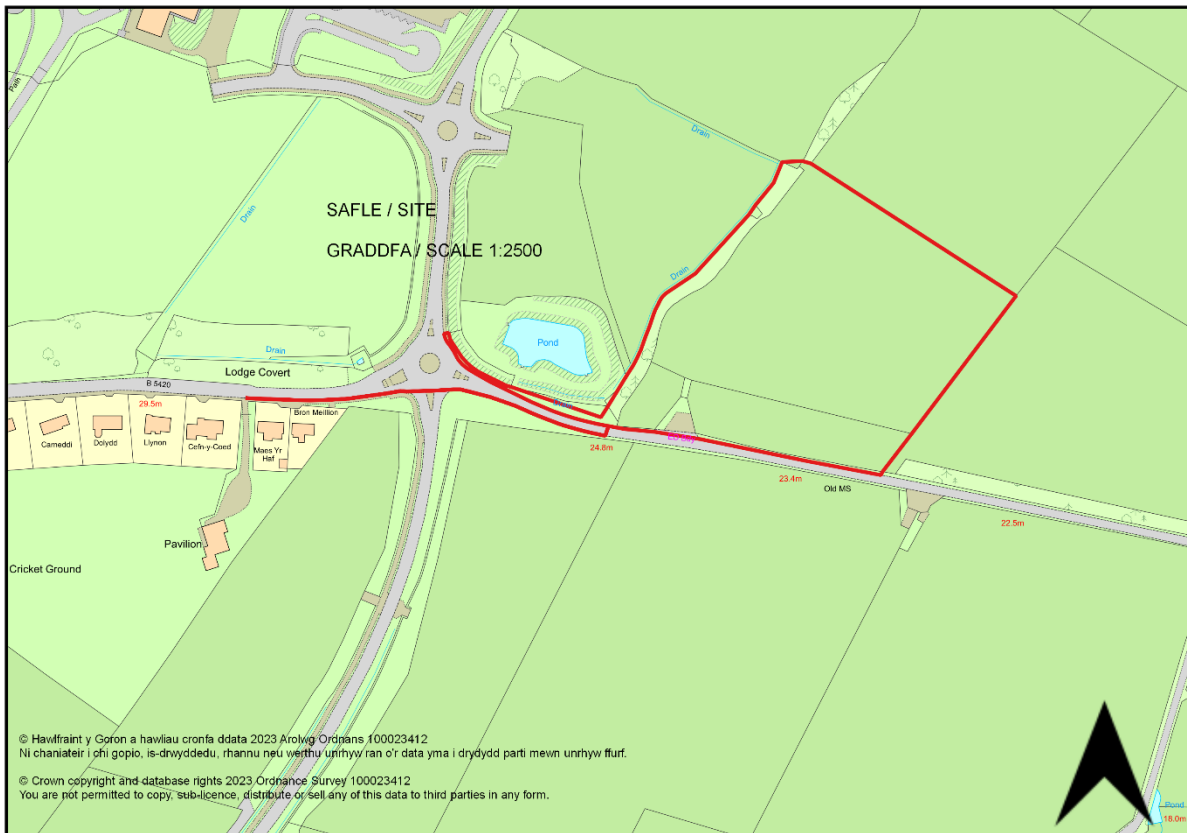
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/173

Applicant: James France-Hayhurst

**Description:** Full application for the change of use of agricultural land to site 32 holiday lodges, reception building, construction of new vehicular access, construction of new on site roads and parking areas and associated works on land adjacent to

**Site Address:** Lon Penmynydd, Llangefni



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

At the planning committee on the 1st February it was decided that a physical site visit should be undertaken. The site visit took place on the 15th February and members are now aware of the site and its settings.

The planning application has been called into the planning committee by three local members due to the following:-

- Local concern and its location near Ysgol y Graig and the College.
- Increase in traffic,
- Noise

- Pollution
- Gorse land and not adequate to develop
- Impact on Ecology

## **Proposal and Site**

The proposed development is located in an open countryside location. The proposal involves the development of 32 holiday lodges, reception building, construction of a new vehicular access, construction of new on site roads and parking areas together with associated works such as landscaping.

The application site is currently an open field used for grazing animals and is defined by existing trees and hedges. There is an existing access/large pull in located off the Penmynydd Road and this access will be increased and improved. The site is located on the outskirts of Llangefni town and a short distance away from the Llangefni Link Road.

## **Key Issues**

The key issues are as follows:-

- Principle of development and Policy Considerations
- Location and relationship of the development with its surroundings
- Sustainability
- Highway Considerations
- Impact on adjacent residential properties
- Welsh Language
- Landscape/Ecology and Biodiversity

## **Policies**

### **Joint Local Development Plan**

Strategic Policy PS 1: Welsh Language and Culture  
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
 Strategic Policy PS 5: Sustainable Development  
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
 Strategic Policy PS 14: The Visitor Economy  
 Policy PCYFF 1: Development Boundaries  
 Policy PCYFF 2: Development Criteria  
 Policy PCYFF 3: Design and Place Shaping  
 Policy PCYFF 4: Design and Landscaping  
 Policy PCYFF 5: Carbon Management  
 Policy PCYFF 6: Water Conservation  
 Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation  
 Policy AMG 5: Local Biodiversity Conservation  
 Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting  
 Policy TRA 1: Transport Network Developments  
 Policy TRA 2: Parking Standards  
 Policy TRA 4: Managing Transport Impacts

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 5: Nature Conservation and Planning (2009)  
 Technical Advice Note 11: Noise (1997)  
 Technical Advice Note 12: Design (2016)  
 Technical Advice Note 13: Tourism (1997)  
 Technical Advice Note 18: Transport (2007)



Technical Advice Note 20: Planning and the Welsh Language (2017)  
 Technical Advice Note 23: Economic Development (2014)  
 Technical Advice Note 24: The Historic Environment (2017)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
 Supplementary Planning Guidance - Planning and the Welsh Language (2007)  
 Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021  
 Supplementary Planning Guidance Holiday Accommodation (2007)  
 Supplementary Planning Guidance Maintaining Distinctive and Sustainable Communities (July 2019)

### Response to Consultation and Publicity

Consultee	Response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Standard Policy Comments in relation to the Joint Local Development Plan.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to hours of working.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval.
Dwr Cymru Welsh Water	Conditional Approval.
Ymgynghoriadau Cynllunio YGC	No record of flooding and the proposal will require a SuDS approval to manage on-site surface water..
Cyfoeth Naturiol Cymru / Natural Resources Wales	Supportive of application with appropriate worded condition to ensure ecological works are carried out.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Comments in relation to position of the public right of way.
Cynhorydd Geraint Ap Ifan Bebb	Call in requested due to local concern and the location near Ysgol y Graig and Pencraig College
Cynghorydd Nicola Roberts	Call in requested due to local concern.
Cynghorydd Non Lewis Dafydd	No response at the time of writing the report.
Cynghorydd Paul Charles Ellis	Call in requested due to local concern.
Cynghorydd Dylan Rees	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	Recommendation to refuse the application. Concern on impact on the town. The development too much for the needs of the town - need more affordable housing and flooding concerns.
GCAG / GAPS	Conditional Approval.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Comments in relation to specific conditions to ensure Welsh signage and considerations of the Welsh Language.

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 04/01/2023. At the time of writing the report a total of 39 letters had been received, some letters with multiple names and addresses. The main comments as follows:-

- Existing surface and rain water issues and flooding exacerbating flooding issues at RSPB reserve at Cors Ddygau which leads to Malltraeth Marsh SSSI.
- Over-provision of this type of development on Anglesey
- The development will impact future generations to farm the land
- No need for this type of development, more affordable housing needed
- Road safety and increase in traffic
- Impact on ecology
- The development is not in the correct place
- Impact on Welsh Language
- Expanding Llangefni boundary into the open countryside
- Set a precedent for further development
- Not sustainable location
- Chalet site not suitable for the area
- Impact on the countryside (urban intrusion)
- No benefit to the town or community
- Impact on public footpath
- Ash dieback will impact screening of the site
- Noise and general disturbance to neighbouring properties
- Visual Impact
- Highway Survey carried out during lockdown and midwinter and figures not true reflection of traffic volumes and speeds
- Greater demand on GP Surgeries and Hospitals
- Hedgerows destroyed
- Visibility inadequate

In response to the main objections:-

- NRW and Welsh Water are satisfied with the development, the site is not in a C2 flood zone and any surface water will be dealt with via the SuDS authority to ensure the proposal deals with surface water appropriately.
- It is not considered that there is an overprovision of this type of development in the Llangefni area.
- The agricultural grade ALC has been considered in the main body of the report.
- This is a planning application for holiday units; therefore it is not possible to consider affordable housing as part of the planning application.
- The Highways Authority has confirmed that they are satisfied with the information submitted with the planning application and have recommended conditional approval.
- The ecological advisor and NRW are satisfied with the ecological information submitted with the planning application and several conditions will be placed on the permission to ensure the development is carried out in accordance with the ecological and landscaping information received.
- Each planning application is considered on its own merits and in accordance with the policies of the JLDP
- Consideration has been given to the location of the site and whether it is a suitable site to develop for this type of development in the main body of the report.
- It is considered that the site is in a highly sustainable location, this is explained further in the main body of the report.
- Visual impact is also addressed in the main body of the report as well as the landscaping scheme and the need to remove the hedge at the front of the site for adequate visibility.
- The development may have greater demands on hospitals but this alone is not a reason to refuse the planning application

· Impact on neighbouring properties has been considered in the main body of the report.  
The public footpath will not be affected by the proposed development

### **Relevant Planning History**

32C263J/SCR - Screening Opinion - Barn sgrinio ar gyfer lleoli 128 o gabanau gwyliau, 66 o unedau glampio a defnyddio'r tir ar gyfer lleoli oddeutu 119 o garafanau/faniau gwersylla (lleiniau caled), darparu blociau mwynderau/derbynfa, gwaith tirlunio, ffurfio lonydd mynediad yn Dafarn Newydd, Llangefni – EIA required – 22/02/2019

SCR/2021/29 - Screening opinion for the use of agricultural land for the siting of 32 holiday lodges, construction of new vehicular access and private roads, erection of a reception building, installation of foul water and surface water drainage systems together with soft landscaping on land at - Dafarn Newydd, Lon Penmyndd Road, Llangefni - EIA Not Required – 20/07/2021

### **Main Planning Considerations**

#### **Proposal**

This is a full application for the change of use of agricultural land to site 32 holiday lodges, reception building, construction of new vehicular access, construction of new on site roads and parking areas and associated works on land adjacent to Dafarn Newydd, Llangefni. The proposal was screened under planning application reference SCR/2021/29 and it was deemed not to constitute EIA development by the Local Planning Authority.

The main elements of the planning application are summarised below:-

- \* 32 single storey lodges with associated decking and off-road parking areas for 2 cars per unit
- \* Reception Building
- \* Improvements to the existing access to serve the site
- \* Pedestrian Link onto the existing Llangefni Link Road
- \* Formation of internal access road and field access to the adjoining land
- \* Landscaping Scheme
- \* Installation of a surface water drainage system and surface water drainage pond
- \* Pumping station to connect the proposal to the existing sewer
- \* Erection of 2 no low stone walls either side of the entrance with planting behind

#### **Principle of Development**

In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) it is necessary to ensure that planning applications conform to the adopted development plan unless material planning considerations indicate otherwise. The development plan comprises the JLDP and other material planning considerations will include Planning Policy Wales (Edition 11) and the TAN's listed previously in this delegated report in addition to the Supplementary Planning Guidance.

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

The application site is located in the countryside under the provisions of policy PCYFF 1 of the JLDP and the policy states that outside development boundaries development will be resisted unless it is in accordance with specific policies in the plan or national planning policies and other material planning considerations. The policy is reflective of national planning policies and that new developments in the open countryside should be strictly controlled, and should be located within or adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape

conservation and that in rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes.

Paragraph 4.1.11 of Planning Policy Wales (PPW) 11 states that it is Welsh Government policy to require the use of sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles, this is re-iterated in paragraph 3.2 of TAN 18.

The SPG Tourism lists factors which will be assessed in determining whether a development is high quality under paragraph 3.1.3. One of the considerations includes sites being in a sustainable location i.e. within or close to existing settlements and not lying in open countryside unless there is robust justification for this.

In terms of the sustainability credential of the proposed development having regard to the policy considerations described above the following are considered material considerations. The planning application is made for a major development of 32 units in an open countryside location. The application site encompasses approx 2.6 hectares of greenfield agricultural land, according to ALC survey information the land is mostly grade 3b with only a small area of the corners of the site in grade 3a. Criterion 6 of Policy PS6 'Alleviating and Adapting to the Effects of Climate Change' aims to protect the best and most versatile agricultural land and Planning Policy Wales states Grade 1, 2 and 3a agricultural land should only be developed if there is an overriding need for the development.

It is the LPA's view that the proposal is well related to Llangefni town's public transport network. The site is approximately 1.48km away from the centre of Llangefni. The distance from the proposed development to the nearest bus stop is 0.53km and within easy reach of numerous footpaths and the cycle path is within 1.69km of the site. The proposed development is in a highly accessible and sustainable location within walking distance to Llangefni town centre which provides all the necessary needs of visitors as well as close to key transport routes. The proposal provides a public footpath from the development to the existing public footpath on the link road. The proposal therefore complies with Policies PS4, PS5 and advice contained in PPW and TAN18.

