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CYNGOR SIR
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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
LLANGEFNI
Ynys Môn - Anglesey
LL77 7TW

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

RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 5 EBRILL, 2023 am 1:00 y. p.	WEDNESDAY, 5 APRIL 2023 at 1.00 pm
SIAMBR Y CYNGOR AC YN RHITHIOL DRWY ZOOM	COUNCIL CHAMBER AND VIRTUALLY VIA ZOOM
Swyddog Pwyllgor	Ann Holmes 01248 752518
	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

1 ELECTION OF CHAIRPERSON

To elect a Chairperson for the Planning and Orders Committee.

(Following the resignation of Councillor Neville Evans as Chairperson)

2 APOLOGIES

3 DECLARATION OF INTEREST

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

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

To present the minutes of the previous meeting of the Planning and Orders Committee held on 1 March, 2023.

5 SITE VISITS

None to be considered by this meeting.

6 PUBLIC SPEAKING

7 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

8 APPLICATIONS ARISING_(Pages 21 - 66)

A copy of a letter to Richard Buxton Solicitors for information

8.1 46C427L/COMP - Land and Lakes, Penrhos Coastal Park, Holyhead
46C427L/COMP

8.2 S106/2020/3 - Land and Lakes, Penrhos Coastal Park, Holyhead
S106/2020/3

8.3 COMP/2021/1 - Land and Lakes, Penrhos Coastal Park, Holyhead
COMP/2021/1

8.4 HHP/2022/342 - Islwyn, Holyhead Road, Llanfairpwll
HHP/2022/342

8.5 FPL/2022/173 - Lôn Penmynydd, Llangefni
FPL/2022/173

8.6 – FPL/2020/247 – Y Bryn Estate, Llanfaethlu
FPL/2020/247

9 ECONOMIC APPLICATIONS

None to be considered by this meeting.

10 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

11 DEPARTURE APPLICATIONS_(Pages 67 - 70)

11.1 FPL/2023/30 – Wylfa, Pencarnisiog

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FPL/2023/30

12 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

13 REMAINDER OF APPLICATIONS_ (Pages 71 - 106)

13.1 LBC/2023/1 – Plas Alltran, 3 Turkey Shore Road, Holyhead
LBC/2023/1

13.2 FPL/2023/6 – Old Station Yard Car Park, High Street, Llangefni
FPL/2023/6

13.3 FPL/2023/24 – Bryn Fedwen Cottage, Gaerwen
FPL/2023/24

13.4 HHP/2022/291 – Monfa, Holyhead Road, Mona
HHP/2022/291

13.5 FPL/2022/256 – Crown Street, Gwalchmai
FPL/2022/256

13.6 FPL/2022/85 – Llangefni Golf Club
FPL/2022/85

14 OTHER MATTERS

None to be considered by this meeting.

Planning and Orders Committee

Minutes of the hybrid meeting held on 1 March 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, Robin Williams.
- Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection and Climate Change
- IN ATTENDANCE:** Development Management Manager (RLJ),
Group Engineer (Development Control & Traffic Management)(AR)
Legal Services Manager (RJ),
Planning Portal & Systems Support Officer (MO),
Committee Officer (MEH)
- APOLOGIES:** Councillor Liz Wood.
- ALSO PRESENT:** Local Members: Councillors Dylan Rees (application 7.2); Dyfed W Jones (application 12.8).
- Councillors Derek Owen, Llio A Owen, Ieuan Williams.
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Glyn Haynes declared a personal and prejudicial interest in application 12.8.

Councillor John I Jones declared a personal and prejudicial interest in application 7.1.

Councillor Ken Taylor declared a personal interest in application 12.8.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 1 February, 2023 were confirmed as correct.

4 SITE VISITS

The minutes of the Site Visit held on 15 February, 2023 were confirmed as correct.

Councillor Robin Williams said that he had requested that a video of the physical site visit to Lon Penmynydd, Llangefni be available following the site visit. The Chair responded that the video of the site visit had been placed on TEAMS for Members of the Committee to view. Councillor Williams said that he was unable to find the recording and suggested that future recording should be better signposted on the TEAMS facility to the Members of the Committee.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.2 and 12.8.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 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 the receipt of correspondence from Richard Buxton Solicitors on behalf of their clients, who were challenging the validity of the Land and Lakes planning permission as noted within the report. At the meeting held on 1st February, 2023 the application was deferred to allow the Council sufficient time to consider the contents of the correspondence received and respond accordingly. Given the complexity of the matters raised, the Planning Officers are still considering the application and it was recommended that the application be deferred.

It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reasons given.

6.2 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 the receipt of correspondence from Richard Buxton Solicitors on behalf of their clients, who were challenging the validity of the Land and Lakes planning permission as noted within the report. At the meeting held on 1st February, 2023 the application was deferred to allow the Council sufficient time to consider the contents of the correspondence received and respond accordingly. Given the complexity of the matters raised, the Planning Officers are still considering the application and it was recommended that the application be deferred.

It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reasons given.

6.3 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 the receipt of correspondence from Richard Buxton Solicitors on behalf of their clients, who were challenging the validity of the Land and Lakes planning permission as noted within the report. At the meeting held on 1st February, 2023 the application was deferred to allow the Council sufficient time to consider the contents of the correspondence received and respond accordingly. Given the complexity of the matters raised, the Planning Officers are still considering the application and it was recommended that the application be deferred.

It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reasons given.

7 APPLICATIONS ARISING

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

Having declared a personal and prejudicial interest in the application, Councillor John I Jones left the meeting during discussion and voting thereon.

The application was presented to the Planning and Orders Committee as the application is on Council owned land. At the last meeting of this Committee held on 1st February, 2023 the application was deferred to allow for further statutory consultation on the information received as regards to pedestrian safety and highways information submitted by the applicant.

The Development Management Manager reported that 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 Newborough Primary School site at Pendref Street. The land is located within the development boundary of Newborough as identified within the Joint Local Development Plan. The proposal entails a semi-detached, terrace of 4 properties and flats with all units 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 towards informal and equipped play space which will be secured through a planning condition. He further said that the site lies within the Newborough development boundary as identified in the Joint Local Development Plan and represents the site of the old primary school and therefore the proposal can be considered under planning policy TAI 3. Criterion (3) with 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. The density of this proposal is approximately 35 units per hectare which complies with the requirements of the Policy. As the application is presented by the County Council's Housing Department, the development will therefore be for 100% affordable housing which will comply with the requirement of planning policy TAI 15. The indicative supply level for Newborough over the Plan period is 40 units (2011 – 2021), a total of 21 units have been completed. This means that at present there is insufficient capacity within the indicative supply for the settlement of Newborough for this development and the applicant must justify that there is a need for this development. 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 planning policy PS1, a Welsh language impact assessment needed to be submitted to the Local Planning Authority. It is considered that the impact upon the Welsh language will be comparatively low as the dwellings will be 100% affordable and the occupiers will remain local.

The Development Management Manager further referred to Policy TAI 8 'Appropriate Housing Mix' which seeks to ensure that all new residential developments contributes to improving the balance of housing and meets the identified needs of the whole community. Regards should be given to the Local Housing Market Assessment, Council Housing Register, Tai Teg Register to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites. It is considered that the proposal can be supported on the grounds of need in the locality. He further referred to the effect upon the amenities of neighbouring properties which has been highlighted in detail in the Planning Officer's report and the impact of the

proposal has been considered against relative planning policies and guidelines. The Highways 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 the 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 Dwynwen and the facilities in the village.

It was further reported that the Planning Authority were approached by Sports Wales following a complaint by a member of the public that they had not been consulted as regards to the reduction of the size of the play area due to this application and were therefore opposing the application due to the lack of information received. However, Officers have explained to Sports Wales that the facilities have been transferred over the road to the new Ysgol Santes Dwynwen which is a much larger school. It was noted that the local community has not lost a sporting facilities as the new school has playing fields and there is also a playing field at Parc y Plant. The '5 aside' pitch was demolished when the old primary school was demolished, therefore, when the planning application was presented, the pitch did not exist and the Planning Authority needs to assess the application as presented and on its own merits. Sports Wales have now withdrawn their opposition to the application. A financial contribution of £2,947.19 has been secured towards informal and equipped children's play area as part of this application. The recommendation is of approval of the application subject to the conditions within the Officer's report.

Councillor Ken Taylor proposed that the application be approved as there is a need for affordable dwellings in the area. Councillor Dafydd Roberts seconded the proposal of approval.

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

7.2 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 3 local members due to local concerns as regards to traffic, noise pollution, ecology effect and the location of the proposal. At its meeting held on 1 February, 2023 the Committee resolved to visit the site and a physical on site visit was conducted on 15 February, 2023.

Public Speakers

Mr Richard Lloyd Hughes, **opposing the application**, said that he was addressing the Committee on behalf of the residents who consider, in their opinion, that the development of 34 chalets on the Penmynydd Road should not be approved. At the outset the residents, wish to contend that the proposed application does not fit in with the immediate surrounding area of Llangefni and the site is not fit for purpose; the topography is such that the land can be waterlogged and is subject annually to some degree of flooding which at times leads to the disruption of traffic along the road adjacent to the entrance to the site. The residents have witnessed such flooding over the last 30 to 40 years. The applicant's survey will have been undertaken over a specified period of time without the benefit of essential local knowledge. To support the objection it is asked that the Committee give serious consideration to the following observations:-

1. The applicant's Transport Survey suggests that traffic is light along Penmynydd Road. This survey was undertaken during Covid 19 lockdown period which gives a distorted view of the volume of traffic. With a view to giving a more balanced assessment the residents undertook a vehicle count over a 9 hour period between 08.30am and 17.30 pm on separate days (prescribed 10 day period). During this time it was observed a 60% increase in volume of traffic compared to that in the applicant's Transport Survey. The residents would contend that such a volume of traffic is better described as at least moderate to heavy. In addition, professional advice was sought on the Transport Survey. The advice states that the survey does not comply with the standards required in the Council's policy TAN 18 (Transport) particularly in respect of visibility. Further details have been submitted in writing to the Planning Officer. It is appreciated that there is currently an entrance in situ but this is for infrequent agricultural purposes not constant heavy vehicle use.

2. Another document suggests there have been no accidents. Mr Hughes has personally witnessed three accidents and two near misses during the last 18 months on the roundabout nearest the proposed entrance. It is also noted that Penmynydd Road is regularly and constantly regulated for speeding by the Police Arrive Alive vehicle between the entrance to Coleg Menai and the aforementioned roundabout. It is believe that this fact supports our contention that the road is very busy and great driver care is required. We would further contend that any increased traffic and usage by drivers unfamiliar with the road will potentially lead to increased traffic offences and possibly accidents.