The scope of policy TWR 3 of the JLDP is relatively narrow in that it states that outside Areas of Outstanding Natural Beauty "AONB's" and Special Landscape Areas "SLA's" static caravan or holiday developments will only be granted where the development complies with the criterion i. to iii.

Criterion i. requires it can be demonstrated that the proposed development doesn't lead to a significant intensification in the provision of static caravan, chalet or permanent alternative camping sites in the locality. The supporting text of the policy explains that the proliferation of static caravan and chalet parks has had a detrimental impact on the appearance of the landscape. The JPPU consultation also refers to paragraph 6.3.69 of the JLDP which explains that the Isle of Anglesey, Gwynedd and Snowdonia National Park Sensitivity and Capacity Study (Gillespies 2014) "Capacity Study" concluded that in some areas there may be very limited capacity for static caravan/chalet park developments typically comprising of very infrequent, very small scale, well sited, high quality developments. The Capacity Study defined each "Landscape Character Area" which were used to determine the overall capacity in an area for caravan and chalet park developments. The proposed development falls within LCA17: West Central Anglesey. The Landscape Sensitivity and Capacity study states that the indicative overall capacity in LCA17 "Outside the AONB and SLAs it is considered there may be some capacity for very small to small scale developments, and/or limited capacity for well-designed and sensitively sited larger scale developments, which should, in all cases relate well to the existing built environment/urban landcover". The study defines very small developments as up to 10 units, small developments as 11-25 units and large scale development as 76 – 200 units (typically below 15ha in area).

Due to the scale of the proposed development (32 units), the proposal is classified as being 'large scale'. Therefore the proposal needs to demonstrate that the development relates well to the existing built environment/urban landcover. A Landscape and Visual Impact Assessment has been submitted in

support of the planning application which outlines that the visual impact of the proposal would be negligible.

The second criterion of policy TWR 3 requires that the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or the units can readily be assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.

There are also more generic policies which are material considerations in determining whether the proposal can be regarded as high quality development. PCYFF 3 (Design and Place Shaping) requires that all proposals are expected to demonstrate high quality design taking into account the natural environmental context. The policy states that proposals will only be permitted where the proposal conforms to all relevant criterion. The first criterion requires that the proposal complements and enhances the character and appearance of the site together with considerations of scale and appearance. The second criterion requires that the proposal respects the context of the site and its place within the local landscape including its impact on principal gateways into Anglesey. Policy PCYFF 4 (Design and Landscaping) requires that all proposals should integrate into their surroundings and that 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.

In terms of the first part of the criterion which deals with design, layout and appearance it is material that as explained in the preceding section the proposal entails a major development and that the application site has an area of nearly 2.6ha of agricultural land.

The second part of criterion ii requires that the application site is located in an unobtrusive location which is well screened by existing landscape features and/or units can readily be assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape. A definition of an unobtrusive location can be obtained in the JLDP at paragraph 6.3.88 (albeit in the context of policy TWR 5) as one which is well screened by existing landscape features and/or where touring units can be readily assimilated into the landscape without the need for excessive man made features such as hard-standing and fencing. This definition is also referred to in the SPG Tourism as being applicable.

The Local Planning Authority has been working with the applicant to ensure that an effective landscaping scheme can be achieved. Part of the existing bund/hedge at the front of the site will need to be removed and set back to ensure the site has the required visibility splay. To ensure an adequate landscaping scheme was achieved 2 chalets were removed from the proposal so that the applicant could plant an effective woodland to the Northern boundary adjacent to the Penmynydd Road. The proposal also includes tree planting around the site, wildflower meadow, amenity grass, infilling hedges where required as well as woodland planting to the rear boundary. The planting scheme is achievable and will have a positive impact on biodiversity and ecology.

The site was surveyed for protected species and none were found, there is potential for nesting birds to be present within the site, as well as hedgehogs, and the hedgerows have potential value as flight paths for bats with the mature trees providing possible bat roosts. The protected species survey recommends a mitigation strategy to ensure that bats are not harmed during construction and that any lighting scheme is suitably controlled. Similar measures are set out to avoid impacts upon hedgehogs and nesting birds during construction.

The site is set within 1km of two wildlife sites and a restored ancient woodland. There is no direct impacts upon these sites.

The proposal includes mitigation and enhancements for loss of grassland within the site with a new landscaping and woodland planting scheme. There will be a requirement to remove some trees and hedgerows to ensure adequate visibility out of the site, this will be mitigated through the comprehensive woodland planting scheme proposed.

Some trees within the site will be felled as per the detailed Arboricultural Impact Assessment, the loss will be compensated through the planting of new trees and landscaping within the site

Criterion 1iii. of policy TWR 3 requires that the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features. The access is also on the main highway network and no objections are raised by the council's Highways and on this basis the proposal is considered compliant with policy. An additional technical note was received from SCP Transport with recent speed surveys undertaken over a 7 day period between 10/2/23 and 16/2/23 during term time. The results are a clear and accurate representative of speeds on the highway. The results of the recent speed survey confirms that the recent speeds were lower than at the time of the original survey. The proposal will include relevant Highway Conditions.

### **Drainage**

The Drainage information submitted with the planning application stated that the land is not suitable for soakaways therefore, surface water runoff will follow the natural topography of the site and discharge to the watercourse. The proposal also includes attenuation storage to restrict surface water runoff generated across roofs and hardstandings. Due to the scale of the proposal it will be necessary for the applicant to provide an application to the SAB for approval prior to the commencement of the building work.

The proposal will be connected to Welsh Water's public sewerage system and Welsh Water has confirmed that they are satisfied with the proposal to discharge into the public sewerage system.

### **Gwynedd Archaeological Planning Service**

Policy AT4 of the Joint Local Development Plan is relevant as well as Technical Advice Note 24: The Historic Environment. Paragraph 4.2 of TAN24 states that 'The conservation of archaeological remains is a material consideration in determining a planning application'. Gwynedd Archaeological Planning Service has confirmed that a condition should be imposed on the permission to ensure that suitable archaeological mitigation is undertaken prior to any development commencing on site.

### **Impact on adjacent residential properties**

The impact of the proposal, especially upon the amenity of nearby land users should be considered in accordance with the criteria as set out in policy PCYFF 2 (Development Criteria). Specific consideration is given to criteria 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupiers of local residences or other land and property users.

There are no immediate neighbours to the application site. Agricultural Land lies to the North and East of the site, the main road is located to the South with agricultural fields beyond. To the West is Coleg Menai and the link road. The nearest dwelling is located approximately 189m away to the South West, there are trees, hedges and a main road between the site and neighbouring properties.

It is not considered that the proposal will have a negative impact upon adjacent residential properties as the proposed site is some distance away from residential properties and has intervening uses such as trees, hedges and main roads.

### **The Welsh Language**

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

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

A Welsh Language Statement has been submitted to support the Planning application which confirms that the applicant acknowledges the importance of having Welsh language signs and the use of the Welsh language, a condition will be placed on the permission to ensure signs are bilingual. The applicant acknowledges the importance of employing Welsh Language speakers and the importance of marketing and visitor material to be bilingual.

### **Other Considerations**

Economic benefits of the development have been provided in the Planning Support Statement. Further that the economic impact of this spend would be equivalent to between 49 and 56 jobs. The proposal would also support employment directly through employment of people and businesses at the site with 2 persons expected to be employed on a full-time basis and a further 4-6 on a part time basis at the site in administrative and customer service roles. In addition, further jobs will also be supported and provided through other roles such as cleaning, site and building maintenance, and other such contracted work. Weight has been attributed to the economic benefit of the development having regard to Planning Policy Wales and TAN 23.

A Water Conservation Strategy was provided with the planning application in accordance with Policy PCYFF6. This policy aims to protect and improve water resources through increased efficiency and demand management of water. The strategy explains how the proposal will aim to reduce water usage and encourage water recycling in the proposed units. The information satisfies the requirements of the Policy.

Strategic Policies PS5 and PS6 also encourage using low or zero carbon energy technology and Planning Policy Wales encourages the use of Ultra Low Emission Vehicles (ULEVs). Paragraph 4.1.39 of PPW states that the planning system should encourage and support the provision of ULEV charging points as part of new developments. The proposal provides 4 charging points and Solar PV panels will be placed on the roof of each chalet. The proposal therefore complies with the requirements of Strategic Policy PS5 and PS6 of the JLDP.

### **Conclusion**

The application site is located in an open countryside location on the outskirts of Llangefni Town. The site is considered to be in a very sustainable location with access to a range of services, shops, public footpaths, cycle routes and a sustainable transport network. The development would be located on low lying ground, surrounded by trees and hedges, a substantial landscaping and woodland scheme has been proposed as part of the application which will enhance biodiversity and further screen the development from public view. The Highways Department has confirmed that the proposal is acceptable with appropriately worded conditions. In summary the proposal for 32 holiday chalets and associated development on this site aligns with material policies and is acceptable having weighted the material considerations described in the report.

### **Recommendation**

That the application is permitted subject to the following conditions:

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

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

**(02) The holiday chalets hereby approved shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.**

Reason: To define the scope of this permission.

**(03) The site shall be landscaped strictly in accordance with drawing reference 001H in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.**

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

**(04) The development shall take place in accordance with Section 5 Method Statement Considerations contained within the Tree Survey, Arboricultural Implications Assessment and Method Statement reference 21435/AIA/AMS/A2 rev B by Indigo Surveys dated January 2022 submitted under planning application reference FPL/2022/173.**

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

**(05) No tree or vegetation removal or intrusive works near existing trees and hedges shall take place between 1st March and 31st August in any year unless the trees and vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of this survey shall be submitted to and approved in writing by the Local Planning Authority prior to any vegetation removal between 1st March and 31st August.**

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

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

Reason: In the interests of the amenity of the locality and in the interest of biodiversity.

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

Reason: In the interest of residential amenity

**(08) The hedge adjacent to the B5420 as shown on the proposed site plan 001H shall be removed prior to any works commencing on the site. A licenced ecologist should be present on site during the removal of the hedgerow adjacent to the public highway to ensure no protected species are harmed or disturbed. The hedgerow shall not be removed between 1st March and 30th September in any year unless the hedgerow has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of the survey should be made available to the local planning authority prior to commencement.**



Reason: To ensure adequate visibility during construction works and to ensure no protected species are harmed or disturbed

**(09) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

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

**(10) The access shall be constructed with 2.4 metre by 117 metre splay to the West and 2.4 metre x 149 metre splay to the East. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

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

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

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

**(12) The car parking accommodation shall be completed in accord with the details hereby approved before the use hereby permitted is commenced.**

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

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

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

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

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

**(15) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made between manhole reference number SH47750502 and SH47750501 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.**

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.

**(16) The bird and bat boxes shall be installed prior to the occupation of the holiday chalets and shall be placed in existing trees as shown on drawing number 001H. Bird boxes shall be installed between 2-4m above the ground on the North or North-East of the tree and Bat boxes shall be installed at least 3m above ground level on the South or South West of the tree.**

Reason: To ensure the development provides biodiversity enhancements in accordance with Policy AMG5

**(17) Prior to commencement of work on site a detailed plan should be submitted to and approved in writing by the Local Planning Authority setting out measures to ensure no waste/run off discharges into the watercourse.**

Reason: To ensure the development does not impact biodiversity in the watercourse

**(18) A Meadow Grass Management Plan for ground preparation, sowing and maintenance for the first 5 years relating to the establishment of the meadow grass as shown on drawing number 001H shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the holiday chalets on the site. The Meadow Management Plan shall be carried out as approved.**

Reason: In the interest of ecology

**(19) A landscape management plan, noting maintenance schedules for landscaped areas, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the holiday chalets on the site. The landscape management plan shall be carried out as approved.**

Reason: In accordance with PCYFF 4.

**(20) The development shall take place in accordance with the recommendations contained within the Cambrian Ecology Ltd Preliminary Ecological Assessment updated 27th May 2022 submitted under planning application reference FPL/2022/173.**

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

**(21) Any signs informing and promoting the development both within and outside the site must be Welsh or bilingual with priority for the Welsh language.**

Reason: To ensure the proposal complies with Policy PS1

**(22) (i) No development (including site clearance, topsoil strip or other ground works) shall take place until a Desk Based Assessment and specification for archaeological mitigation work has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved specification.**

**(ii) A detailed report on the archaeological mitigation work required by condition (i) shall be submitted to the Local Planning Authority within 6 months of completion of archaeological fieldwork and must be approved in writing by the Local Planning Authority.**

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

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

**(23) No development shall commence on site until details of the colour and finish of the proposed units have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the colour scheme agreed shall be retained for the lifetime of the development.**

Reason: In the interests of the visual amenity of the locality

**(24) 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.**

- **Landscape General Arrangement – 001 H**
  - **Proposed Layout – 2621:21:3M**
  - **Reception Lodge – 2621L:22:14B**
  - **One Bed Timber Lodge – 2621L:22:10B**
  - **Two Bed Timber Lodge – 2621L:22:11B**
  - **Three Bed Timber Lodge – 2621L:22:12B**
  - **Four Bed Timber Lodge – 2621L:22:13B**
  - **Drainage Assessment – Final Report V1.6 dated December 2022 Westwood**
  - **Transport Statement – SCP dated June 2022**
  - **Design and Access Statement – 1118/12/17**
  - **Tree Survey, Arboricultural Implications Assessment and Method Statement – Indigo Surveys – 21435/AIA/AMS/A2 rev B**
  - **Archaeological Evaluation V2.0 – A0373.1 September 2022**
  - **Archaeological Desk-Based Assessment – June 2020**
  - **Geophysical Survey Report Version 1.0 – Tigergeo – DNL191 – Dated 6th November, 2019**
  - **Preliminary Ecological Assessment – Cambrian Ecology Ltd – 27th May 2022 Update**
  - **Landscape and Visual Impact Assessment – June 2022**
  - **Water Conservation Strategy – 1118/12/17**
  - **Community and Linguistic Statement – 1118/12/17**
  - **Location Plan – 2621:18:1B**
  - **Energy Assessment Statement by EAS (Anglesey) Ltd**
- Planning Support Statement – 1118/12/17**

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.

This page is intentionally left blank

Planning Committee: 01/03/2023

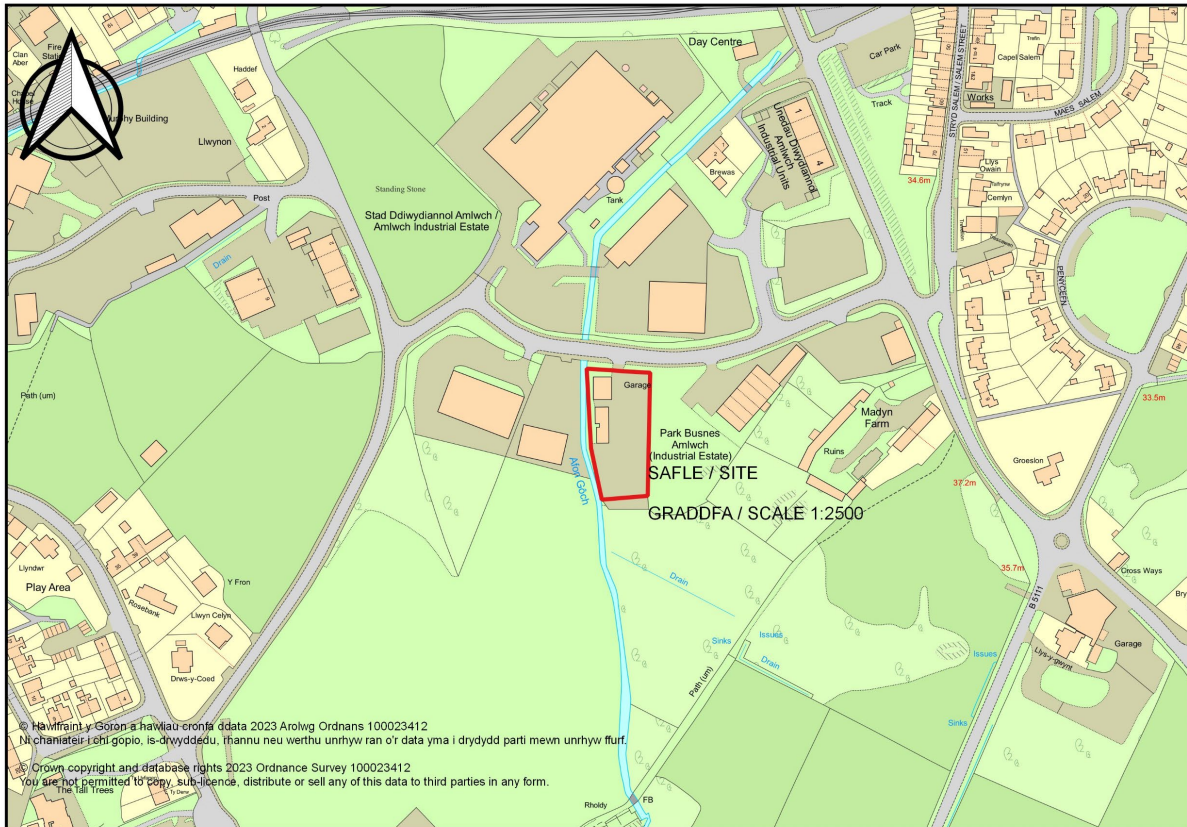
11.1

Application Reference: FPL/2022/128

Applicant: Mr Calan Roberts

Description: Full application for an extension to the existing building together with the demolition of the existing workshop together with the erection of a replacement workshop at

Site Address: Site 5, Amlwch Industrial Estate, Amlwch



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

Recommendation: Permit

### Reason for Reporting to Committee

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

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

## Proposal and Site

The application is for an extension to the existing building together with the demolition of the existing workshop together with the erection of a replacement workshop at Safle 5, Amlwch Industrial Estate, Amlwch.

## Key Issues

The key issues are if the proposal complies with current policies, if the proposal is an overdevelopment of the site and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

## Policies

### Joint Local Development Plan

Policy 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 13: Providing Opportunity for a Flourishing Economy

PS 1: Welsh Language and Culture

PS 4: Sustainable transport, development and accessibility

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PS 13: Providing opportunity for a flourishing economy

TAN 15: Development and Flood Risk

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

CYF 1: Safeguarding, Allocating and reserving land and units for employment use

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

### Planning Policy Wales (Edition 11)

### Technical Advice Note 12: Design (2016)

### Response to Consultation and Publicity

Consultee	Response
Cyngor Tref Amlwch Town Council	No Objection
Cynghorydd Aled Morris Jones	No Response
Cynghorydd Derek Owen	No Response
Cynghorydd Liz Wood	No Objection
Cyfoeth Naturiol Cymru	Flood Consequences assessment requested and received. Advisory Notes provided
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Advice Given
Iechyd yr Amgylchedd / Environmental Health	Observations

Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments to make in relation to the Highway
Ymgynghoriadau Cynllunio YGC	Observations
Dwr Cymru Welsh Water	Condition and Advisory Notes
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Observations

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 letter of representation had been received at the department.

### **Relevant Planning History**

11C197A - Dymchwel yr adeilad presennol ynghyd a chodi adeilad newydd ar gyfer defnydd fel gweithdy pensaer, trwsio a storio yn / Demolition of existing building together with the erection of a new building for use as joinery workshop, repairs and storage at - Site 5,Amlwch Business Park,Amlwch. Caniatau / Permitted 10/04/2008

### **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.

#### **Location/Siting:**

The proposed development is located on the Llwyn Onn Industrial Estate Amlwch which has been designated as a 'secondary' employment site under Policy CYF 1 of the JLDP for B1, B2 and B8 uses. Consequently, the principle of the proposal is acceptable under Policy CYF 1.

The proposed development is considered acceptable and would reflect a typical development seen on an industrial estate together with nearby sites.

It is not considered that the proposal will have a negative impact upon the immediate area, surrounding landscape or any immediate Industrial Unit as it is improvement to the site with the use of high quality durable building materials.

It is considered the application complies with Policy PS 13 of the JLDP: Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS5 and PS6.

It is considered this application facilitates appropriate growth for the business providing essential modernization and refinement at the site, futureproofing the longstanding local business.

#### **Flooding:**

Natural Resources Wales were consulted as part of this application and stated that the development site is within Zone C2 of the Flood Risk Map: (C2 - Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. Emergency services and highly vulnerable development should not be considered.)

We as a LPA must determine whether the development within a C2 Zone is Justified by following the Criteria tests (i)/(ii) to (iv) of Section 6 of TAN 15. It is considered the development (Within Amlwch Industrial Estate) is a location which is necessary to contribute to key employment objectives and is located at previously developed land. The application therefore passes the tests (ii) and (iii).

The final test required is (iv) in which the applicant must demonstrate, through the submission of an FCA, that the consequences of flooding can be managed to an acceptable level.

A Flood Consequences Report (FCA) is therefore required to be produced to pass test the final test (iv) for sufficient Justification to be provided for the location of the development within the C2 Flood Risk Map zone.

An FCA report was prepared for the application site and received by the agent of the application. The report concluded that the site can be at risk of flooding by the adjacent Afon Goch river and that the depth of flooding is expected to be shallow. This development includes the removal of an existing building which is close to the river and a new building erected to the east of the site which is a further distance from the river. The report lists the various flood risks at the site and provides Mitigation measures to be put in place (including a Flood Checklist) as part of the development to adequately control the consequences of flooding such that the development can reasonably comply with the requirements of TAN15.

### **Design:**

Policy PCYFF3 states that proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site. It is considered this new development is of high quality design with use of high quality/durable building materials and complements the industrial setting of the Amlwch Industrial Estate

The current workshop at the site is in a state of disrepair and no longer fit for purpose. The new workshop unit is designed to be more durable and long lasting and is considered an improvement at the site. The measurements for the new workshop is Length 10.6m, width 7.6m and max height 3.6m. The floor area approx. 81m<sup>2</sup>. It is considered the new workshop is an improvement in siting to existing buildings as the new workshop will be located further away from the river on the site, Afon Goch than the existing detached outbuildings, which are to be demolished. The application also includes the proposed new extension to the main workshop unit building at the site to provide an additional 99m<sup>2</sup> to the existing floor area of approx. 154m<sup>2</sup>. It is considered this extension is in keeping with the existing main unit in terms of pitched roof design and matching roof levels providing additional workshop/storage space.

### **Adjacent Residential Properties:**

The proposal site is located within the main hub of the industrial estate with no immediate residential properties nearby. The nearest residential properties are located at Salem Street, Amlwch approx. 181m away. It is considered the proximity and setting of the proposal is considered acceptable in terms of impact on neighbouring properties.

The proposed works are located within site of a business which operates within the Amlwch Industrial Estate. This Industrial Estate is located at a considerable distance to existing Residential areas of the Port town. With its proposed location confined within the industrial site consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative 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.

### **Biodiversity Enhancement:**

It is important that biodiversity and ecosystem resilience considerations are taken into account at an early stage in development plan preparation and when proposing or considering development proposals. In line with Wales "biodiversity enhancement" policy it is recommended a couple of bird boxes and bat box to be



installed at site. This has been requested to agent and implemented in Proposed Drawings received by agent. This promotes the resilience of ecosystems, so far as consistent with the proper exercise of those functions.

## **Conclusion**

The industrial units will not look out of place on the Industrial Estate and the proposal is considered acceptable and complies with the relevant policies. It is not considered that the development will give rise to an unacceptable impact upon the character and appearance of area. It is considered the development accords with the relevant development plan policies. The proposal complies with Technical Advice Note 12: Design, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 11 and policies contained within 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.**

- **2216-A3-09: Proposed 3d Views**
- **2216-A3-02: Location/ Block Plan Proposed**
- **2216-A3-07: Proposed Elevations Replacement Workshop**
- **2216-A3-05: Proposed Elevations**
- **2216-A3-08: Proposed Floor Plan**
- **2216-A3-04: Proposed Floor Plan**
- **Caulmert Limited: Flood Consequences Assessment – Site 5, Amlwch Industrial Estate (November 2022, reference 5647-CAU-XX-XX-RP-C-0300.S4-C0)**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 13, PS 1, PS 4, PS 5, PS 6, TAN 15, TRA 2, TRA 4, CYF 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.

This page is intentionally left blank

**Planning Committee:** 01/03/2023

**12.1**

**Application Reference:** MAO/2022/27

**Applicant:** HMRC

**Description:** Minor amendments to scheme previously approved under planning permission FPL/2021/337 so as to amend the approved plans at

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



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

**Recommendation:** Permit

### Reason for Reporting to Committee

The application is to make minor amendments to the scheme approved 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 to make minor amendments to the scheme by way of the following:

- Enlargement of electrical sub-station (2.4x3m footprint to 2.6x3m) .
- Decrease staff parking spaces.
- Re-positioning of 2.4m security fence.
- Window re-positioning on western elevation of office block.
- Amendment to size of louvres on southern elevation from 0.9x0.9m to 1.1x.6m
- Omission of 7no. daylight panels on northwestern elevation of inspection shed.
- Addition of 4no. active fire dampers on northwestern elevation of inspection shed.
- Addition of 7no. small louvre/vents added across the whole inspection shed.
- Omission of 1no. large louvre from south-western elevation of inspection shed.
- Repositioning of 1no. high level louvre above curtain walling on south-eastern elevation, relocated to adjacent curtain wall of inspection shed.
- Installation of 10no. PV panels on Inspection shed roof.

### Key Issues

The key issues are whether or not the amendments can be considered minor and non-material in nature.

### Policies

#### Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

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

### Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	No observations.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments.
Ymgynghorydd Tirwedd / Landscape Advisor	No response.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments.

No publicity required for non-material amendment application.

### Relevant Planning History

DIS/2022/63 - Cais i ryddhau amod (05)(tirwedd) (08)(arwyddion) (16)(asesiad risg lliniaru) o ganiatâd cynllunio FPL/2021/337 (cais llawn ar gyfer adeiladu Cyfleuster Ffiniau Mewndirol (IBF) yn / 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 - Hen Safle Roadking, Stop Tryciau, Parc Cybi, Caergybi / Former Roadking Truckstop, Parc Cybi, Holyhead, - Heb Benderfyniad / Not yet determined

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)(Sgim Gadwyn Gyflenwi Lleol) 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 - Hen Safle Roadking, Stop Tryciau, Parc Cybi, Caergybi / Former Roadking Truckstop, Parc Cybi, Holyhead - - Heb Benderfyniad / Not yet determined

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 - [object Object] - Dim Angen AEA / EIA Not Required

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

## **Main Planning Considerations**

### **Minor Amendment**

The Welsh Government have published "Planning Guidance: Approving Non-material amendments to an Existing Planning Permission" which is helpful in setting out the "starting point" in determining what may be deemed as being "non-material". It states:

"2.6 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as non-material amendment, local planning authorities may wish to consider the following tests:

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved scheme; and
- (a) (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or
- (c) would the proposed change conflict with national or development plan policies?