3. The applicant's Ecological Survey suggests that the effect on the environment will be minimal. We would disagree, in fact there is no mention whatsoever of the red squirrel population. Following the development of the link road and roundabout, ancient woodland has already been removed and hedgerows greatly reduced and destroyed. Consequently, this has had a significant adverse effect on much of the wildlife. For instance, owls are no longer present and sightings of red squirrels and bats significantly reduced - this along a road which proudly and prominently displays a red squirrel woodland sign. The removal of more hedgerows in the vicinity will once again

greatly disrupt and potentially decimate the squirrel and bat population they will have no method of travel between linked outcrops of woods.

Mr Jamie Bradshaw, applicant's Agent, **in support of the application**, said that the Officers are supportive of this scheme after detailed consideration of all issues. As such, Mr Bradshaw said that he would not cover every topic, and would focus on what appear to be the key matters of contention.

- Claims of potential noise and disturbance are misplaced as the site is 189 metres from the nearest property and still further from others. The site is also low density and will be actively managed. The Officers are entirely satisfied on this point.
- Access and traffic - a new entrance is proposed that will provide good visibility in either direction, and the number of journeys is well within the road's capacity. The Highways Officers has considered the submitted detailed technical evidence and that they are entirely satisfied. The traffic survey has been repeated and speeds are actually fractionally lower than during the lockdown period, therefore the road and entrance is satisfactory.
- Detailed work has also taken place to ensure that the scheme will be properly drained and will not cause issues either on or off site, and NRW, Welsh Water, and your Drainage Officers all agree that this is the case.
- Extensive ecological surveys have also taken place, with no protected species present within the site with only limited potential for impacts for animals moving around the trees and hedges set around the site's edge. Those would be almost entirely retained, with extensive planting proposed that will mitigate for the scheme's minor impacts and result in a biodiversity net gain so the site will have higher value than it does now. Again, NRW and the Ecologist are entirely happy with the scheme.
- Indeed, building with nature and the landscape of the area is at the heart of the design, with the landscape approach and the high quality sustainable lodges ensuring that the site will not be widely visible. Again, the Landscape Advisor and Planning Officers are entirely satisfied.
- Some objectors have argued that the scheme does not comply with planning policy as it would extend the town. However, policy actually promotes sites such as this that are highly accessible and on the edge of towns as they are the most sustainable and offer the greatest economic benefits.
- Indeed, if approved, the proposal will employ 6 staff directly and many others through contracted work, and it is expected to contribute nearly £1 million per year to the local economy through visitor spend alone, which would be equivalent to employing over 50 people. This would be a substantial boost to Llangefni's struggling town centre.
- The Applicant would also build out the site and lodges using local firms, with an expected spend of nearly £2 million to construct the scheme all retained within the local area.
- The Welsh Language impacts of the scheme have been assessed by ourselves and Officers, and it is clear that 32 lodges in a town of over 4,800 residents will have a very modest effect and this can be fully addressed through a Welsh Language Plan and other measures. Indeed, schemes such as this are well placed to divert visitors away from Air BNB to properly run sites that do not take up local housing.

- All in all, the proposal before you entirely complies with the LDP, and is fully supported by Officers after detailed consideration, and there is no sound basis for departing from their professional and considered advice. Thus, a proper assessment of the issues clearly and heavily weighs in favour of approving this scheme.
- It is therefore respectfully requested that you support this application in-line with Officers advice.

The Development Management Manager reported that the application site is located in the countryside under the provisions of policy PCYFF 1 of the Joint Local Development Plan 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 main relevant policy in this instance is planning policy TWR 3 (Static Caravans and Chalets sites) and there are 3 Criteria that need to be considered under this policy. Criterion (i) requires that it needs to demonstrate that the proposed development does not lead to a significant intensification in the provision of static caravan, chalet or permanent alternative camping sites in the locality. In this area of the west of Anglesey, the Capacity Study shows that there is capacity for a larger development as long as it has been well-designed, has been located sensitively and considers the effect on the environment. Criterion (ii) 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. He further reported that 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. Criterion (iii) of policy TWR 3 requires that the site is close to the main highway network and that adequate access can be provided without significant harming landscape characteristics and features. The access is also on the main highway network and is close to the new link road. It is considered that the proposal conforms to policy Criterion (iii) and will include relevant Highways Conditions. He further said that it is considered that as the location of the site is sustainable on the outskirts of Llangefni and will be well screened it is considered that it complies with the requirements of policies TWR 3, PCYFF 3 and PCYFF 4.

The Development Management Manager further reported that there has been a number of local concerns as regards to the drainage and flooding of the land on the application site. However, Natural Resources Wales and Welsh Water are satisfied with the development as it is not within the flood zone C2. Gwynedd Consultancy has noted that there is no record of flooding on the site. 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 any works on the site. 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. He further referred to the concerns expressed during the site visit by a Local Member as regards to the access to the site and specifically to the speed of the traffic to the east and west of the access. However, the applicant has submitted a Traffic Assessment and the results has shown that there is sufficient visibility from the site for the speed of the traffic passing the site. A second Traffic Assessment was undertaken in February and the findings confirmed the original assessment the visibility was sufficient. It was noted that the hedge at the entrance to the site will be cleared to ensure visibility from both sides of the road and especially as the entrance is near the roundabout which will slow the traffic from both directions.

The Development Management Manager referred to the other considerations as regards to this application and referred to the economic and employment benefit which 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 services roles. In addition, further employment will also be supported and provided through other roles such as cleaning, site and building maintenance, and other such contracted work. He further said that the developer has submitted a Welsh Language Statement to support the application which confirms that every signage and marketing will be bilingual. The applicant acknowledges the importance of employing people who speak Welsh. The recommendation is of approval of the application subject to the conditions contained within the Officer's report.

Councillor Jeff Evans expressed his dissatisfaction as to the limitation of time afforded to public speaking and 3 minutes seems to be a short time, and especially to a members of the public who wish to convey their points of view to the meeting. The Chair responded that the limitation of time to 3 minutes is within the Constitution.

Councillor Dylan Rees, a Local Member said that he was speaking on behalf of himself and his fellow Elected Members for the Canolbarth Môn ward. He referred specifically to landscape, ecology and biodiversity as regards to the proposal and noted that the applicant has submitted a Landscape and Visual Assessment report which deals with the wider area of Llangefni and not specifically to the proposed application site. He noted that the report at 4.3.5 and 4.3.6 refers to the local Nature Reserve at the Dingle, Llangefni and no reference has been made to the Red Squirrel habitat even though there are information boards highlighting the Red Squirrels' population at the Dingle. Councillor Rees further said that Red Squirrels' are often seen at Lon Penmynydd. He noted that he had contacted Dr Craig Shuttleworth from Bangor University who has been involved in the applied conservation of the native red squirrels in the UK and Europe and Councillor Rees read out correspondence received by Dr Shuttleworth on 2 February, 2023 to the Committee. He further said that there is no mention of the Red Squirrels' within

the Ecological Report and therefore the application fails to meet Planning Policy Wales' Technical Advice Note No. 5 on nature conservation and planning and the application should be refused on this matter alone. Councillor Dylan Rees further said that he appreciated the comments that the limitation of 3 minutes for public speakers is insufficient and read out the remaining comments by the objector to the application as follows :-

'Light pollution will also affect the bat population and it is understood that a recent planning application has had a restriction put upon it that lights must be turned off after a certain time in order to reduce the adverse effect on the bats. The proposed development must meet TWR policy criteria 3. This proposed development falls into the large scale class of between 26-200 units and would therefore need to show clearly that it fits in well with the existing built environment/urban land cover. It does not. The proposed development is outside the locally agreed development boundary. It is understood that development is outside a specified boundary is permissible in exceptional and essential circumstances. This was reluctantly accepted for the new road development which was deemed essential to reduce traffic congestion in Llangefni. We would contend that this proposed development is not essential and the proposed site is not fit for purpose based on the aforementioned observations and facts.'

Councillor Rees reaffirmed that this is a large scale development which is outside the development boundary and he did not accept that the visual impact nor the environmental impact will be negligible and if the application was to be approved it would result in the rural outskirts of Llangefni becoming urbanised and this is why all 3 Local Members oppose the application.

Councillor Geraint Bebb said that during the site visit to the proposed application site that the land is flooded. He further said that it is evident that there are local concerns as a total of 39 letters have been received in opposition of the application due to ecology, effect on the countryside and the Welsh Language. The Llangefni Town Council is also opposing the application. Councillor Bebb further said that he considered that the proposal is too near to Coleg Menai and Ysgol y Graig and extra traffic will entail from the new extension to the school. He considered that a new Secondary will be required in the next 10 years in Llangefni and this location would be suitable for such a development. Councillor Bebb proposed that the application be refused.

Councillor Nicola Roberts said that the local residents of Llangefni do not believe that the application will blend into the community as the Town is a mix of the High Street, housing, industrial estate, two primary schools a Secondary School and Coleg Menai and the development proposed in an inappropriate area on the outskirts of the Town. Llangefni has been identified as an Urban Retail Area and the residents' question how this developments fits into this definition. She noted that the Ecological Report has not addressed the local nature species i.e. Red Kite and Red Squirrel's. The development of holiday log cabins will create additional noise and lighting pollution and can also create antisocial behaviour. She referred that the application does not conform to planning policy PCYFF 3.

Councillor Paul Ellis, a Local Member said that he agreed with his fellow Elected Members that the site is unsuitable on the rural outskirts of Llangefni as it is on a public highway and near a roundabout.

The Development Management Manager addressed the comments by the Local Members and said that the applicant has submitted an Ecology Study which has been consulted upon and has been found to be acceptable by NRW and the Ecology Officer of the Local Authority. He noted that the planting of trees and wild grasses will encourage nature and before any felling of trees and hedgerows an Ecologist will need to be on the site to ensure that no wildlife is within those hedges. He further said that reference has been made to light pollution from the site, however the applicant would need to submit a lighting plan before commencement of the development as can be seen in Condition 6 within the report. Reference has also been made that the application site is outside the development boundary, however, planning policy TWR 3 stipulates that it is not a requirement that such development needs to be within the development boundary as they are suited to be outside development boundaries.

Councillor R LI Jones questioned whether the Local Authority were measuring the carbon emissions from such development. The Development Management Manager responded that the measuring of carbon emissions is not measured but he said that solar panels will be erected on the roofs of the chalets and electric charging points will be available on-site. The development has taken steps to mitigate the effects on the environment.

Councillor Robin Williams ascertained as to whether the applicant is intending to sell the chalet individually and letting them out thereafter or whether they will be let out on a weekly or fortnightly basis. The Development Management Manager responded that the application is considered within its planning merits and land use perspective only. Councillor Williams referred to a similar development within the Aethwy Ward with chalets being sold and people using them as second homes and some living permanently in the chalets. He expressed concerns that this proposed development on Lon Penmynydd, Llangefni would be similar to the development in the Aethwy Ward. He questioned as to the point of a development boundary if such developments are allowed to be built outside development boundaries. Councillor Williams seconded the proposal of refusal of the application.