2.7 The tests are considered a 'starting point' for local planning authorities in their consideration of non-material amendments. There may be other considerations that will identify if a proposed amendments is non-material depending on the circumstances of each case.

The application relates to planning permission reference FPL/2021/337 which was approved on the 02/03/2022 for the erection of an inland border facility. The proposed amendments have been set out earlier in the report. The proposed amendments are all considered to be minor in nature and would not drastically alter the appearance of the site or the local amenities of the area to an extent where is is considered material. No comments or objections were received from any of the specialist consultees in relation to the proposed amendments.

### **Conclusion**

In consideration of the scale of the approved development together with the minor nature of the proposed changed, it is considered acceptable to deal with the changes via a non material amendment application.

**Recommendation**

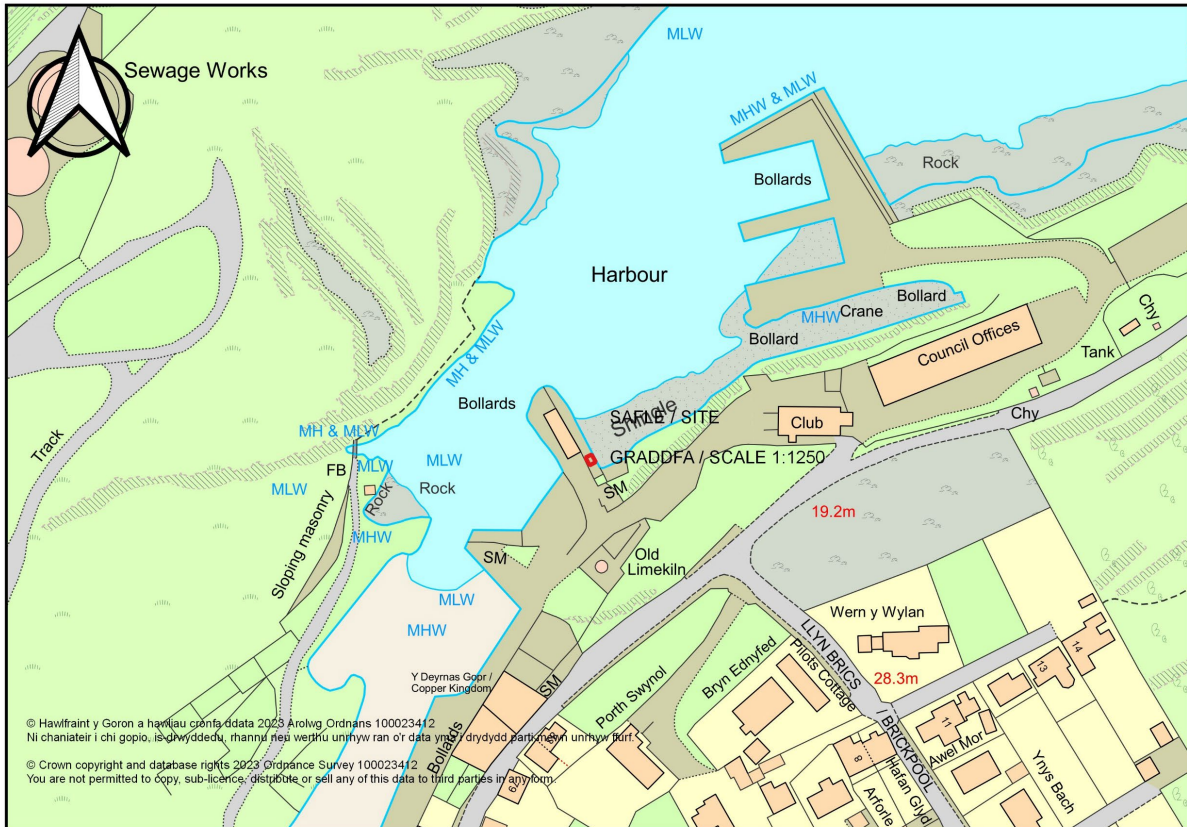
That the application is permitted

Application Reference: ADV/2023/1

Applicant: Head of Service Regulation and Economic Development

Description: Cais ar gyfer amnewid arwydd dehongli yn / Application for the replacement of interpretation sign at

Site Address: Amlwch Watchtower, Amlwch.



### Report of Head of Regulation and Economic Development Service (Cai Gruffydd)

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 adjacent to the Amlwch Watchtower, within the development boundary of Amlwch as defined by the Joint Local Development Plan.

The application presented is for an information monolith replacing board, which will highlight the port's historic assets.

### **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, roads, or the surrounding Conservation Area.

### **Policies**

#### **Joint Local Development Plan**

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Strategic Policy PS 1: Welsh Language and Culture

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

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**

<b>Consultee</b>	<b>Response</b>
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections - advice given
Ymgynghorydd Treftadaeth / Heritage Advisor	No objections
Cyngor Tref Amlwch Town Council	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Derek Owen	No response
Cynghorydd Liz Wood	No objections

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 15/02/2023. At the time of writing this report, one web comment of representation had been received at the department.

The comment was a general enquiry regarding the information and style of the sign.

An email was sent to the commenter easing their concerns stating that the information on the sign will be of the port's historic assets which is very relevant to the surrounding area, and the style of the sign will be very in-keeping with the surrounding area.



## Relevant Planning History

11C431/AD - Codi panel dehongliad statig ger / Erection of a static interpretation panel adjoining The Watchtower, Harbwr Amlwch Harbour, Porth Amlwch Port. Caniatau / Permitted - 07/05/2004.

11LPA917/CC - Gwelliannau amgylcheddol i / Environmental improvements to Porth Sgwar Amlwch a Glan yr Harbwr / Amlwch Port Square & Harbourfront, Porth Amlwch Port. Caniatau / Permitted - 17/12/2009.

11LPA917B/AD/CC - Cais ar gyfer lleoli panel dehongli ar dir yn / Application for the siting of an interpretation panel on land at Sgwar Porth Amlwch / Amlwch Port Square, Porth Amlwch Port. Tynnwyd yn ôl / Withdrawn.

11C555/LB - Caniatad Adeilad Rhestredig ar gyfer adnewyddu'r twr gwylio rhestredig gradd II, gosod 3 ffenestr to cadwraeth a darparu mynedfa gwydr i ymwelwyr yn yr agoriad presennol yn / Listed Building Consent for the refurbishment of the grade II listed watch tower, installation of 3 conservation roof lights and provision of a glazed visitor entrance in existing opening at The Watchtower, Porth Amlwch Port. Caniatau / Permitted - 05/10/2010.

11C564 - Gosod cloc craig daearegol yn y ddaear ar dir ger / Installation of a geological rock clock in the ground on land adjacent to The Watchtower, Porth Amlwch Port. Caniatau / Permitted - 06/04/2011.

11C564A/AD - Codi bwrdd dehongli ar dir ger / Erection of an interpretation board on land at The Watchtower, Porth Amlwch Port. Caniatau / Permitted - 06/04/2011.

## 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 Conservation Area, roads, or any neighbouring properties.

The applications' main issues are:

- i. Siting and Design.
- ii. Impact on amenities, neighbouring properties, and roads.
- iii. Impact on the Conservation Area.

## Proposal and Site:

The application site is adjacent to the Amlwch Watchtower, within the development boundary of Amlwch as defined by the Joint Local Development Plan. The application presented is for an information monolith replacing board, which will highlight the port's historic assets.

## Sign Detail:

The interpretation board will be 1.8 meters height and 0.6 meters in width. The depth of the board will be 0.3 meters. The materials used on the sign will be folded metal structure featuring a copper finish. In addition, digitally printed vinyl graphics will be applied to the face of the board with a gloss laminate finish.

## Siting and Design:

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site.

The siting is considered acceptable given that the proposed development is situated far enough away from the public road. There is no illumination on the sign, therefore it is not considered an overt distraction

to road users. The design and appearance is considered acceptable given the design is using high quality materials. The scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area.

#### **Impact on amenities, neighbouring properties, and roads:**

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative 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.

The sign will not have a large visual impact therefore the erection of the new sign is appropriate to this area. It will integrate well into its place under the Amlwch Watchtower. In addition, the replacement sign will modernize the existing sign, and is not a distraction to drivers as it is set back from the main road.

#### **Impact on the Conservation Area:**

The sign will be located inside the Amlwch Conservation Area. Policy AT1 of the JLDP states that proposals within or affecting the setting and/or significant views into and out of Conservation Areas must have regards to the Conservation Area Character Appraisals.

The scale of the proposed development will not have an adverse impact upon the character of the Conservation Area given the scale of the development is small.

#### **Importance of the Welsh language:**

Policy PS 1: Welsh Language and Culture states we will promote the use of the Welsh language by, "requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies."

The sign has operational signage therefore it is important that the information is bilingual. There is Welsh and English information on the sign therefore it conforms with Policy PS 1.

#### **Conclusion**

The proposal is a small scale development to provide a heritage interpretation board adjacent to the Watchtower in Amlwch. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the Conservation Area. 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 – 1:500.**

- Location plan – 1:2500.
- Proposed signage.

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.

**(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(08) No work shall commence until full details of the wording and appearance of the sign has been submitted to and approved in writing by the Local Planning Authority. The work shall thereafter proceed in accordance with the approved details.**

Reason: To ensure the development is in keeping with the surrounding area and in accordance with Welsh Language requirements.

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, AT 1, PS 1.

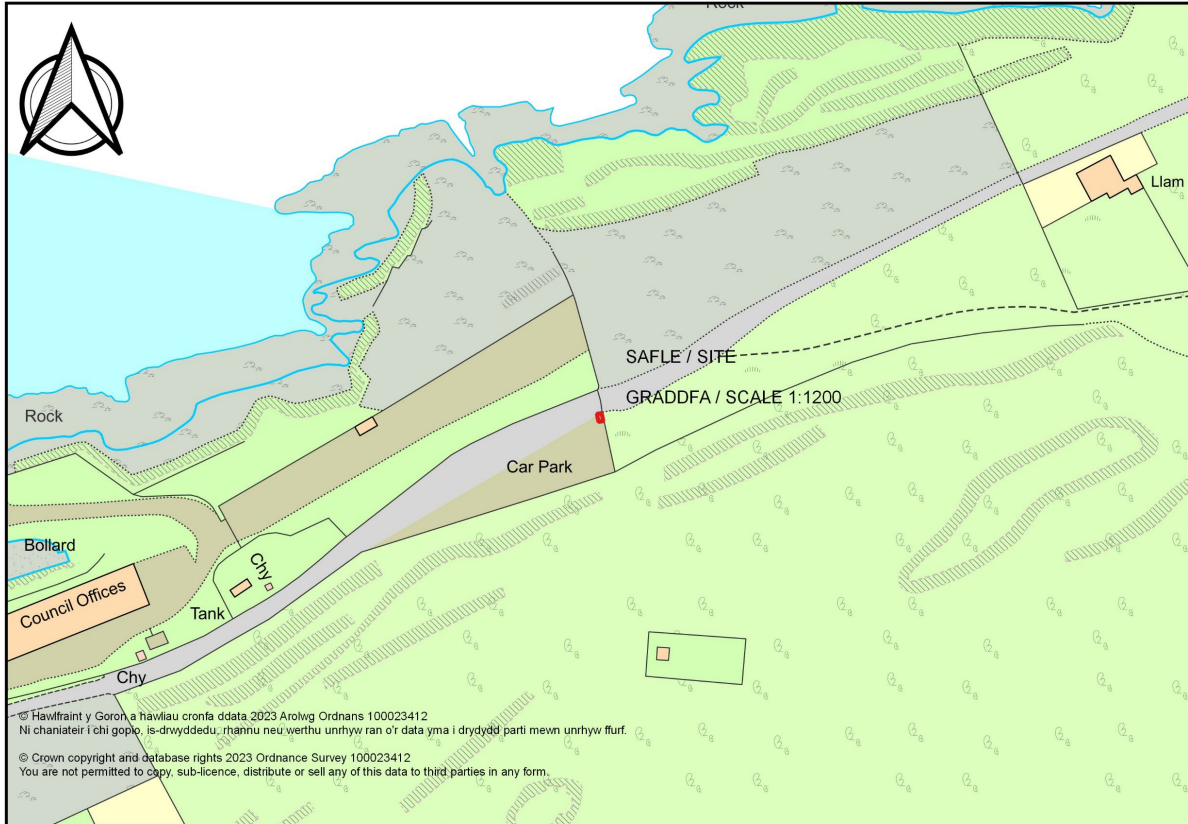
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development, and to delegate authority to Officers to determine any subsequent application in relation to the discharge of Conditions.

**Application Reference:** ADV/2023/2

**Applicant:** Head of Service Regulation and Economic Development

**Description:** Application for the erection of an interpretation sign at

**Site Address:** Upper Car Park, Upper Quay Street, Amlwch Port



### Report of Head of Regulation and Economic Development Service (Cai Gruffydd)

**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 on Upper Quay Street, within the development boundary of Amlwch as defined by the Joint Local Development Plan.