Councillor Dafydd Roberts said that he considered that the application was contrary to planning policy PCYFF 3. He noted that the site will be visible from the highway all year round. He referred that a condition will be imposed that a register will be kept to monitor who will be staying at these chalet, however, a similar development in Llanddaniel had similar conditions but by now more than half of those chalets have been sold and have received a Certificate of Lawfulness for year round residence. Councillor Roberts considered that every developer of similar development should have a 'dashboard' to monitor who is staying at these chalets.

Councillor Jackie Lewis referred to the comments as regards to carbon emissions from such a development. She noted that the planting of trees around the site will contribute to 'carbon off-setting'. She further said that employment opportunities will be created from the approval of the development and will contribute to the local economy.

Councillor Jeff Evans expressed that the development has its advantages and disadvantages to the Town of Llangefni. He noted that such a development can have an impact on the Town and wildlife but it can also be beneficial to the area. He further expressed that if the application was refused the developer could appeal the decision.

Councillor John I Jones said that if the Traffic Survey was undertaken during the covid restrictions this does not give a clear indication of the traffic along the Lon Penmynydd. He expressed that there is now an emphasis on people to be walking from such facilities rather than using their vehicles; he considered that this site was not sustainable for walkers to be walking from the facility as it is not near the Town centre. He further said that whilst an Ecology Report has been submitted by the applicant, however, the Red Squirrel's habitat has not been included nor addressed and he could not support the application.

The Development Management Manager addressed the comments by the Members of the Committee and said that the purpose of planning conditions is to control such a development and specifically as regards to Condition (2) within the report. He expressed that it is uncertain what will entail in the future as the Planning Authority does not have the resources to monitor whether people are living in these chalet on a permanent basis. He considered that it is up to the local residents to report any breaches of conditions if the development is not operating in accordance with conditions imposed. The Development Management Manager further said that if the application was refused and the applicant appealed the decision, the Planning Inspector would impose Condition (2) on any approval. If the application is to be refused by this Committee a more valid reason for refusal would be required. He further addressed the comments as regards to the Traffic Survey undertaken during the covid restrictions. He noted that an additional Traffic Survey has been undertaken in February by the applicant and has resulted that the traffic passing the site is lower than during the covid restrictions. He disagreed as regards to comments made that the development site was not sustainable, the developer will construct a footpath from the entrance of the site to an existing footpath. He noted that the site is within a one and half miles from the Town centre of Llangefni.

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

In the ensuing vote, the proposal to refuse the application was carried.

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

policy PCYFF 3 and the ecology report has not addressed the effect on the Red Squirrels habitat in the area.

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

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 FPL/2022/128 - 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 5, Amlwch Industrial Estate, Amlwch

The application was presented to the Planning and Orders Committee as 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.

The Development Management Manager reported that 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 Joint Local Development Plan for B1, B2 and B8 uses and consequently the principle of the proposal is acceptable.

Councillor Geraint Bebb proposed that the application be approved.
Councillor Jeff Evans 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 REMAINDER OF APPLICATIONS

12.1 MAO/2022/27 - Minor amendments to scheme previously approved under planning permission FPL/2021/337 so as to amend the approved plans at the Former Roadking Truckstop, Parc Cybi, Holyhead

The application was presented to the Planning and Orders Committee as it is for minor amendments to the scheme, as noted within the Officer's reports, which was approved by the Committee in determining planning application FPL/2021/337 at its meeting held on 2 March, 2022.

The Development Management Manager reported that in considering the scale of the approved development together with the minor nature of the proposed changes, it is considered acceptable to deal with the changes via a non-material amendment application.

Councillor Ken Taylor proposed that the application be approved. Councillor Jeff Evans 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 ADV/2023/1 – Application for the replacement of interpretation sign at Amlwch Watchtower, Amlwch

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

The Development Management Manager reported that 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 and complies with relevant planning policies.

Councillor Ken Taylor proposed that the application be approved. Councillor Jeff Evans seconded the proposal of approval.

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

12.3 ADV/2023/2 – Application for the erection of an interpretation sign at Upper Car Park, Upper Quay Street, Amlwch Port

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

The Development Management Manager reported that the proposal is a small scale development to provide a heritage interpretation board in the public car park located on Upper Quay Street, Amlwch. 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 and complies with relevant planning policies.

Councillor Jeff Evans proposed that the application be approved. Councillor Dafydd Roberts seconded the proposal of approval.

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

12.4 ADV/2023/3 – Application for the replacement of interpretation sign at Main Square Car Park, Amlwch

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

The Development Management Manager reported that the proposal is a small scale development to provide a heritage interpretation board in the Main Square Car Park located on Upper Quay Street, 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 and complies with relevant planning policies.

Councillor John I Jones 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.

12.5 ADV/2023/4 - Application for the siting of 2 non-illuminated signs at Parys Mountain, Amlwch

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

The Development Management Manager reported that the proposal is a small 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 and complies with relevant planning policies.

Councillor Ken Taylor proposed that the application be approved. Councillor Jeff Evans 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 HHP/2022/342 - Full application for alterations and extensions at Islwyn, Holyhead Road, Llanfairpwll

The application was presented to the Planning and Orders Committee at the request of a local member due to concerns that the development will impact the neighbouring property.

Councillor Robin Williams, and a Local Member proposed that a physical site visit be undertaken to the application site due to the effect on local resident's amenities and it would be beneficial for the Committee to view the site.

The Development Management Manager reported that the proposal is a small scale extension which he considered that it would not have a significant effect on the neighbouring property and the length of the extension is only 0.5m larger than an extension which could be built under permitted development rights.

Councillor T LI Hughes MBE seconded the proposal for a physical site visit to the site.

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

12.7 HHP/2022/244 - Full application for demolition of the existing garage together with the erection of a two storey annex at Lancefield, Ffordd Cynlas, Benllech

The application was presented to the Planning and Orders Committee at the request of a local member on the grounds of over-development of the site and adverse impact on the neighbours' amenities.

The application had been withdrawn.

12.8 FPL/2021/231 - 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 land North of Y Garnedd, Llanfairpwll

Having declared a personal and prejudicial interest in the application, Councillor Glyn Haynes left the meeting during discussion and voting thereon.

Having declared a personal interest in the application and following legal advice, Councillor Ken Taylor was able to take part in the discussion and voting thereon.

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

Public Speaker

Mr Rhys Davies, Cadnant Planning, spoke in **support of the application**, and said that this is an application for 27 affordable dwellings in Llanfairpwll. The need for affordable homes in Llanfairpwll is apparent with over 70 families or

young people on the list for an affordable homes in the village; these people are the future of the village. In this case, the developer has discussed the intention with Officers from the Council's Housing Department for years and have come to an agreement that these houses would be transferred to the Council if the development is approved. Unfortunately, even though the need for affordable homes is clear in this case and that the development is acceptable when considered under Policy TAI 16 of the Local Development Plan, a problem has become apparent when trying to create a proposed surface water drainage system for the development. There has been considerable discussions on this matter and so far, unfortunately, no agreement has been found. The County Council refuse to accept surface water into the highways system of Llanfairpwll even though the developer is willing to improve the flood prevention system for the village. Also, even though there is a surface water ditch opposite the site near the A55, the Highways Department of Welsh Government have refused to accept connection to this water ditch; even though that there is an intention to significantly prevent the flow of water so that it would be less than comes off the surface of the field. There is a third option which is to connect to a ditch on the land of the Community Council but again, the Community Council have refused to agree to this. This situation is very frustrating for the developer, for the Housing Department of Anglesey Council and also for a number of local families who seriously need affordable homes in Llanfairpwll. It is not the developer who is losing out here but young people and families. Mr Davies urged the Committee to defer this application and send a clear message to everyone that the Council is supportive of the intention and that the Authority specifically asks the Officers and Welsh Government Officers to hold a joint meeting to urgently discuss this matter.

The Development Management Manager reported that the application was submitted in August 2021 and no progress has been made as the applicant has failed to provide an acceptable method of surface water disposal. The Local Authority Drainage Section are not supportive of the disposal of surface water into the highways drainage system 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. The Community Council, who are the owners of the adjacent field to the proposed development, have refused to sell the land to the developer to create a drainage system. 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 is to refuse the application. This will afford the applicant time to explore other avenue as regards to the proposal and submit a new application to the Local Planning Authority.

Councillor Dyfed W Jones, a Local Member said that he agreed that there is a need for affordable housing in Llanfairpwll. However, there are local concerns that this site is not suitable for affordable dwellings. He further said that there is a need to resolve the flooding and drainage issue in Llanfairpwll that occur and if this application is to be resubmitted.

Councillor Robin Williams, and a Local Member said that there has been concerns locally as regards to this application for a number of years and the access to the site is inadequate and is outside the development boundary of Llanfairpwll. He further said that there are also drainage issues which have been highlighted within the area.

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

It was RESOLVED to refuse the application in accordance with the Officer's recommendation as contained within the written report.

12.9 TPO/2022/24 - Application for works to trees protected by a Tree Preservation Order at Parc Twr, Llanfairpwll

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

The Development Management Manager reported that the application is for tree works to trees protected by a TPO within the woodland surrounding the Marguess' 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. He further said that the justification behind the proposal is to facilitate road improvements along the section of the A5, together with a potential multi-use pedestrian/cycle path between Llanfairpwll and Menai Bridge.

Councillor Robin Williams proposed that the application be approved. 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.

13 OTHER MATTERS

13.1 DEM/2023/2 - Application to determine whether prior approval is required for the demolition of garages at Pencraig, Llangefni

The Development Management Manager reported that the application is presented to the Planning and Orders Committee for information only. The proposal entails to demolish a singular disused and dilapidated domestic type garages at Pencraig, Llangefni and considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. As part of the application to demolish the garages, an application needs to be submitted and the Local Authority must respond within 28 days to the application which has subsequently expired.

To note the information presented to the Planning and Orders Committee.

13.2 DEM/2023/3 - Application to determine whether prior approval is required for the demolition of garages at Pencraig, Llangefni

The Development Management Manager reported that the application is presented to the Planning and Orders Committee for information only. The proposal entails to demolish a block of 8 disused and dilapidated domestic type garages at Pencraig, Llangefni and considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. As part of the application to demolish the garages, an application needs to be submitted and the Local Authority must respond within 28 days to the application which has subsequently expired.

To note the information presented to the Planning and Orders Committee.