The application presented is for an information monolith replacing board, which will highlight the wider historic assets to the East and the West along the North Wales Coast.

## 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, roads and footpaths, or the surrounding area.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Strategic 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
Cyngor Tref Amlwch Town Council	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Derek Owen	No response
Cynghorydd Liz Wood	No objections
Swyddog Llwybrau Troed / Footpaths Officer	No response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections - advice given

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 08/02/2023. At the time of writing this report, no letter of representation had been received at the department.

### Relevant Planning History

No relevant site history.

### Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the surrounding area, roads and footpaths, or any neighbouring properties.

The applications' main issues are:

- i. Siting and Design.
- ii. Impact on amenities, neighbouring properties, and roads and footpaths.

### **Proposal and Site:**

The application site is the public car park located on Upper Quay Street, within the development boundary of Amlwch as defined by the Joint Local Development Plan. The application presented is for an information monolith replacing board, which will highlight the wider historic assets to the East and the West along the North Wales Coast.

### **Sign Detail:**

The interpretation board will be 1.8 meters height and 0.6 meters in width. The depth of the board will be 0.3 meters. The materials used on the sign will be folded metal structure featuring a copper finish. In addition, digitally printed vinyl graphics will be applied to the face of the board with a gloss laminate finish.

### **Siting and Design:**

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site.

The siting is considered acceptable given that the proposed development is situated far enough away from the public road and the public footpath. There is no illumination on the sign, therefore it is not considered an overt distraction to road users. The design and appearance is considered acceptable given the design is using high quality materials. The scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area.

### **Impact on amenities, neighbouring properties, and roads and footpaths:**

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative 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.

The sign will not have a large visual impact therefore the erection of the new sign is appropriate to this area. 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. In addition, the replacement sign will modernize the existing sign, and is not a distraction to drivers as it is set back from the car park. Furthermore, the sign will be situated on the entrance of a public footpath, however the sign will not have a negative effect on the public footpath as it is set back and it will provide informative information of the surrounding area to the walkers of the footpath.

### **Importance of the Welsh language:**

Policy PS 1: Welsh Language and Culture states we will promote the use of the Welsh language by, "requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies."

The sign has operational signage therefore it is important that the information is bilingual. There is Welsh and English information on the sign therefore it conforms with Policy PS 1.

### **Conclusion**

The proposal is a small scale development to provide a heritage interpretation board in the public car park located on Upper Quay Street. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads and footpaths, or the surrounding area. 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 – 1:500.
- Location plan – 1:2500.
- Proposed signage.

**(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.

**(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(08) No work shall commence until full details of the wording and appearance of the sign has been submitted to and approved in writing by the Local Planning Authority. The work shall thereafter proceed in accordance with the approved details.**

Reason: To ensure the development is in keeping with the surrounding area and in accordance with Welsh Language requirements.

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, and to delegate authority to Officers to determine any subsequent application in relation to the discharge of Conditions.

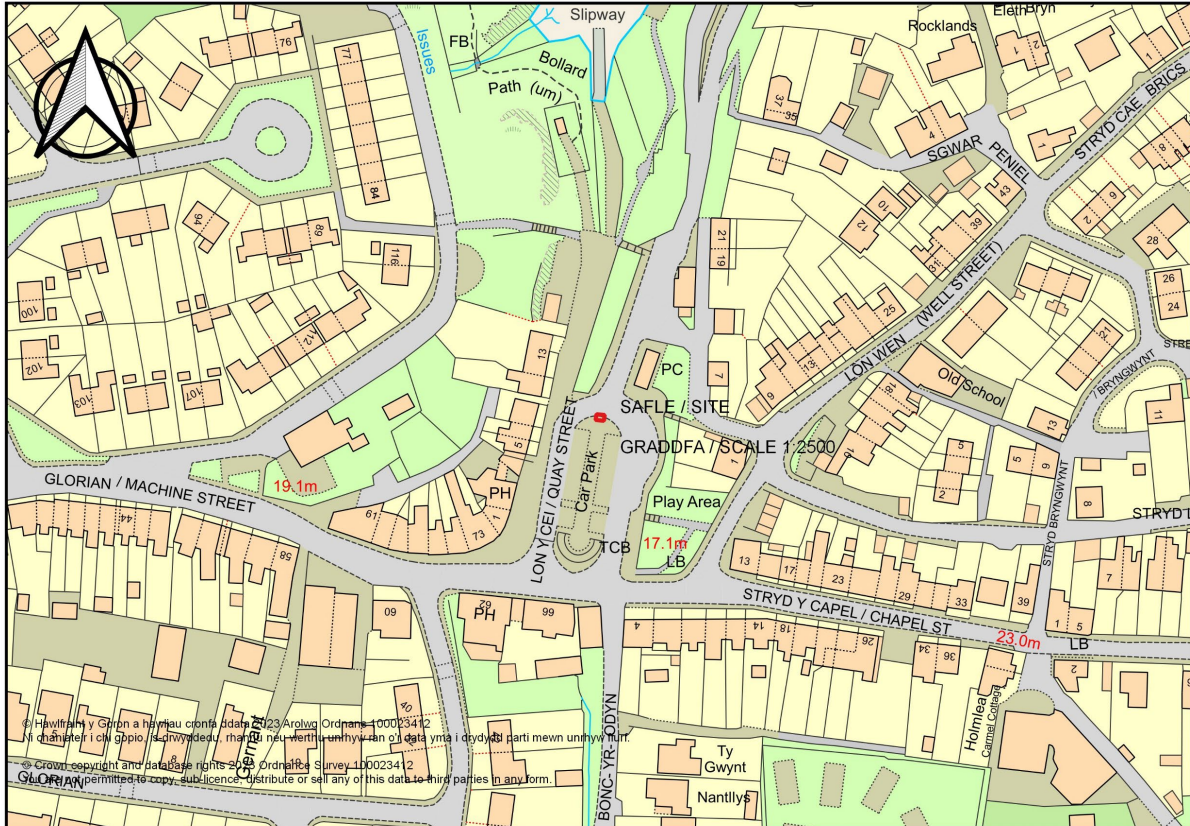


Application Reference: ADV/2023/3

Applicant: Head of Service Regulation and Economic Development

Description: Application for the replacement of interpretation sign at

Site Address: Main Square Car Park, Amlwch.



**Report of Head of Regulation and Economic Development Service (Cai Gruffydd)**

**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 Main Square Car Park located on Upper Quay Street within the development boundary of Amlwch as defined by the Joint Local Development Plan.

The application presented is for an information monolith replacing board, which will highlight the historical assets of the port, the town, and Parys Mountain.

## 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, roads, or the surrounding Conservation Area.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Strategic Policy PS 1: Welsh Language and Culture

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

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
Ymgynghorydd Treftadaeth / Heritage Advisor	No objections
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections - advice given
Cynghorydd Derek Owen	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Liz Wood	No objections
Cyngor Tref Amlwch Town Council	No response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 15/02/2023. At the time of writing this report, no letter of representation had been received at the department.

### Relevant Planning History

11LPA917/CC - Gwelliannau amgylcheddol i / Environmental improvements to Porth Sgwar Amlwch a Glan yr Harbwr / Amlwch Port Square & Harbourfront, Porth Amlwch Port. Caniatáu / Permitted - 17/12/2009.

11LPA917A/CC - Estyniad a adnewyddu'r bloc toiled presennol yn cynnwys ciosg yn / Extension and refurbishment of existing toilet block including the provision of a kiosk at Bloc Toilet Block, Sgwar Porth Amlwch Port Square, Porth Amlwch Port. Caniatáu / Permitted - 04/02/2010.

## **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 Conservation Area, roads, or any neighbouring properties.

The applications' main issues are:

- i. Siting and Design.
- ii. Impact on amenities, neighbouring properties, and roads.
- iii. Impact on the Conservation Area.

### **Proposal and Site:**

The application site is the Main Square Car Park located on Upper Quay Street within the development boundary of Amlwch as defined by the Joint Local Development Plan. The application presented is for an information monolith replacing board, which will highlight the historical assets of the port, the town, and Parys Mountain.

### **Sign Detail:**

The interpretation board will be 1.8 meters height and 0.6 meters in width. The depth of the board will be 0.3 meters. The materials used on the sign will be folded metal structure featuring a copper finish. In addition, digitally printed vinyl graphics will be applied to the face of the board with a gloss laminate finish.

### **Siting and Design:**

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site.

The siting is considered acceptable given that the proposed development is situated far enough away from the public road. There is no illumination on the sign, therefore it is not considered an overt distraction to road users. The design and appearance is considered acceptable given the design is using high quality materials. The scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area.

### **Impact on amenities, neighbouring properties, and roads:**

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative 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.

The sign will not have a large visual impact therefore the erection of the new sign is appropriate to this area. It will integrate well into its place in the Main Square Car Park. In addition, the replacement sign will modernize the existing sign, and is not a distraction to drivers as it is set back from the main road.

### **Impact on the Conservation Area:**

The sign will be located inside the Amlwch Conservation Area. Policy AT1 of the JLDP states that proposals within or affecting the setting and/or significant views into and out of Conservation Areas must have regards to the Conservation Area Character Appraisals.

The scale of the proposed development will not have an adverse impact upon the character of the Conservation Area given the scale of the development is small.

### **Importance of the Welsh language:**

Policy PS 1: Welsh Language and Culture states we will promote the use of the Welsh language by, “requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies.”

The sign has operational signage therefore it is important that the information is bilingual. There is Welsh and English information on the sign therefore it conforms with Policy PS 1.

### **Conclusion**

The proposal is a small scale development to provide a heritage interpretation board in the Main Square car park located on Upper Quay Street. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the Conservation Area. 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 – 1:500.
- Location plan – 1:2500.
- Proposed signage.

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.

**(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(08) No work shall commence until full details of the wording and appearance of the sign has been submitted to and approved in writing by the Local Planning Authority. The work shall thereafter proceed in accordance with the approved details.**

Reason: To ensure the development is in keeping with the surrounding area and in accordance with Welsh Language requirements.

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, AT 1, 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, and to delegate authority to Officers to determine any subsequent application in relation to the discharge of Conditions.

**Application Reference:** ADV/2023/4

**Applicant:** Head of Service Regulation and Economic Development

**Description:** Application for the siting of 2 non-illuminated signs at

**Site Address:** Parys Mountain, Amlwch.



**Report of Head of Regulation and Economic Development Service (Cai Gruffydd)**

**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 located at the entrance to the Parys Mountain car park, where the nearest town is Amlwch.

The application presented is for erecting two non-illuminated arrival/car parking signs. These signs will highlight the entrance to the car park as well as the Coppermine Trail within the surrounding area

## 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 roads and footpaths, or the surrounding area.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Strategic 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
Swyddog Llwybrau Troed / Footpaths Officer	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice given
Ymgynghorydd Treftadaeth / Heritage Advisor	No objections
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections - advice given
Cynghorydd Liz Wood	No objections
Cynghorydd Derek Owen	No response
Cynghorydd Aled Morris Jones	No response
Cyngor Tref Amlwch Town Council	No response

The proposal has been advertised through the posting of a notice on site. The latest date for the receipt of any representation was the 08/02/2023. At the time of writing this report, no letter of representation had been received at the department.

### Relevant Planning History

11C77F - Gosod cynhwysydd ar gyfer defnydd wardeini yn / Siting of a container for use by guides/wardens at Mynydd Parys, Amlwch. Caniatau / Permitted - 14/09/2006.

11LPA921A/AD/CC - Cais ar gyfer lleoli panel dehongli yn / Application for the siting of an interpretation panel at Mynydd Parys, Amlwch. Caniatau / Permitted - 10/06/2013.

11C77G - Cais llawn ar gyfer ailwynebu'r maes parcio ymwelwyr ynghyd â gosod rhwystr cyfyngu uchder cerbydau yn / Full application for resurfacing the visitor car park together with the installation of a vehicle height restrictor barrier at Mynydd Parys, Amlwch. Caniatau / Permitted - 12/10/2018.

## **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 surrounding area or any roads and footpaths.

The applications' main issues are:

- i. Siting and Design.
- ii. Impact on amenities, roads and footpaths.

### **Proposal and Site:**

The application site is located at the entrance to the Parys Mountain car park, where the nearest town is Amlwch. The application presented is for erecting two non-illuminated arrival/car parking signs. These signs will highlight the entrance to the car park as well as the Coppermine Trail within the surrounding area.

### **Sign Detail:**

The signs will be 1.2 meters in height and 1.5 meters in width. The depth of the signs will be 0.3 meters. The materials used on the sign will be folded metal structure featuring a copper finish. In addition, digitally printed vinyl graphics will be applied to the face of the board with a gloss laminate finish.

### **Siting and Design:**

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site.

The siting is considered acceptable given that the proposed development is situated far enough away from the public road and the public footpath at the back of the car park. There is no illumination on the sign, therefore it is not considered an overt distraction to road users. The design and appearance is considered acceptable given the design is using high quality materials. The scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area.

### **Impact on amenities, roads and footpaths:**

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative 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.