13.3 DEM/2023/4 - Application to determine whether prior approval is required for the demolition of garages at Maes Hyfryd, Llangefni

The Development Management Manager reported that the application is presented to the Planning and Orders Committee for information only. The proposal entails to demolish a block of 10 disused and dilapidated domestic type garages at Maes Hyfryd, Llangefni and considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. As part of the application to demolish the garages, an application needs to be submitted and the Local Authority must respond within 28 days to the application which has subsequently expired.

To note the information presented to the Planning and Orders Committee.

13.4 DEM/2023/5 - Application to determine whether prior approval is required for the demolition of 28 garages at Bro Tudur, Llangefni

The Development Management Manager reported that the application is presented to the Planning and Orders Committee for information only. The proposal entails to demolish a block of 28 disused and dilapidated domestic type garages at Bro Tudur, Llangefni and considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. As part of the application to demolish the garages, an application needs to be submitted and the Local Authority must respond within 28 days to the application which has subsequently expired.

To note the information presented to the Planning and Orders Committee.

**COUNCILLOR NEVILLE EVANS
CHAIR**

Isle of Anglesey County Council
Regulation and Economic Development Service
Council Offices,
Llangefni,
LL77 7TW

One Glass Wharf
Bristol BS2 0ZX
Tel: +44 (0)117 939 2000
Fax: +44 (0)117 902 4400
email@burgess-salmon.com
www.burgess-salmon.com
DX 7829 Bristol

Direct Line: +44 (0) 117 902 2740
patrick.robinson@burgess-salmon.com

Our ref: PR01/DW06/38964.102/ROBIN

Your ref: Land and Lakes

28 March 2023

When telephoning please ask for: Patrick Robinson

Dear Isle of Anglesey County Council

Land and Lakes Implementation

1 Background

1.1 The Council is presently engaged in considering the adequacy of steps taken to discharge s106 agreement obligations in relation to the Penrhos, Cae Glas and Kingsland site by Land and Lakes (“LL”). At the same time as doing so questions have been raised by and on behalf of interested parties over the lawfulness of the works undertaken to implement the planning permission for the development (reference 46C427K/TR/EIA/CON – the “**Permission**”). We have been asked to advise on those questions, and will do so by addressing whether:

- (a) the works of implementation undertaken are “**material operations**” for the purposes of section 56(4) Town and Country Planning Act 1990 (“**TCPA**”) and so are adequate to implement the Permission;
- (b) the nature of Condition 30, in its operation as a Condition Precedent, means that a failure to discharge conditions prior to the deadline in Condition 4 will result in subsequent works being made unlawful and incapable of implementing the permission; and
- (c) the actions taken in respect of the Bailiff’s Tower are sufficient to institute a change of use.

1.2 For the reasons given below we confirm as correct what we understand to be the Council’s stated position to date, namely that there has been lawful implementation of the Permission.

2 The Permission and Approvals Granted

2.1 In providing this advice, it will help if we highlight that the following conditions in the Permission are important:

1. The development hereby approved under this planning permission may be delivered on a phased basis and applications to the Local Planning Authority for the approval of the appearance, landscaping, layout and scale (hereafter called the “**Reserved Matters**”) in respect of a Phase or any component parts of the development shall be carried out in conformity with the approved Phasing Plan(s).

2. No development of any Phase or component part of the development shall commence until the Reserved Matters in respect of that Phase or component part of the development has been approved in writing by the Local Planning Authority.

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4. The development hereby permitted shall commence no later than whichever is the later of the following dates:

- (a) the expiration of 5 years from the date of the grant of this permission; or
- (b) the expiration of 2 years from the date of the approval of the first Reserved Matters Application ("**RMA**") to be approved.

5: No development shall commence until a Phasing Plan for each Phase of the development has been submitted to the Local Planning Authority and approved by it in writing. The Phasing Plan shall provide a timetable for the sequential implementation, completion and occupation/use of all areas and component parts of the Phase together with detail of the location of all associated facilities, services, roads, landscaping and any other associated elements. The development shall be carried out in accordance with the provisions of the approved Phasing Plan.

30. No Phase or component part of the development shall commence until full details of all proposed electrical, telecommunications, gas and other services for that Phase or component part of the development have been submitted to and approved in writing by the Local Planning Authority. No development of the Phase or component part of the development shall commence until the detail under this Condition has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the detail approved by the Local Planning Authority under this Condition.

70. The change of use hereby permitted shall commence before the expiration of five years from the date of this planning permission.

71. The change of use hereby permitted shall only commence following the implementation of the first RMA approval in respect of the Penrhos Phase of the development. The change of use hereby permitted shall thereafter only be used on an ancillary basis to the holiday leisure village together with other ancillary uses approved under the provision of [the Permission].

2.2 It is also important to note that in the Permission, the term "**Phase**" is defined as meaning one of nine identified phases, of which one is "**the Penrhos Phase**", defined as:

"...a leisure village comprising up to 500 new leisure units and associated development as described in the planning application hereby approved on land delineated with green hatching on the plan enclosed as Appendix 1 to this decision notice."

2.3 No definition is provided of the term "**component part of the development**" nor of the term "**component part(s) of the Phase**" with both formulations being used interchangeably.

2.4 It is also relevant that the first RMA under the Permission was approved on 7 August 2020 under reference RM/2018/6 (the "**First RMA**"), described as:

Reserved matters application including details of the appearance, landscaping, layout and scale for raised boardwalk footways and works to trees subject to a Tree Preservation Order on part of the publicly accessible area approved under outline planning permission 46C427K/TR/EIA/ECON at the Penrhos Coastal Park, Holyhead at Land and Lakes, Penrhos Coastal Park, Caergybi / Holyhead.

2.5 A Conditions Discharge Application ("**CDA**") was also approved on 1 April 2021 under reference DIS-2020-92 (the "**DisC**"), pursuant to which the Council approved a Phasing Plan under Condition 5, comprising:

- (a) a plan (drawing no PL1114.1-PLA-00-XX-DR-L-0006 Phasing Plan) which divided the Penrhos Phase as defined by the Permission into four, and

- (b) a table entitled “**Appendix A2 part A (rev A) Penrhos Leisure Village - Proposed Delivery Programme - December 2020**” by which it was indicated, by reference to quarters of the years 2021-2026, when the various phases identified in the Phasing Plan would come forward for RMA approval, commencement of development, and occupation. In respect of a phase entitled “**Penrhos Coastal Park**”, reference was made to “**Reserved Matters Development / Submission / Approval**” having been “approved 7 August 2020”, being a reference to the First RMA.

- 2.6 Under the CDA, the Council also discharged Conditions 7, 14, 17, 18, 25, 32, 33, 34, 35, 38, 40, 44, 45, 48, 50, 51, 52, 54, 55, 56, 66 and 68. The DisC notice recorded the application for discharge of those conditions, as well as Condition 5 as being “*insofar as they relate to reserved matters application RM/2018/6*” (i.e. the First RMA).
- 2.7 On 16 June 2021, the Council approved a further CDA under the reference DIS-2021-33 (the “**Further DisC**”). This comprised a scheme for access, parking, turning, loading and unloading pursuant to Condition 73.
- 2.8 No application has been made to date for the discharge of Condition 30.

3 Works in commencement of development

- 3.1 In April 2021 LL submitted a report to the Council stating that works have commenced at Penrhos Coastal Park prior to 19 April 2021, within 5 years of the grant of Permission as required under Condition 4 (although the correct date is later under Condition 4, namely 2 years from approval of the First RMA).
- 3.2 The report referred to works to install a section of pathway at the Penrhos Coastal Park, some 15 m in length comprising, in part, a compacted stone path with timber edging, with some 5 m comprising a raised wooden walkway. The photographs in the LL report relate to a period between 24 March and 2 April 2021.
- 3.3 The First RMA encompassed detailed proposals for managed walkways and approved the Design and Management Guide (dated 16 February 2020) (the “**DMG**”) which set out details of them (as envisaged also under Condition 61). Although the description in the First RMA refers explicitly to raised boardwalk footways and works to trees, that is expressed to be “*including*” such details, rather than excluding other walkways from the ambit of the approval, to which the approved plans relate (see, e.g para. 2.4 of the DMG). The pathway that has been constructed appears to be referable to the new permissive tertiary route shown on p. 12 of the DMG.
- 3.4 The DisC was on 1 April 2021. Whether the pathway works carried out prior to this date can lawfully implement the development, we return to below.

4 Change of use of the Bailiff’s Tower

- 4.1 Section C of the Permission sets out four conditions in respect of the full permission for the change of use for the Bailiff’s Tower and other outbuildings at Penrhos Home Farm: from a cricket clubhouse to a visitors’ information centre, restaurant, café, bars and retail. It falls within the physical area of the Penrhos Phase. The conditions in section A (for the outline elements) of the Permission do not apply to section C (which granted full planning permission).
- 4.2 LL provided to the Council a separate report in April 2021 dealing with the change of use of the Bailiff’s Tower. That report states that the 4 conditions contained in section C have been complied with:
- (a) Condition 70 in so far as the change of use occurred prior to 19 April 2021;
- (b) Condition 71 in so far as the First RMA have been implemented;

- (c) Condition 72 in so far as the change of use accords with the approved uses; and
- (d) Condition 73 “through submission of a scheme for access, parking, turning, loading and unloading as part of the application to discharge Change of Use conditions”.

It is noted that “As this scheme applies to six existing buildings which are already served by adequate access roadway, adjoining parking, turning and loading/unloading areas, approval of this scheme requires no subsequent works.”

- 4.3 The report states that the building was already suitable for use as a visitor information centre, requiring only internal decoration and refurnishing. The works carried out comprised cleaning, painting, filling, decoration, installation of a carpet, signage, table and chairs - of which photographs are provided. However the then Covid restrictions did not allow the public to visit, so the centre could not be accessed by the public, and it is understood that this situation prevailed until and beyond the date for implementation of the permission. The Council does not have information on whether it was occupied for the authorised use after that point.

5 Legal principles on compliance with conditions

- 5.1 Development in breach of condition is unlawful (section 171A TCPA), and it follows that, if there is a condition that must be fulfilled before any material operation capable of implementing a planning permission is undertaken, and development commences without the fulfilment of that condition, the development has been undertaken unlawfully and the planning permission has not been implemented (*Whitley & Sons Ltd v Secretary of State for Wales* [1992] 64 P&CR 296).
- 5.2 As explained in *Meisels v Secretary of State for Housing Communities and Local Government* [2019] EHCW 1987 (Admin) at [17] however, the statutory scheme clearly differentiates, in section 171A TCPA, between (a) carrying out development without planning permission; and (b) breach of condition (“it follows that not every breach of condition can have the effect that development has been carried out without planning permission”).
- 5.3 A breach of condition will only have that effect if it is one which:
- (a) Properly construed (applying the principles in *Trump International Golf Club Scotland Limited v Scottish Ministers* (Scotland) [2015] UKSC 74 (esp. [33]-[34] and [66]) and *Lambeth v Secretary of State for Housing Communities and Local Government* [2019] UKSC 33 (esp. [15]-[19])) is intended to prevent the commencement of work (or make it unlawful) prior to the fulfilment of its requirements (i.e. a “**Condition Precedent**”).