The signs will not have a large visual impact therefore the erection of the new signs are appropriate to this area. It will integrate well into its place at the entrance of the car park, and will not be visible from most of the surrounding area. In addition, the replacement signs will modernize the existing signs, and is not a distraction to drivers as it is set back 2.5 meters from the highway. The signs also highlights the Coppermine Trail footpath at the rear of the car park, therefore this will have a positive impact on the surrounding area.

### **Importance of the Welsh language:**

Policy PS 1: Welsh Language and Culture states we will promote the use of the Welsh language by, "requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies."



The sign has operational signage therefore it is important that the information is bilingual. There is Welsh and English information on the sign therefore it conforms with Policy PS 1.

### **Conclusion**

The proposal is a small scale development to erect two non-illuminated arrival/car parking signs located at the entrance to the Parys Mountain car park. It is of an appropriate design and scale to ensure integration into the site and no impact upon roads and footpaths, or the surrounding area. 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 – 1:500.
- Location plan – 1:2500.
- Proposed signage.
- Proposed site plan – sign distance from the highway.

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.

**(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

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.

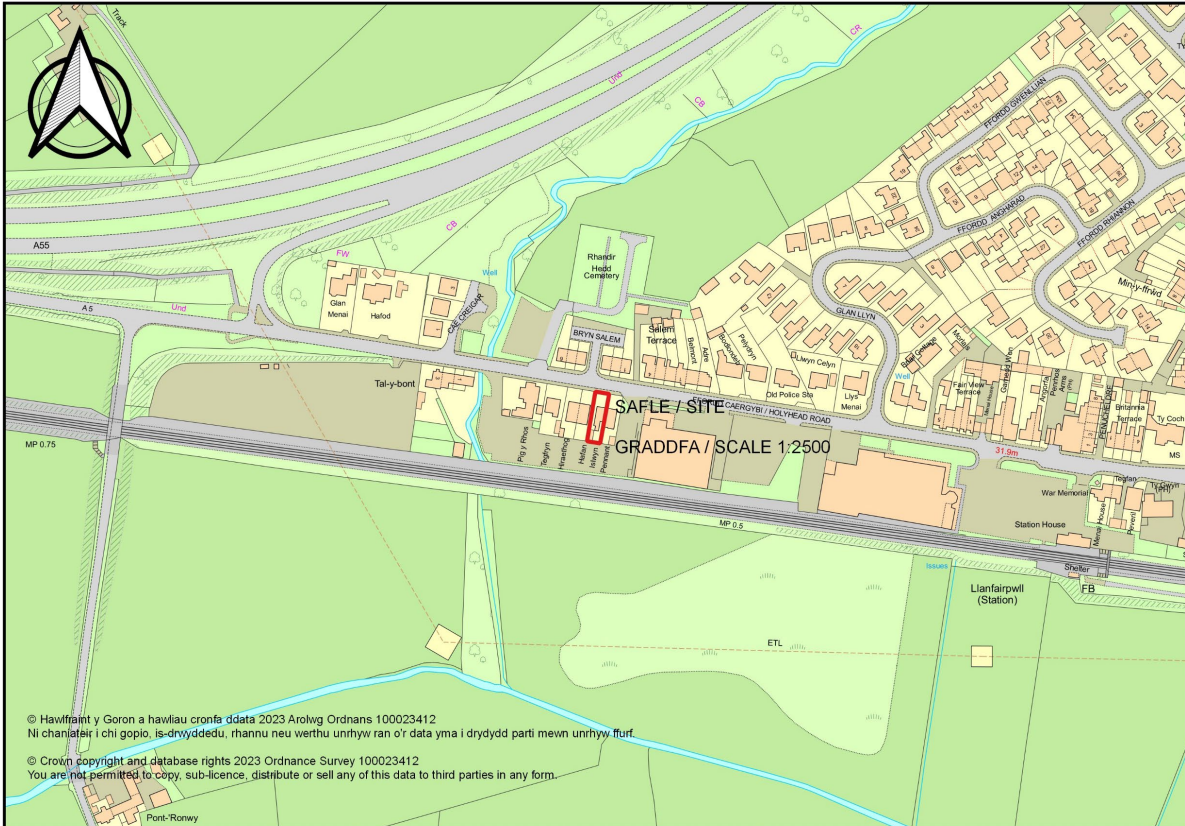
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development, and to delegate authority to Officers to determine any subsequent application in relation to the discharge of Conditions.

Application Reference: HHP/2022/342

Applicant: Mr & Mrs D Edwards

Description: Full application for alterations and extensions at

Site Address: Islwyn, Holyhead Road, Llanfairpwll



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

**Recommendation:** Permit

### Reason for Reporting to Committee

The application has been called into the Planning and Orders Committee at the request of Councillor Robin Williams due to concerns that the development will impact the neighbouring property.

### Proposal and Site

The application site is a two storey semi-detached property, located along Holyhead Road (A5) within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan.

The application presented is for alterations and extension to the dwelling, consisting of demolishing the existing single storey section to the rear and erecting a new single storey side and rear extension.

## Key Issues

They 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

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
Priffyrdd a Trafnidiaeth / Highways and Transportation	Requested a CTMP condition and provided informatives for the applicant. The CTMP condition will not be included due to the small scale nature of the development, as the development won't affect the access, and as there is ample space to store materials etc. on the driveway.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The development is unlikely to impact nearby designated sites, and no ecological survey is needed. Two bird boxes should be included as biodiversity enhancements, and advice was provided regarding outdoor lighting and bats.
Cynghorydd Robin Wyn Williams	Called the application into the planning committee due to concerns regarding the impact on the neighbouring property.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cyngor Cymuned Llanfairpwll 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 25/01/2023. At the time of writing this report, one letter of objection had been received at the department.

The main comments raised were:

- Concerns regarding the distance between the side of the extension and neighbouring property Hafan.
- Height of the extension would result in a loss of light to the kitchen windows on the side elevation of Hafan.

In response to these comments:

- This is a small scale development which is not much larger than what could be considered permitted development.
- Considered that the impact on the neighbouring property would be no greater than a permitted development extension.

## **Relevant Planning History**

No relevant site history

## **Main Planning Considerations**

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

## **Proposal and Site**

The site is a two storey semi-detached property, located along Holyhead Road (A5) within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan. The proposed scheme is for the demolition of the existing single storey section to the rear and the erection of a new single storey side and rear extension.

The applications' main issues are:

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

### **i. Siting and Design**

The proposal includes the demolition of the existing single storey section to the rear of the dwelling. This section extends approximately 6.2m beyond the rear elevation and is 3m wide, level with the west side elevation of the property. It has a flat roof at 2.9m in height, and it will be replaced by a new L-shaped wrap around side and rear extension.

The new extension will extend approximately 2.2m beyond the side elevation, up to the boundary with neighbouring property Hafan, and will have a total width of 7.8m. It will extend 4.5m beyond the rear elevation into the garden. It will be brought up to the boundary with Hafan, whilst set off the eastern boundary with Pennant by around 0.3m. The extension will have a flat roof, and due to the topography of the site sloping southwards, its height will alter between 2.6m and 2.9m above ground level.

Both side elevations of the extension will be blank walls, whilst the rear elevation will have sliding doors for the dining area and double doors for the garden store. A roof lantern will also be installed above the dining area to allow for more natural daylight. The finish materials have been chosen to match the existing dwelling, ensuring integration into the site, and a high quality design in compliance with policy PCYFF 3.

This is a small scale extension which is not much larger than something that could be built without planning permission, under permitted development rights. Part 1, Class A of the General Permitted Development Order (GPDO) allows extensions on the boundary up to 4m in height, and allows rear extensions that extend up to 4m beyond the rear elevation. This proposal requires planning permission as it extends 4.5m beyond the rear elevation rather than the 4m allowed under permitted development. It complies with all other relevant criteria within Part 1, Class A of the GPDO, highlighting its small scale nature.

In order to comply with the Environment Wales Act (2016), all planning applications must show overall biodiversity enhancement. In regards to this application, two bird boxes will be placed on the dwelling. This is considered to provide overall biodiversity enhancement, and complies with the requirements of the Environment Wales Act.

### **ii. Impact on Adjacent Residential Properties**

Whilst it is appreciated that the development work is on the boundary with neighbouring property Hafan, the proposed extension is not much larger than a permitted development extension. It is not considered that the impact of this proposed scheme upon its neighbours would be greater than an extension built without planning permission.

The proposal could be built without the need for planning permission if it extended 0.5m less beyond the rear elevation. It is not considered that this additional 0.5m would have a detrimental impact upon the privacy and amenities of neighbouring properties, in comparison to a similar scheme which could be built with the benefit of permitted development rights. The extension will become around 2.6m closer to the boundary with neighbouring property Pennant. As it will be a blank wall facing the boundary, and as Pennant has an existing structure on the boundary, it is considered that the proposed development will have no greater impact upon their privacy and amenities in compliance with policy PCYFF 2.

## **Conclusion**

This application concerns a small scale side and rear extension to a semi-detached property located along Holyhead Road in Llanfairpwll. It is subservient to the main dwelling and will integrate into its surroundings with matching finish materials. It is not much larger than an extension which could be built under permitted development rights, and as such, it is considered to have negligible effects upon its neighbouring properties in comparison to an extension built without planning permission.

## **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:**

- **2301-A3-01: Existing location & block plan**
- **2301-A3-02: Proposed location & block plan**
- **2301-A3-05: Proposed elevations**
- **2301-A3-06: Proposed ground floor plan**
- **2301-A3-07: Proposed 3D 1 of 2**
- **2301-A3-08: Proposed 3D 2 of 2**

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

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

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

Application Reference: HHP/2022/244

Applicant: Mr. Steven Lomas

Description: Full application for demolition of the existing garage together with the erection of a two storey annex at

Site Address: Lancefield, Ffordd Cynlas, Benllech



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is called to the Planning and Order Committee at the request of the Local Member on the grounds of over-development of the site and adverse impact on the neighbours' amenities.

**Proposal and Site**

The proposal is for a new two storey pitched roof detached annexe west of the main detached 2 storey property of Lancefield, Benllech.

## Key Issues

The key issues are if the proposal complies with current policies, if the proposal is an overdevelopment of the site and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

## Policies

### Joint Local Development Plan

Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy TRA 2: Parking Standards  
Policy AMG 5: Local Biodiversity Conservation

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

### Planning Policy Wales – Edition 11 (February 2021)

### Technical Advice Note 12: Design

### Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	Over-development, concerns of local infrastructure capacity (physical and social), and use of the annex as a summer house in the future.
Cynghorydd Euryr Morris	No Response
Cynghorydd Margaret Murley Roberts	No Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Observations
Iechyd yr Amgylchedd / Environmental Health	Observations
Dwr Cymru Welsh Water	Advisory Notes and Condition Provided
Cynghorydd Ieuan Williams	Concerns - Called in to committee

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 15/02.2023. At the time of writing this report, 12 letters of representation and 8 web comments of representation had been received at the department. The main comments can be summarised as follows:

- Concerns regarding the removal of two mature trees at the site
- Works on the boundary of the site effecting neighbouring property
- Future use of the property
- Future use of the Annex as a separate independent dwelling or holiday let
- Inaccuracies in the application documentation
- Scale of Development – much larger / wider than existing garage and two storey with significant glazing. Closer to the boundary than existing garage.
- Out of Keeping / Character with the area
- Detrimental impact to residential amenity of neighbouring properties due to proximity to boundary, scale, noise and increased vehicle movement



- Drainage concerns with additional occupants at the site
- Concerns of local infrastructure capacity (physical and social)

In the response to the comments received for this application a Justification Statement was requested and received by the agent of the application. The application was also amended in its design and siting after comments raised. Consideration has been given to the concerns raised and the objections received have been taken seriously. A response to the summarized comments above have been briefly stated below:

- The trees removed are within the curtilage of the proposal property and are not protected by a Tree Preservation Order
- The planning application does not include proposed works at the west boundary of the site. A 2.2m high fence is to be erected 200mm proud of existing fence at the east boundary of the site.
- Future Use - We have to deal with the planning application as submitted, the planning application will be determined in accordance with the information submitted to us.
- The application received is for an annexe ancillary use to main property, not an independent dwelling. A Justification statement has been received as part of the application. We must deal with planning applications as submitted we are not able to speculate the use of the annexe will be any different to submitted.
- The existing vehicular access is to be retained and the existing substantially sized vehicular parking area at the site is also to be retained.
- Residential amenity - The case officer has visited the neighbouring properties internally and externally to analyse different viewpoints. The first floor plan has been reduced slightly and the whole placement of the annexe has been set back within the site to extend less from the main dwelling (Lancefield) front elevation than previous site plan.
- The annexe is labelled as approx. 1m smaller in height than the main property at 5.65m height, Length 9.62m and width 4.65m. It is considered that the annexe is subservient to the main property in scale and size and not considered an overdevelopment of the substantially sized residential site.
- Dwr Cymru have been consulted and have provided a condition.

### **Relevant Planning History**

30C537 - Addasu ac ehangu yn / Alterations and extensions to - Lancefield, Ffordd Cynlas, Benllech. Caniatáu / Permitted 24/12/2003

30C537A - Cynlluniau llawn ar gyfer codi annedd ynghyd a chreu fynedfa newydd yn/Full plans for the erection of a dwelling together with the construction of a new access at - Lancefield, Ffordd Cynlas, Benllech. Tynnwyd yn ol / Withdrawn

30C573B - Codi modurdy ynghyd a chreu fynedfa newydd i gerbydau yn / Erection of a garage together with the construction of a new vehicular access at - Lancefield, Ffordd Cynlas, Benllech. Caniatáu / Permitted 01/12/2004

30C537C - Dymchwel modurdy integrol presennol ynghyd a chodi annedd gyda modurdy a chreu mynedfa newydd i gerbydau yn / Demolition of existing garage together with the erection of a dwelling with integral garage and construction of a new vehicular access at - Lancefield, Ffordd Cynlas, Benllech. Caniatáu / Permitted 05/04/2005

30C537D - Cais diwygiedig ar gyfer codi annedd ar dir ger /Amended application for the erection of a dwelling on land adjoining - Lancefield, Benllech 04/01/2006

HHP/2022/186 - Cais llawn ar gyfer addasu ac ehangu yn / Full Application for alterations and extensions at - Lancefield, Ffordd Cynlas, Benllech, Tyn Y Gongl - Caniatáu / Permit 18/08/2022

## **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. The accuracy of the plans received for this application have come in to question. The agent has been contacted regarding these concerns and the plans amended accordingly to ensure the proposal is displayed accurately.

### **Location/Siting:**

The proposal is for a new two storey pitched roof detached annexe at a similar siting to an existing detached single storey garage currently west of the main detached 2 storey property of Lancefield, Benllech. The property is located within the residential street of Ffordd Cynlais within the coastal town of Benllech. The property has an L-shaped curtilage with a small rear garden towards the bordering River/waterfall and a substantially large front garden and driveway with no immediate neighbours towards the front elevation of the property.

There are immediate detached neighbours at either side elevations of the property with the site topography sloping from west to east. The residential street is sloping down to the east towards the beach with various ground level differences between residential properties. Due to the sloping nature of the site a Streetscape Section was requested and received by the agent of the application to provide a visual plan displaying how the annexe will stand within the street setting. The Streetscape Section A-A displays the Annexe to be subservient in size and scale to the main property with a lower roof line than the main Lancefield property. Given the context of other buildings and existing uses, it is not considered that the proposal would give rise to an unacceptable visual effect in the local landscape as the property is to have a similar footprint to existing structure (Garage) at the site.

Annexes are designed to be in keeping with the main dwelling and located as near as possible to the main dwelling. The initial siting of the proposed annexe has been amended from the initial design to be placed further back within curtilage of the property to be closer to the main dwelling. This is to reduce any detrimental impact to adjacent neighbouring properties and the design has also been reduced in the interest of residential amenity as detailed below. The proposed annexe will also have the same highway access as the main property and will share the same driveway, ensuring that the annexe is incidental to the main property known as Lancefield.

Policy TRA 2 stipulates that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. It is considered the existing hardstanding/driveway at the site will provide adequate additional parking at the site, in line with Policy TRA 2.

### **Design / Justification:**

The proposed self-contained annexe is to be two storey and is to include a first floor living/kitchen/dining space with a W.C and Cloakroom. The ground floor will include one bedroom with cupboard, Bathroom, Hallway and a Store Room. Confirmation has been received by the applicants that the proposed annexe will be incidental to the main dwelling and will be for family use only. For the avoidance of doubt ancillary use of annexe has been conditioned as part of this decision, condition (05).

A statement has been provided by the applicant justifying the proposed annexe and the Local Planning Authority is satisfied with the justification provided. The planning department must accept applications as presented and based on the information provided as part of a planning application.

The original design included a two storey pitched roof design with a clad rendered first floor, a blank south west elevation, 2 north west rear elevation windows, significant glazing at the front (North east elevation) and significant glazing and door access at the North East Elevation. After initial consultation the proposed scheme was reduced slightly in scale with a smaller 1st floor to avoid a blocking in effect to neighbouring property and reduce impact of any loss of light. The first floor was reduced from approx

9.69m<sup>2</sup> (same as proposed ground floor area) to 8.55m<sup>2</sup>, pitched roof step effect to reduce the overall visual impact of the proposal.

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.

The proposal is aspirational in style but in keeping with its surroundings and the character of the existing property complying with policy PCYFF 3. The roof is to be pitched slate roof as existing property and approx 1m lower in height than the main dwelling. The development is to make use of modern, high quality materials and will complement the existing property and the surrounding area. The form and proportion of the development also respect the character of the surrounding built environment and landscape in accordance with the guidance provided in the following Supplementary Planning Guidance Notes:

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

#### **Adjacent Residential Properties:**

Due to the residential setting of the property the proposed alterations are a shorter distance than the Indicative Minimum Distances noted in SPG Guidance Note 8: Proximity of Development. Therefore careful consideration must be taken to determine any detrimental impact to neighbouring properties with this proposal.

The large scale glazing proposed has been reduced from initial scheme to avoid overlooking issues at the site towards neighbouring properties. The siting is at a previously developed land of the siting of the existing garage which is to be demolished. Policy PCYFF 2 states that planning permission will be refused where the proposed development would have an unacceptable adverse impact on: 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.

Condition (06) is to be included with this recommendation of approval for obscure glazing to be placed at the rooflight window on the South West Elevation (facing neighbouring property) to avoid any potential overlooking introduced at the site to nearest neighbouring property.

To also avoid potential overlooking issues arising at the east side neighbouring property additional screening has been implemented within the designs of a new 2.2m high fence 200mm proud of the boundary line of the neighbouring property to ensure privacy is to be maintained to all parties.

The proposed annexe has a 1st floor living area with bedroom on the ground floor. With the amended reduced scale glazing it will reduce any potential of overlooking. The ground level will be well screened within the site of property by the well-defined boundary at the site. The new 1st floor glazing does not significantly increase the overlooking impact of the main dwelling, which has previous planning permission granted for Juliette balcony dormer roof windows at its front elevation, towards neighbouring properties.

With the amendments requested and received of the location and design of the annexe from the agent of the application it is considered, on balance, that the proposal will not have any negative impact upon to the amenities of adjacent residential properties and the proposal therefore complies with Policy PCYFF2 of the JLDP.

## **Biodiversity Enhancement / Sustainability:**

In accordance with the requirements of the Environment Wales Act (2016) for developments to show biodiversity enhancement Schwelger Swift Terrace Bird Boxes are to be placed at the site. This has been requested to agent and implemented in Proposed Drawings received by agent. This promotes the resilience of ecosystems, so far as consistent with the proper exercise of those functions complying with Policy AMG 5: Local Biodiversity Conservation.

Due to the inclusion of new energy efficient systems, construction techniques and insulation materials it is considered the dwelling will be environmentally sustainable. The proposed plans display new solar panels to be placed on the roof of the South West Elevation providing a sustainable energy source for the occupants of the annexe.

## **Conclusion**

It is considered that the proposal complies with the JLDP policies. The proposed annexe will be high quality and on balance will not have a significant negative impact on the area or detriment upon adjacent residential properties. There are a variety of different types and sizes of dwellings in the immediate area and it is considered that the proposal will fit in with the general form of new developments in the immediate area.

It is considered that the proposal is acceptable in land use planning terms. The Proposed development is subservient to the existing property in respects of scale and size and does not dominate the original elevation, therefore it is appropriate to the dwelling and its surrounding area. It is considered that the overall design for the proposed scheme complies with the relevant planning policies 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.**

- **D918.05 – Rev H – Proposed Proximity of Development Plan & Streetscape Section**
- **D918.02 - Rev J – Proposed Site Plan**
- **D918.04 - Rev H – Proposed Floor Plans, Elevations & Section**

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

**(03) Demolition or construction works shall not take place outside the hours of 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays and at no time on Sundays or Public Holidays.**

Reason: To protect the amenities of nearby residential occupiers.

**(04) Full details of a lighting scheme which shall include full specifications of all external lights, a plan showing any light spillage on the application site and surrounding land; specifications and heights of any columns, bollards or other such fixtures for the development should be submitted to and approved in writing by the Local Planning Authority before the use hereby approved commences. The Lighting Scheme shall be designed to maximise energy efficiency and to prevent light pollution. The development shall thereafter be carried out in accordance with the Lighting Scheme approved under the provisions of this condition and then operated and maintained in accordance with the approved scheme for the lifetime of the development.**

Reason: To safeguard the amenities of occupants of the surrounding properties.

**(05) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on land outlined in red on the location plan submitted under planning application reference HHP/2022/244**

Reason: For the avoidance of doubt

**(06) Prior to the occupation of the extensions hereby approved the windows at first floor level on the proposed south west elevation as labelled on the drawing D918.04 Rev H– Proposed Floor Plans, Elevations & Section, shall be Non-opening and 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.

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

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

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

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

Application Reference: FPL/2021/231

Applicant: DU Construction Ltd

Description: Full application for the erection of 27 affordable dwellings, construction of internal access road, diversion of Public Right of Way, creation of a landscaping bund, erection of acoustic fence and associated works on

Site Address: Land North of Y Garnedd, Llanfairpwll



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

**Recommendation:** Refuse

**Reason for Reporting to Committee**

The application is reported to the committee at the request of the previous councillor Meirion Jones.

**Proposal and Site**

The site is located in the village of Llanfairpwll at the terminus of the Y Garnedd residential estate, which also provides means of access to the site. The site is currently agricultural land, with the north western being defined by mature vegetation and flanking the A55 highway. North east and south west boundaries are also defined by vegetation and share their boundaries with an agricultural enclosure and the village

football club to the south west. The South east boundary is shared with the residential curtilages of properties on the Y Garnedd estate. No major gradients exist across the site, which is also crossed by a public right of way running from the Y Garnedd estate road to the north of the enclosure. The application is made for the erection of 27 affordable dwellings together with the creation of an estate road and other associated development.

The proposed dwellings are all 2 storey in their construction and will finished with slate roofs, chalk coloured rendered walls and white UPVC windows/doors. The development consists of 14 no 2 bedroom dwellings, 6 no. 3 bedroom dwellings, 4 no 1 bedroom flats and 3 no 4 bedroom dwellings. Proposed plans indicate that surface water is proposed to be disposed of into the Local Authority Highways system, whilst the foul will be pumped into the Dwr Cymru public sewer.

### Key Issues

The key issue is whether or not sufficient information has been provided in relation to surface water drainage.

### Policies

#### Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

#### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Alun Wyn Mummery	No response.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Over-riding reasons for development required.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Section of footpath will need to be extinguished if application approved.
Cynghorydd Meirion Jones	Called in to committee.
Cynghorydd Robin Wyn Williams	No response.
Cyngor Cymuned Llanfairpwll Community Council	Strongly object.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditions recommended.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditions recommended.
Draenio Gwynedd / Gwynedd Drainage	Object to connection to local authority system.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Dwr Cymru Welsh Water	Advisory notes.
Gwasanaeth Addysg / Education Service	No response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	TAI 16 confirmed as relevant policy.

Iechyd yr Amgylchedd / Environmental Health	Proposal only acceptable if mitigation measures are implemented via condition.
Strategol Tai / Housing Strategy	Large demand for affordable housing in Llanfairpwll area.
Llywodraeth Cymru (Priffyrdd/Highways)	Additional information required.
Dim i'w ddefnyddio	No response.

Publicity was afforded to the proposal via the placing of a site notice in the vicinity of the site together with letters sent to occupiers of neighbouring properties and an advert placed in the local press. The latest date for any representations to be made was the 30/09/2021. At the time of writing this report, 38 letters of representation had been received by the department.

### **Relevant Planning History**

None.

### **Main Planning Considerations**

#### **Surface Water Drainage**

At the time of writing this report, the proposal includes surface water disposal via means of connection to the the Local Authority Highway system. In correspondence dated 27/09/2021 the local authority drainage officer confirmed that they would not be supportive of this disposal method due to historical surface water drainage issues in the area. Subsequently, it is understood that the applicant has explored other avenues for surface water drainage, although an appropriate method has not yet been identified. A significant amount of time has lapsed since the initial correspondence highlighting the need for a new method of surface water disposal and the applicant has be afforded ample opportunity to provide such information. Due to time that has lapsed and the failure of the applicant to demonstrate a reasonable prospect of finding a suitable alternative method of surface water disposal, the proposal will be recommended for refusal. It is to be noted that the refusal relates only to the the surface water drainage of the scheme and no other aspect of the proposal.

### **Conclusion**

The applicant has failed to provide an acceptable method of surface water disposal and as such the department are unable to support the scheme in its current form.

### **Recommendation**

That the application is refused for the following reason:

(01) The Local Planning Authority consider that insufficient information has been provided in relation to proposed surface water drainage arrangements to demonstrate that the proposal will not have any detrimental effects or pose an unacceptable risk to the water environment contrary to the provisions of policies PS5, PCYFF2 and PCYFF3 of the Anglesey and Gwynedd Joint Local Development Plan.