In this regard, the Court of Appeal in *Greyfort Properties Ltd v Secretary of State for Communities and Local Government* [2011] EWCA Civ 908 at [30]-[33] emphasised that both wording to require a step to be undertaken before the commencement of development (“*Prior to development being carried out...*”) and wording that expressly prohibited works being carried out until such a step had been taken (“*No development shall be carried out...*”) are, in principle, apt to impose an express prohibition on the commencement of development before submission and approval of reserved matters.

- (b) “**Goes to the heart of the planning permission**” (*R (on the application of Hart Aggregates Ltd) v Hartlepool BC* [2005] EWHC 840 (Admin) at [61]; cf [67]).

The High Court provided further guidance as to what a condition which goes to the heart of a planning permission is in *Meisels* at [18]-[19]: it is one which “*is a condition going beyond the detail of a matter that is agreed in principle; it is, instead, something without which the authority would not be content to permit the development at all*”. Moreover, whether or not a specific

condition is such a condition can only be answered “by a fact-sensitive enquiry into the terms of the condition in the context of the permission, and the permission in its planning context”.

This consideration can be seen to arise from Sullivan J’s concern in *Hart* at [67] to differentiate between situations at two ends of a scale, in which on the one hand it is claimed that implementation of a fully outline permission has been achieved without any of the reserved matters being approved; and on the other, the situation where there is a full planning permission and the failure is limited to a failure to obtain approval for one particular aspect of the development.

- 5.4 The Whitley principle is subject to a number of exceptions, the common basis for which was considered in *R (Hammerton) v London Underground* [2002] EWHC 2307 (Admin) per Ouseley J at [127] (approved by the Court of Appeal in *R (Prokopp) v London Underground Ltd* [2004] Env. L.R. 8 at [85]) to be:

“where it would be unlawful, in accordance with public law principles, notably irrationality or abuse of power, for a local planning authority to take enforcement action to prevent development proceeding, the development albeit in breach of planning control is nevertheless effective to commence development.” and at [131] that “it would be insufficient to show that the authorities were indifferent to the breach, or unlikely to take enforcement action or indeed that they had decided not to (although no concluded view is required). It is necessary to conclude that they could not do so.”

6 Condition 30

- 6.1 “The starting point...is to consider what is meant by the words of the condition”: *Meisels* at [14] and [17]; and *Hammerton* at [58] to [63]. When addressing this first issue, the condition must be read according to its natural and ordinary meaning and in the context of the Permission as a whole: “the planning permission and its conditions must be construed as a whole and as a “reasonable reader” would”: *Menston Action Group v City of Bradford* [2016] EWCA Civ 796 at [11]; see also *Trump* (above).
- 6.2 The Permission in its outline elements creates an architecture for the sequential submission of applications for approval of reserved matters and the discharge of conditions. Condition 2 is the key condition in respect of the outline part of the Permission. Condition 2 draws a distinction between, on the one hand RMAs in respect of a Phase (as defined in the Permission) and RMAs in respect of a “component part of the development”. There is nothing in that condition, or in Condition 30 which also draws this same distinction, that requires RMAs only to be sought on a ‘Phase-by-Phase’ basis.
- 6.3 The phrase “component part of the development” is not defined in the Permission, but the natural and ordinary meaning of these words is any identifiable, discrete part of the development which is not an entire Phase as identified in the Permission. The Permission therefore expressly envisages that an RMA can be approved as opposed to obtaining RMA approval for an entire phase.
- 6.4 The application underpinning the First RMA was an application for reserved matters for a component part of the development.
- 6.5 Condition 30 itself contains an express restriction on development unless its requirements are satisfied: “No Phase or component part of the development shall commence...” which is the language of a Condition Precedent. However, given the context of the overall architecture of the conditions, which draws a distinction between a Phase and a component part of the development, the correct interpretation of this condition is that where RMAs is sought for a component part of the development which envisages or requires electrical, telecommunications, gas and other services, the condition only requires that, before the commencement of that component, details of the services proposed “for that component part” be submitted and approved.

- 6.6 If there is a component part of the development for which there are no “*proposed electrical, telecommunications, gas and other services*”, then Condition 30 cannot bite on it to require submission of details, because there are no details to submit. Where there are no details to submit they cannot be approved, and the development cannot be carried out strictly in accordance with those details. On that basis, nothing in Condition 30 would render unlawful works to commence a component part of the development for which there are no proposed services.
- 6.7 As such, there is no breach of Condition 30 because the Permission can be implemented by works which do not fall within its scope – ie works comprising a component part of the development which has been approved and which do not propose any services.
- 6.8 Whilst it isn’t necessary to go beyond that finding of compliance, if the question is posed whether Condition 30 is a Condition Precedent in the sense that it “*goes to the heart of the permission*” having regard to the reason for the condition and the planning implications of non-compliance (*Meisels* [19]) as nothing in the works approved under the First RMA would permit any operational development requiring services, non-compliance in any event would not go to the heart of the Permission.

7 The pathway works

- 7.1 The question has been raised whether the pathway works fall within section 56(4)(d) TCPA 1990 as being “*any operation in the course of laying out or constructing a road or part of a road*”. The works can be so described.
- 7.2 “**Road**” is not defined in the legislation. The most recent Oxford English Dictionary (“**OED**”) (1989, 2nd edition) refers not only to “*an ordinary line of communication used by persons passing between different places, usually one wide enough to admit of the passage of vehicles as well as of horses or travellers on foot*” but also “*any way, path or (material) course.*” The Shorter OED in earlier editions includes definitions which do not relate only to where vehicles are used, eg “*an ordinary line of communication between defined places used by horses, travellers on foot or vehicles*” and, separately, “*any path or way.*” Despite the references to vehicles there is no reason why it cannot be given a broader meaning in circumstances where there is a specially prepared surface. The dimensions and length of the pathway are substantial, particularly having regard to cases where merely ‘*pegging out*’ has been regarded as sufficient.
- 7.3 Beyond that conclusion, other operational development that falls outside section 56(4) can be sufficient to implement a planning permission: *Field v First Secretary of State* [2004] EWHC 147 Admin at [43] and [49]; endorsed in *Republic of France v RBKC* [2017] EWCA Civ 429. The constructed pathway works as a whole comprise operational development which are referable to the First RMA and can properly be regarded by themselves as sufficient works to implement the development.

8 The change of use

- 8.1 In respect of compliance with Condition 71, commencement of the change of use is subject to prior implementation of the First RMA. Whilst lawfulness of the change of use is therefore dependent on whether the First RMA has been lawfully commenced, we have already concluded that that has happened.
- 8.2 Three other conditions are relevant. The second part of Condition 71 requires that the change of use shall thereafter only be used on an ancillary basis to the holiday leisure village “*together with other ancillary uses approved under the outline permission*”. Those ancillary purposes include the country park, meaning that use of the visitors’ information centre has not been other than ancillary to the country park.
- 8.3 There is no suggestion that Condition 72 has not been complied with and Condition 73 has been discharged pursuant to the Further DisC.

- 8.4 Section 56(4)(a) defines “**material operation**” for the purposes of section 56(2) as “*any change in the use of the land which constitutes material development*”. The new use did not require permanent occupation and none of the internal works that were carried out required planning permission. External signage that might be regarded as involving development would have deemed advertisement control consent and so a deemed grant of permission under section 222 of the TCPA.
- 8.5 Whilst actual change in use is the obvious factor to look for it is difficult to see what more could have been undertaken, in respect of the building in question, given the Covid restrictions in place at the time. The line of authority (culminating in *Kestrel Hydro v SSCLG* [2016] EWCA Civ 784) that when enforcing against unlawful change of use, the enforcement notice can properly require removal of associated works (in the context of the powers under section 173(3) and (4) to remedy the breach and restore the land to its prior condition) suggests the associated steps with the purported change of use, in particular signage, should be regarded as sufficient to demonstrate material development in circumstances where physical occupation is precluded.
- 8.6 It is also relevant to note that, to the extent there is any question over implementation of the Permission relating to the Bailiff’s Tower, full planning permission (section C) is likely to be regarded in practice as severable from the other permissions and therefore even if it had lapsed, that would not affect the validity of the other permissions.

9 Conclusions

Returning to the questions posed in paragraph 1.1 of this letter, they have been answered above as follows

- (a) As to the works to the path (paragraphs 7.2 and 7.3 above) by reference to standard definitions what has been laid out comprises a road whether or not they are to be used for vehicles and are in excess of the minimum works required for such purposes. The constructed pathway works as a whole comprise operational development referable to the first RMA sufficient to implement the development.
- (b) As to Condition 30 (paragraphs 6.2, 6.3, 6.6 and 6.7 above) there is nothing in any condition that requires reserved matters approvals only to be sought on a ‘**Phase-by-Phase**’ basis and the Permission expressly envisages that a reserved matters approval can be approved as opposed to obtaining reserved matters approval for an entire phase. Where reserved matters approval is sought for part of the development requiring electrical, telecommunications, gas and other services, the condition only requires that details of the services proposed for that part are approved but, as is the case with the First RMA whilst there are no details of services to be approved and the Permission can be implemented by those works.
- (c) As to change of use (paragraphs 8.4 and 8.5) the new use did not require permanent occupation and none of the internal works or signage required planning permission but further instances of use being precluded by the Covid restrictions in place at the time the associated steps with the purported change of use, in particular signage, should be regarded as sufficient to demonstrate material development in circumstances where physical occupation is precluded.