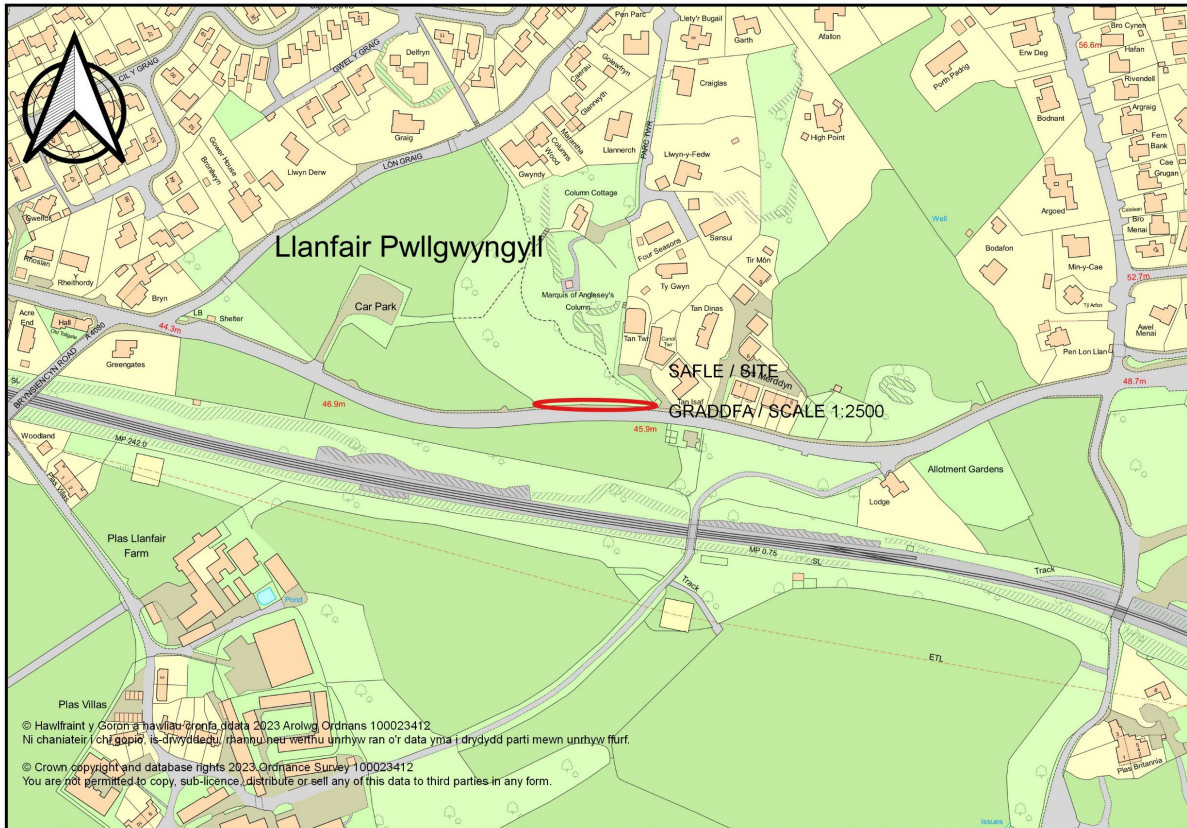


Application Reference: TPO/2022/24

Applicant: Head of Service Highways, Waste and Property

Description: Application for works to trees protected by a Tree Preservation Order at

Site Address: Parc Twr, 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 it is an application being made by the Isle of Anglesey County Council.

**Proposal and Site**

The proposed site is the woodland located surrounding the Marquess' Column in Llanfairpwll. This woodland is protected by a Tree Preservation Order, TPO reference 7 'Trees at Marquess' Column 2006'. It is a woodland consisting mainly of oak, sweet chestnut, sycamore, beech, birch and ash trees.

This application relates to a small minority of the trees within the woodland, which are located at the southern edge along the A5. The proposed scheme is to fell several trees at the edge of the woodland, whilst others may require root pruning during construction. Tree works are proposed to a much wider area along the A5 as part of a scheme for highway improvements and widening the footway, however this application only relates to the trees protected by the TPO.

### Key Issues

The main issue is the likely effect on public amenity from the proposed works, and whether they are justified, having regard to the reasons put forward in support of them.

### Policies

#### Joint Local Development Plan

Technical Advice Note 10 (1997): Tree Preservation Orders

#### 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 Robin Wyn Williams	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, and through placing site notices near the site. The latest date for the receipt of any representation was the 25/01/2023. At the time of writing this report, one letter of objection had been received at the department.

The main comments raised were:

- The wider scheme has not been thought through as cyclists prefer the road to the pathway
- Less radical widening needed to restrict destruction of SSSI and to lower costs
- Keeping the area as a footpath rather than shared use would mean less trees removed
- Removing 120 trees represents a significant change to the area
- Scheme is mocking the attempt to reduce carbon

In response:

- Most of these comments relate to the wider scheme for a shared use pathway along the A5
- The TPO woodland is only a small part of the wider scheme
- Only comments regarding trees are relevant to TPO applications.

A TPO consent is not a planning permission/development so many of the points, even if correct in the context of a planning application, are not part of the matters considered in relation to TPO applications.

### Relevant Planning History

31C448/TPO – Application for works to Sycamore trees protected by a Tree Preservation Order at Column Cottage, Lôn Parc Twr, Llanfairpwll. Approved 12/06/2018.

31C448A/TPO - Application for works to trees protected by a Tree Preservation Order at Column Cottage, Lon Parc Twr, Llanfairpwll. Approved 12/12/2018.

## **Main Planning Considerations**

### **Proposal and Site**

The proposed site is the woodland located surrounding the Marquess' Column in Llanfairpwll, which is protected by TPO reference 7. The proposed scheme is to fell several trees at the edge of the woodland, whilst others may require root pruning during construction, in order to facilitate highway improvements and widen the pathway along the A5.

The applications' main issues are:

- i. Proposed works
- ii. Justification
- iii. Effect on public amenity and tree health

#### **i. Proposed Works**

The proposed work involves felling 13 trees protected by a Tree Preservation Order (TPO) along the road side edge of the woodland. These 13 trees will either be directly impacted by the development, are dead or are in a poor condition. These trees are beech, sycamore, oak, sweet chestnut, ash, holly and elm, and appropriate replacement tree planting will be undertaken as a mitigation measure.

A further 13 trees may require root pruning during construction. These consist of similar species to those being felled, and appropriate mitigation measures are in place. The root protection areas (RPAs) will be staked out by plastic barrier fencing to visibly form the construction exclusion zone (CEZ), and works to trees will be supervised by an Arboriculturalist in accordance with the arboricultural method statement. A further 12 trees within the TPO woodland edge will not be affected, however the CEZ will be made clear by fencing and the trees will be monitored throughout the development as a mitigation measure.

#### **ii. Justification**

The justification behind the proposal is to facilitate road improvements along this section of the A5, together with a potential multi-use pedestrian/cycle path between Llanfairpwll and Menai Bridge. The proposed works relate to a small section of the TPO woodland, with the vast majority of the woodland to remain unchanged and unaffected. The development will allow an improvement to highway safety along this section of the A5, and will improve the public safety of the pedestrians and cyclists using the footway. The justification is considered acceptable, as the portion of TPO woodland affected is minimal, and as the proposal would lead to an improvement to highway and public safety.

#### **iii. Effect on public amenity and tree health**

It is considered that the proposal will improve public amenity by facilitating improvement to the highway and the footway, improving the safety of users. There is a footpath through the woodland, connecting the A5 with Lon Graig to the north. As the trees affected by this application are edge trees in a much denser woodland, it is considered that the work will have limited visual impact, and that the amenity value for the footpath users will remain unchanged. Replanting will occur elsewhere on site as the edge of the woodland is being lessened. This replanting scheme will ensure that the amenity value of the woodland is maintained in the long term.

### **Conclusion**

This is an application for tree works to trees protected by a TPO within the woodland surrounding the Marquess' Column and along the A5. 13 trees are proposed for removal, whilst another 13 may require root pruning during construction. This is a small minority of edge trees within the woodland, and appropriate mitigation measures are in place in the interest of tree health and amenity.

## **Recommendation**

That the application is permitted subject to the following conditions:

**(01) The proposed works are done to British Standard 3998:2010 Tree Work – Recommendations.**

Reason: In the interest of amenity.

**(02) All works on trees and within the RPA must be supervised by an impartial and competent Arboriculturist in accordance with the TMN Arboriculture - Arboricultural Impact Assessment - Reference A5LlanfairPG\_AIA\_281022.**

Reason: In the interest of tree health and amenity.

## **Informative**

All other mitigation measures noted in the TMN Arboriculture - Arboricultural Impact Assessment - Reference A5\_LlanfairPG\_AIA\_281022 shall be followed at the appropriate time during works.

All birds, their nests and eggs are protected by law. Any disturbance between 1st March and 30th September could constitute a criminal offence.

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

Planning Committee: 01/03/2023

13.1

Application Reference: DEM/2023/2

Applicant: Head of Housing Services

Description: Application to determine whether prior approval is required for the demolition of garages at

Site Address: Pencraig, Llangefni,



## Report of Head of Regulation and Economic Development Service (Hannah Williams)

Recommendation: Permitted Development

### Reason for Reporting to Committee

The proposal to demolish a singular disused and dilapidated domestic type garage at Pencraig, Llangefni, was considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995.

Application Reference: DEM/2023/3

Applicant: Head of Housing Services

Description: Application to determine whether prior approval is required for the demolition of garages at

Site Address: Pencraig, Llangefni



**Report of Head of Regulation and Economic Development Service (Hannah Williams)**

**Recommendation:** Datblygiad Caniataëdig / Permitted Development

**Reason for Reporting to Committee**

The proposal to demolish a block of 8 disused and dilapidated domestic type garage at Pencraig, Llangefni, was considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995.

Application Reference: DEM/2023/4

Applicant: Head of Housing Services

Description: Application to determine whether prior approval is required for the demolition of garages at

Site Address: Maes Hyfryd, Llangefni.



**Report of Head of Regulation and Economic Development Service (Hannah Williams)**

**Recommendation:** Permitted Development

**Reason for Reporting to Committee**

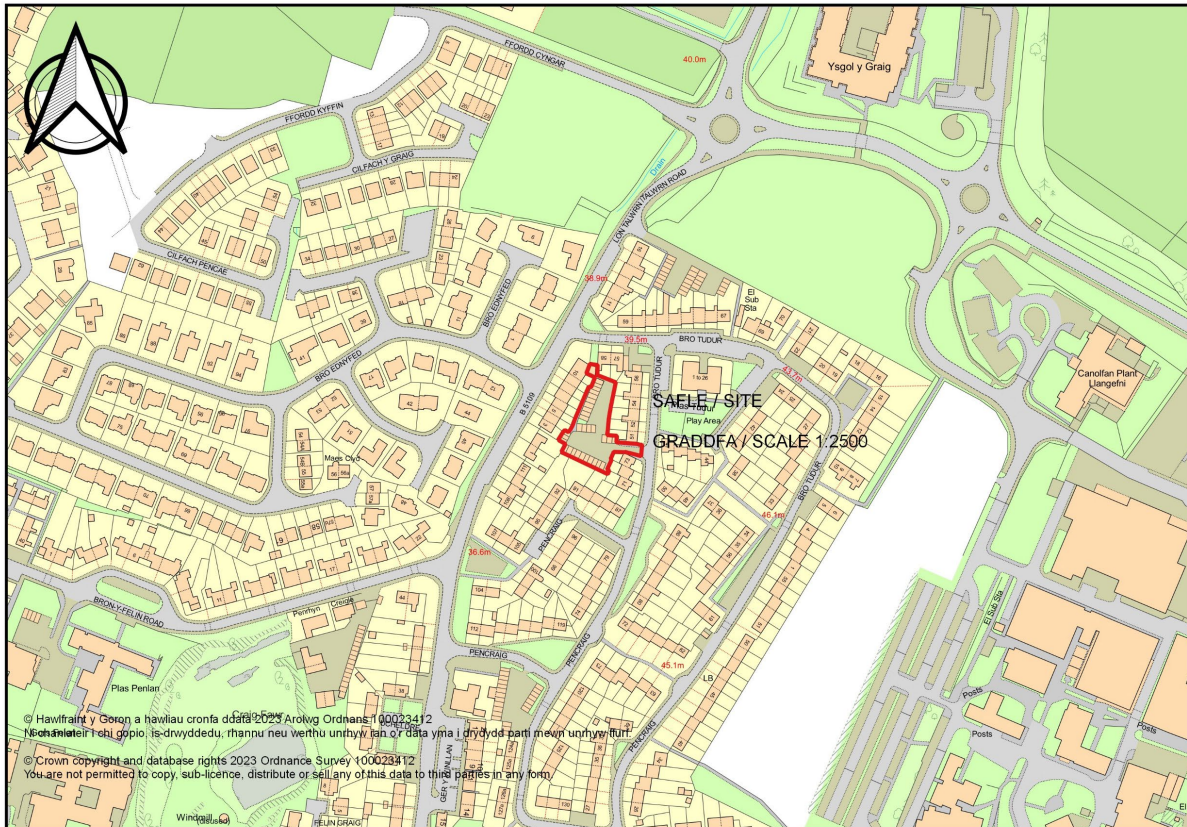
The proposal to demolish a block of 10 disused and dilapidated domestic type garage at Maes Hyfryd, Llangefni, was considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995.

Application Reference: DEM/2023/5

Applicant: Head of Housing Services

Description: Application to determine whether prior approval is required for the demolition of 28 garages at

Site Address: Bro Tudur ,LLangefni



**Report of Head of Regulation and Economic Development Service (Hannah Williams)**

**Recommendation:** Datblygiad Caniataëdig / Permitted Development

**Reason for Reporting to Committee**

The proposal to demolish a block of 28 disused and dilapidated domestic type garage at Bro Tudur, Llangefni, was considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995.