Yours faithfully

Burges Salmon

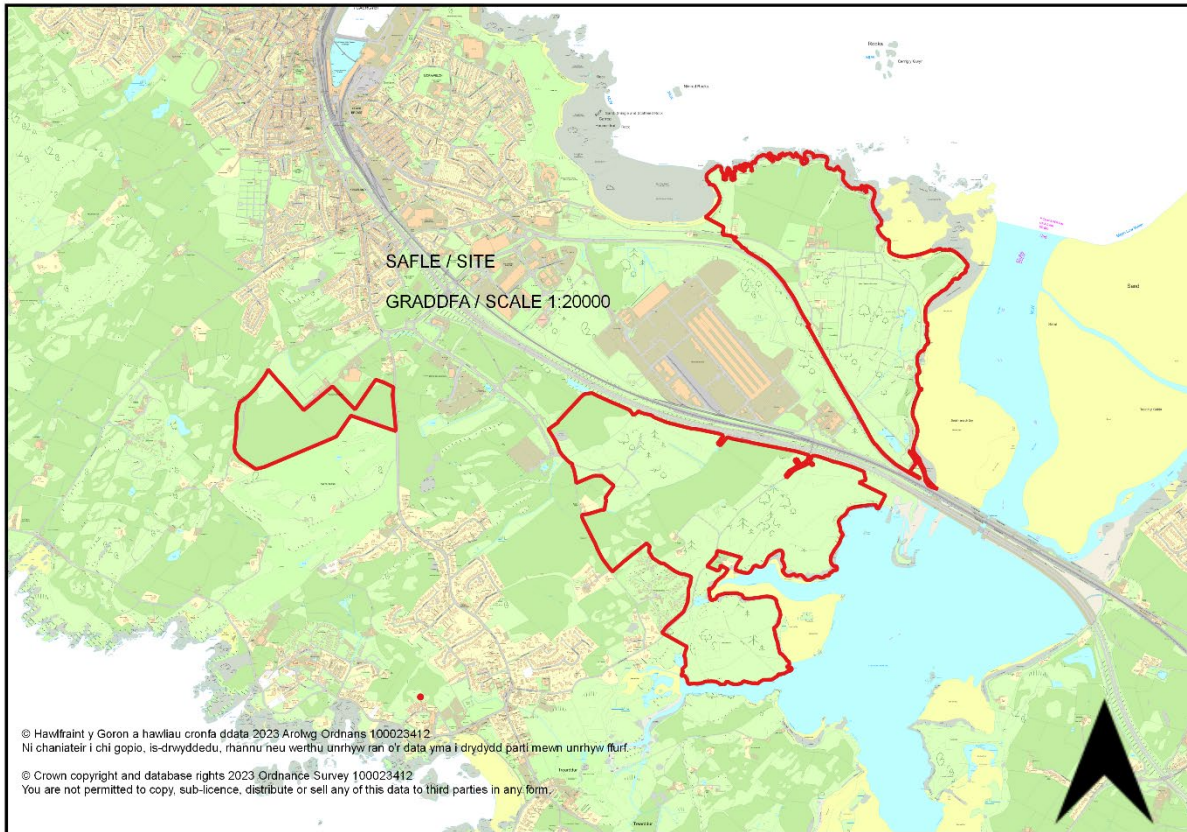
BURGES SALMON LLP

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: Condition Discharged

Reason for Reporting to Committee

The application relates to the discharge of obligations of a Section 106 Agreement attached to the consent of an application which was accompanied by an Environmental Impact Assessment. It is therefore referred to the Planning and Orders Committee for determination in accordance with paragraph 3.5.3.10 of the Constitution.

Proposal and Site

This application seeks to discharge the requirements of Sections 7 and 13.1 of Schedule 8 of the Section 106 Agreement dated 19th April 2016 attached to planning permission reference 46C427K/TR/EIA/ECON in relation to the submission of a Community Liaison Group Scheme (CLGS) and a Penrhos Public Access Land Scheme (PPALS).

The application relates to land at Penrhos, Cae Glas and Kingsland, Holyhead.

Key Issues

The key issue is whether the information submitted is sufficient to discharge the requirements of the obligations relating to the Community Liaison Group Scheme (CLGS) and the Penrhos Public Access Land Scheme (PPALS).

Policies

Joint Local Development Plan

Strategic Policy PS 2: Infrastructure and Developer Contributions
Strategic Policy PS 14: The Visitor Economy
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Strategic Policy PS 1: Welsh Language and Culture
Policy ISA 1: Infrastructure Provision
Policy ISA 4: Safeguarding Existing Open Space
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Policy ISA 2: Community Facilities
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy TWR 2: Holiday Accommodation
Policy TWR 1: Visitor Attractions and Facilities
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No comments.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response at the time of writing the report.
Iechyd yr Amgylchedd / Environmental Health	No response at the time of writing the report.
Cynghorydd Glyn Haynes	No response at the time of writing the report.

Cynghorydd Robert Llewelyn Jones	No response at the time of writing the report.
Cyngor Tref Caergybi / Holyhead Town Council	No response at the time of writing the report.
Cynghorydd Trefor Lloyd Hughes	No response at the time of writing the report.
Cynghorydd John Arwel Roberts	No response at the time of writing the report.
Cynghorydd Dafydd Rhys Thomas	No response at the time of writing the report.
Cyngor Cymuned Trearddur Community Council	No response at the time of writing the report.
Cyfoeth Naturiol Cymru	NRW have reviewed the submitted documentation and confirmed that it is not necessary for them to be part of any meeting groups but are happy to provide input/advice to the Authority as needed in terms of the implications of any discussions for Anglesey AONB or any protected site.
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No comments relating to ecology.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties and site notices were placed near the site. The latest date for the receipt of any representation was the 02/09/2020.

At the time of writing this report, one representation had been received. The main points raised are summarised below:

- concern regarding the environmental impact of the development
- concern regarding impact on ecology and that the ecology reports not up to date
- concern regarding impact on wildlife i.e. red squirrels, bats, amphibians, birds etc.
- If approved, it is hoped that the Council will ensure that local residents continue to have free access to many parts of the park

Relevant Planning History

46C427K/TR/EIA/ECON - A hybrid planning application proposing: Outline with all matters reserved except for means of access, for: A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, and cafes, bars, restaurants and retail; Central new Farmer's Market building; Central new spa and leisure building; A new café and watersports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including: Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily Pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; The beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre Land at Cae Glas: The erection of leisure village accommodation and facilities which have been designed to be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising: Up to 315 lodges which will be initially sub divided for nuclear workers accommodation; Central hub building

providing reception and canteen ancillary to accommodation; A Park and Ride facility comprising up to 700 car parking spaces; A new hotel; A lakeside hub comprising restaurant, café, retail and bar; New grass football pitch and cricket pitch; and a Combined Heat and Power Centre. To be subsequently converted (post Wylfa B construction) into an extension to the Penrhos Coastal Park Leisure Village comprising: Refurbished lodges and facility buildings to create high quality holiday accommodation (up to 315 family lodges); A Visitor Centre and Nature Reserve allowing controlled public access; and Heritage Centre with visitor parking. Land at Kingsland: The erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 320 new houses to be initially used as temporary construction workers accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 320 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant. Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The Tower from residential to a Managers accommodation and ancillary office; and Beddmanarch House from residential to a visitors centre. – Permitted 19/4/16

RM/2018/6 - Reserved matters application including details of the appearance, landscaping, layout and scale for raised boardwalk footways and works to trees subject to a Tree Preservation Order on part of the publically accessible area approved under outline planning permission 46C427K/TR/EIA/ECON at the Penrhos Coastal Park, Holyhead at - Land and Lakes, Penrhos Coastal Park, Caergybi / Holyhead – Permit 10/8/20

DIS/2020/92 - Application to discharge conditions (05)(Phasing Plan), (07) (EIA), (14)(Natural stone details), (17)(Full details of all external materials and finishes), (18)(Full details of external materials and colours, construction specifications of any engineered gradients, batters, bunds, all retaining walls and structures, bridges and any associated engineering works), (25)(Full details of all the Existing Traditional Agricultural Landscape and other Features ('ETAL')), (32)(Preliminary Construction Environmental Management Plan('PCEMP')), (33)(Preliminary Construction Traffic Environmental Management Plan ('PCTEMP')), (34)(Soil Management Plan ('SMP')), (35)(Waste Management Plan ('WMP')), (38)(Written Scheme of Investigation of any archaeological remains), (40)(Sustainable Drainage Systems ('SDS Scheme')), (44)(Culvert and Pipe Management Plan), (45)(Ponds and Water Bodies Strategy), (48)(Phased Ecological Plan), (49)(Protected species licenses), (50)(Ecological Monitoring Strategy ('EMS')), (51)(Method statement for protected species), (52)(Details of all measures designed to prevent the incidental capture/killing of amphibians and reptiles), (54)(Great Crested Newt compensation scheme), (55)(Scheme for the retention, enhancement and translocation of existing ground flora), (56)(Scheme for eradication of invasive plant species), (66)(Coastal Path and other public rights of way and cycle routes scheme) and (68)(Details of surface water disposal from the private access and other roads and parking areas) of planning permission 46C427K/TR/EIA/ECON in so far as they relate to reserved matters application RM/2018/6 (Reserved matters application including details of the appearance, landscaping, layout and scale for raised boardwalk footways and works to trees subject to a Tree Preservation Order) only on part of the publicly accessible area - Conditions Partially Discharged – 1/4/21

DIS/2021/33 - Cais i ryddhau amod (73)(Parcio cerbydau, troi a chynllun dadlwytho / llwytho) o ganiatâd cynllunio 46C427K/TR/EIA/ECON yn / Application to discharge condition (73) (Vehicle Parking, Turning and unloading/loading scheme) of planning permission 46C427K/TR/EIA/ECON – Condition Partially Discharged – 16/6/21

46C427M/COMP - Submission of Public Rights of Way to comply with the Terms of Agreement as set out in Schedule 6 of the Section 106 Agreement attached to planning permission ref. 46C427K/TR/EIA/ECON – Permitted 8/2/17

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 - No decision

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 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 - No decision

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 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. - No decision

Main Planning Considerations

Planning permission was granted on the 19th April 2016 under application reference number 46C427K/TR/EIA/ECON for a hybrid development comprising of 3 separate, but interrelated sites of Penrhos, Cae Glas and Kingsland (see Section 5 above for full application description).

The approval was subject to a Section 106 Legal Agreement dated 19th April 2016 and this application seeks to discharge the requirements of Sections 7 and 13.1 of Schedule 8 of the Section 106 Agreement in relation to the submission of a Community Liaison Group Scheme (CLGS) and a Penrhos Public Access Land Scheme (PPALS).

Section 7.1 of the Section 106 Agreement states:

7.1 The Owner shall submit the Community Liaison Group Scheme to the Council for its written approval within 6 months of the date of the transfer of the Owner's interests in the Land from the Owner to the Developer or to any other third party intending to develop the Land pursuant to the Planning Permission or prior to Commencement of Development (whichever is the earlier), or such longer period as the Council may agree (acting reasonably).

A Community Liaison Group Scheme (CLGS) dated 16th June 2020 has been submitted. The Scheme details are set out in Section 4 (Constitution) of the document. Section 4.1 assigns the group name as: Penrhos Community Liaison Group (PCLG), Section 4.2 sets out the purpose of the group, Section 4.3 relates to the group Committee, Section 4.5 relates to the group Membership and Section 4.6 relates to the groups' Remit.

Section 13.1 of the Section 106 Agreement states:

13.1 Within 6 months of the date of the transfer of the Owner's interests in the Land from the Owner to the Developer or to any other third party intending to develop the Land pursuant to the Planning Permission or prior to Commencement of Development (whichever is the earlier), or such longer period as the Council may agree, the Owner shall submit to the Council for its written approval the Penrhos Public Access Land Scheme detailing how the Owner will secure the enhanced management of the Penrhos Public Access Land, Maintain the Penrhos Public Access Land and permit public access to the Penrhos Public Access Land.

A Penrhos Public Access Land Scheme (PPALS) dated 16th June 2020 has been submitted. The Scheme details are set out in Section 3 of the documents. Section 3.1 relates to the management of the Penrhos Public Access Land, Section 3.2 relates to the maintenance of the Penrhos Public Access Land, Section 3.3 relates to public access to the Penrhos Public Access Land, Section 3.4 relates to review of commitment to the S106 and Section 3.5 relates to the responsibilities of the landowner.

The application has been subject to consultation and publicity. Where relevant, minor revisions have been made to take account of consultee comments, however, no objections or concerns have otherwise been raised by consultees in relation to the form and content of the documents.

One representation has been received in response to the publicity undertaken. The comments are largely irrelevant to the matters under consideration as part of this particular application, however whilst the writer did comment that it was hoped that the Council would ensure that local residents continue to have free access to a reasonably large area of the park they made no specific comments or objections to the submitted PPALS.

The information submitted is therefore sufficient to discharge the requirements of Sections 7 and 13.1 of the Section 106 Agreement dated 19th April 2016 attached to planning permission reference 46C427K/TR/EIA/ECON relating to land at Penrhos, Cae Glas and Kingsland, Holyhead.

Conclusion

The information submitted is sufficient to discharge the requirements of Sections 7 and 13.1 of the Section 106 Agreement dated 19th April 2016 attached to planning permission reference 46C427K/TR/EIA/ECON relating to land at Penrhos, Cae Glas and Kingsland, Holyhead.

Recommendation

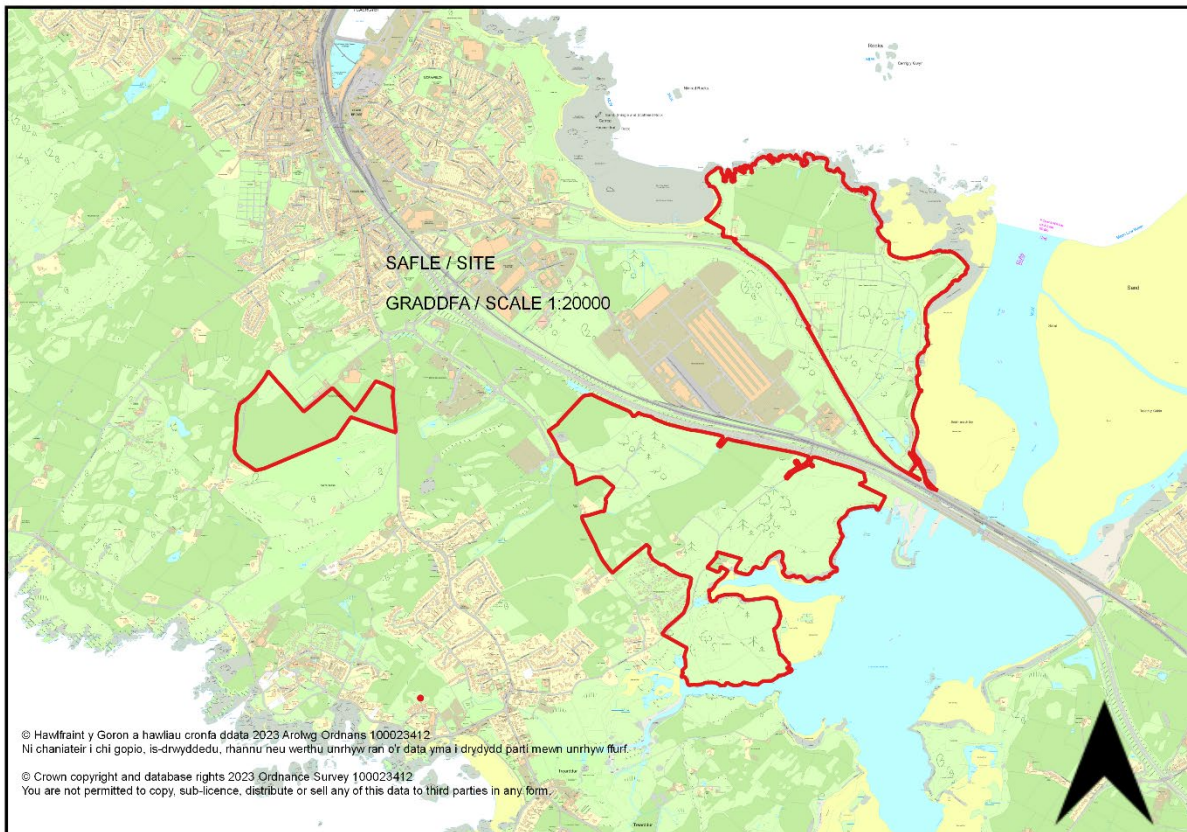
The details submitted under application 46C427L/COMP are considered acceptable and meet the requirements of Section 7 (Community Liaison Group Scheme) and Section 13.1 (Penrhos Public Access Land Scheme) of Schedule 8 of the Section 106 Agreement dated 19th April 2016 attached to planning permission reference 46C427K/TR/EIA/ECON and are therefore hereby discharged.

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: Permit

Reason for Reporting to Committee

The planning application is presented to the planning committee at the request of the local member.

Proposal and Site

This is a planning application to discharge relevant sections of the Section 106 agreement in relation to planning application 46C427K/TR/EIA/ECON for the Penrhos Coastal Park only.

Key Issues

The key issue is whether the information submitted is sufficient to discharge relevant sections as mentioned in the description.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Supplementary Planning Guidance - Planning and the Welsh Language (2007)

Strategic Policy PS 1: Welsh Language and Culture

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No observations received.
Cynghorydd Robert Llewelyn Jones	No observations received.
Cynghorydd Trefor Lloyd Hughes	No observations received.
Cynghorydd John Arwel Roberts	No observations received.
Cynghorydd Dafydd Rhys Thomas	No observations received.
Cyngor Tref Caerdybi / Holyhead Town Council	No observations received.
Cyngor Cymuned Trearddur Community Council	No response received.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	In an email of the 04/03/2021 it is confirmed that the JPPU have no further observations of the Welsh Language Scheme.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	In an email of the 13/01/2021 observations are made on the Welsh Language Scheme. In an email of the 16/02/2021 additional comments on the Welsh language scheme. In an email of the 04/03 2021 it is confirmed that there are no further observations on the Welsh Language Scheme.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties and site notices were placed near the site. The latest date for the receipt of any representation was the 19/08/2021. At the time of writing this report 1 formal objection letter had been received. The main reasons for objection as follows:-

- Impact on SSSI, AONB and Special Protection Area (SPA)
- Loss of visitor attraction
- Need for open green space in Holyhead
- Minimal impact on economy

In response to the objection letter made, this planning application is to discharge the relevant sections of the S106 agreement. The planning application has already been approved and consideration will be given to whether the information submitted with this planning application is sufficient to discharge the relevant section of the S106 agreement for the Penrhos Coastal Park site only.

Relevant Planning History

46C427K/TR/EIA/ECON - A hybrid planning application proposing: Outline with all matters reserved except for means of access, for: A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, and cafes, bars, restaurants and retail; Central new Farmer's Market building; Central new spa and leisure building; A new café and watersports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including: Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily Pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; The beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre Land at Cae Glas: The erection of leisure village accommodation and facilities which have been designed to be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising: Up to 315 lodges which will be initially sub divided for nuclear workers accommodation; Central hub building providing reception and canteen ancillary to accommodation; A Park and Ride facility comprising up to 700 car parking spaces; A new hotel; A lakeside hub comprising restaurant, café, retail and bar; New grass football pitch and cricket pitch; and a Combined Heat and Power Centre. To be subsequently converted (post Wylfa B construction) into an extension to the Penrhos Coastal Park Leisure Village comprising: Refurbished lodges and facility buildings to create high quality holiday accommodation (up to 315 family lodges); A Visitor Centre and Nature Reserve allowing controlled public access; and Heritage Centre with visitor parking. Land at Kingsland: The erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 320 new houses to be initially used as temporary construction workers accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 320 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant. Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The Tower from residential to a Managers accommodation and ancillary office; and Beddmanarch House from residential to a visitors centre. – Permitted 19/4/16

RM/2018/6 - Reserved matters application including details of the appearance, landscaping, layout and scale for raised boardwalk footways and works to trees subject to a Tree Preservation Order on part of the publically accessible area approved under outline planning permission 46C427K/TR/EIA/ECON at the Penrhos Coastal Park, Holyhead at - Land and Lakes, Penrhos Coastal Park, Caergybi / Holyhead – Permit 10/8/20

DIS/2020/92 - Application to discharge conditions (05)(Phasing Plan), (07) (EIA), (14)(Natural stone details), (17)(Full details of all external materials and finishes), (18)(Full details of external materials and colours, construction specifications of any engineered gradients, batters, bunds, all retaining walls and structures, bridges and any associated engineering works), (25)(Full details of all the Existing Traditional Agricultural Landscape and other Features ('ETAL')), (32)(Preliminary Construction Environmental Management Plan('PCEMP')), (33)(Preliminary Construction Traffic Environmental Management Plan ('PCTEMP')), (34)(Soil Management Plan ('SMP')), (35)(Waste Management Plan ('WMP')), (38)(Written Scheme of Investigation of any archaeological remains), (40)(Sustainable Drainage Systems ('SDS Scheme')), (44)(Culvert and Pipe Management Plan), (45)(Ponds and Water Bodies Strategy), (48)(Phased Ecological Plan), (49)(Protected species licenses), (50)(Ecological Monitoring Strategy ('EMS')), (51)(Method statement for protected species), (52)(Details of all measures designed to prevent the incidental capture/killing of amphibians and reptiles), (54)(Great Crested Newt compensation scheme), (55)(Scheme for the retention, enhancement and translocation of existing ground flora), (56)(Scheme for eradication of invasive plant species), (66)(Coastal Path and other public rights of way and cycle routes scheme) and (68)(Details of surface water disposal from the private access and other roads and parking areas) of planning permission 46C427K/TR/EIA/ECON in so far as they relate to reserved matters application RM/2018/6 (Reserved matters application including details of the appearance, landscaping, layout and scale for raised boardwalk footways and works to trees subject to a Tree Preservation Order) only on part of the publicly accessible area - Conditions Partially Discharged – 1/4/21

DIS/2021/33 - Application to discharge condition (73) (Vehicle Parking, Turning and unloading/loading scheme) of planning permission 46C427K/TR/EIA/ECON – Condition Partially Discharged – 16/6/21

46C427M/COMP - Submission of Public Rights of Way to comply with the Terms of Agreement as set out in Schedule 6 of the Section 106 Agreement attached to planning permission ref. 46C427K/TR/EIA/ECON – Permitted 8/2/17

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

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 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

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 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.

Main Planning Considerations

The main elements of the application subject to this report are as below:

- Amend paragraph 2.1.1 of part 8 of the legal agreement so that a Nature Reserve required in phase 1 of Cae Glas is provided prior to the commencement of the holiday development at Penrhos as opposed to any development in Penrhos (ie Penrhos Phase 1 instead Penrhos Phase as defined in the legal agreement).
- Row 15 of Appendix 2 (Bond Table) "Penrhos Visitor Center" Amend agreement so that the "bond" is required prior to commencement of the holiday development at Penrhos as opposed to any development in Penrhos (ie Penrhos Phase 1 instead of the Penrhos Phase as defined in the legal agreement).
- Paragraph 1.1 Schedule 12 Amendment to the requirement to submit the Welsh Language Scheme from 12 months to 3 months before the start of any "Phase" or "Sub Phase".
- Paragraph 1.2 of Schedule 12 currently requires that no construction shall commence in relation to any phase until a Welsh Language Scheme for that Phase has been approved in writing by the council. The change being applied for permits the applicants to submit a Welsh Language Scheme for a Sub Phase in accordance with the definition in the legal agreement. Pursuant of the change being applied for a Welsh Language Scheme is submitted for the Penrhos Coastal Park which is sub phase under the terms of the legal agreement.
- Correct a plan in the original legal agreement by the superseding Section 106 Plan 2- Penrhos Land Drawing revision 03 for revision 04 dated 19th April 2016.

The amendments to the legal agreement listed above are all considered acceptable, in reaching this conclusion regard has been had of Circular 13/97.

Relevant consultees are satisfied with the final version of the Welsh Language Scheme which was amended having regard to comments provided by the council. Having regard to the comments and all material planning policy considerations the Welsh Language Scheme in so far as it relates to Penrhos Coastal Park is considered to be acceptable

An objection has been received but the comments made relate to the merits of developing area and is not at issue or material in the determination of the current application.

Conclusion

Having considered all material considerations which are summarised above approval is recommended.

In accord with the duty under regulation 3 of the EIA (Wales) Regulations 2016 the Local Planning has considered the information provided with this application and having taken into account that the scope of the development assessed for EIA purposes under planning permission 46C427K/TR/EIA/ECON it is considered that the baseline and the likely significant effects are the same such that approval is granted.

Recommendation

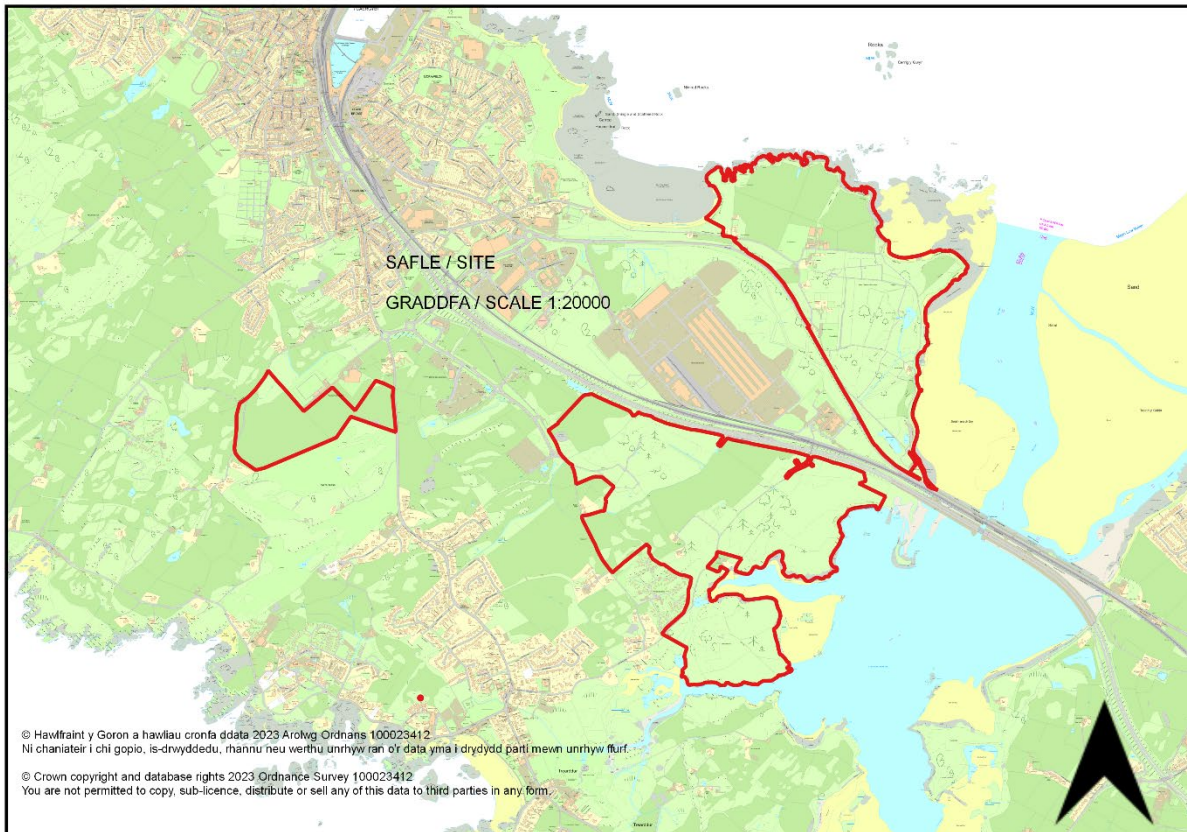
- a) That council completes the Deed of Variation so as to amend the legal agreement completed on 19 April 2016 as part of planning permission 46C427K/TR/EIA/ECON.
- b) Upon completion of the Deed of Variation that the Welsh Language Scheme (February 2021) is approved by the council in so far as it relates to the "Penrhos Public Access Land" as defined in the legal agreement completed on 19 April 2016.

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: Condition Discharged

Reason for Reporting to Committee

The planning application is presented to the planning committee at the request of the local member.

Proposal and Site

This is a planning application to discharge relevant sections of the Section 106 agreement in relation to planning application 46C427K/TR/EIA/ECON for the Penrhos Coastal Park only

Key Issues

The key issue is whether the information submitted is sufficient to discharge relevant sections as mentioned in the description.

Policies

Joint Local Development Plan

- PS4 – Sustainable transport, development and accessibility
- TRA2 – Parking Standards
- TRA4 – Managing Transport Impacts
- PS5 – Sustainable Development
- PCYFF2 – Development Criteria
- PCYFF3 – Design and Place Shaping
- PCYFF4 – Design and Landscaping
- PS19 – Conserving and where appropriate enhancing the natural environment
- AMG1 – Area of Outstanding Natural Beauty
- AMG3 – Protecting and enhancing features and qualities that are distinctive to the local landscape character
- AMG4 – Coastal Protection
- AMG5 – Local Biodiversity Conservation
- PS20 – Preserving and where appropriate enhancing heritage assets

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Arwel Roberts	No response
Cyngor Tref Caerdybi / Holyhead Town Council	No response
Cynghorydd Dafydd Rhys Thomas	No response
Cyngor Cymuned Trearddur Community Council	No response
Cynghorydd Glyn Haynes	No response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No response
Cynghorydd Robert Llewelyn Jones	Requested that the planning application is called into the planning committee for consideration.
Cynghorydd Trefor Lloyd Hughes	No response

Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Ymgynghorydd Tirwedd / Landscape Advisor	No objection
Ymgynghorydd Treftadaeth / Heritage Advisor	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Mwynau a Gwastraff / Minerals & Waste	No response
Dwr Cymru Welsh Water	No comments
Uned Datblygu Economaidd / Economic Development Unit	No response
GCAG / GAPS	No comments
Cadw Scheduled Monuments	No response
Ymgynghoriadau Cynllunio YGC	No comments
Adain Eiddo / Property Section	No comments
Iechyd yr Amgylchedd / Environmental Health	No response
Ymgynghorydd Treftadaeth / Heritage Advisor	No response
Sioned L Jones / Coastal Access Project Officer	No comments
Cynghorydd Jeff M. Evans	No response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties and site notices were placed near the site. The latest date for the receipt of any representation was the 19/08/2021. At the time of writing this report 182 formal objection letters had been received and 500 web comments had been received. The main reasons for objection as follows:-

- Impact on SSSI, AONB and Special Protection Area (SPA)
- Impact on ecology (particularly red squirrels)
- Minimal impact on economy
- Insufficient local amenities and infrastructure to support development, Strain on health care, emergency services, sewage systems etc.
- No affordable homes for Holyhead
- Proposal does not consider Wales Future Generations Act 2015
- Impact on Coastline

- Destruction of 27 acres of mature trees which is Ancient Woodland
- No demand now Wylfa not going ahead
- Impact on TPO's and ancient woodland
- Additional Traffic and impact on pedestrian safety
- Climate Change and Global Warming
- The development could negatively impact local businesses
- Impact on Welsh Language
- Loss of pet cemetery
- No need for the development
- Overdevelopment of the site
- Visual Impact
- Out of Keeping with the area
- Detrimental impact on local amenity, noise etc.
- Insufficient parking within the development
- No allocation for waste recycling within the development
- Demolishing Historical Buildings
- Not sustainable
- The development does not override public interest
- Important for mental health and wellbeing
- Need for open green space in Holyhead

Impact on Listed Buildings nearby

Other issues

- Area should remain as wildlife reserve
- Conflict of interest of previous Head of Planning and link to Land and Lakes
- Use the park to walk and relax
- More suitable areas to develop
- Plenty of empty, dilapidated houses that developers could turn into holiday homes

- Enough holiday homes in the area
- Lack of consultation and transparency by developer
- Impact on Valley as vehicles will leave A55 at Valley junction.

In response to the objection letters and comments made, this planning application is to discharge the relevant sections of the S106 agreement. The planning application has already been approved and consideration will be given to whether the information submitted with this planning application is sufficient to discharge the relevant section of the S106 agreement for the Penrhos Coastal Park site only.

Relevant Planning History

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DIS/2021/33 - Application to discharge condition (73) (Vehicle Parking, Turning and unloading/loading scheme) of planning permission 46C427K/TR/EIA/ECON – Condition Partially Discharged – 16/6/21

46C427M/COMP - Submission of Public Rights of Way to comply with the Terms of Agreement as set out in Schedule 6 of the Section 106 Agreement attached to planning permission ref. 46C427K/TR/EIA/ECON – Permitted 8/2/17

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

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 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

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Scheme) and the substitution of Plan 2 Penrhos Land Drawing – Plan 2 drawing reference PL1114.VW008 /Rev 03 dated 03/03/2016.

Main Planning Considerations

Schedule 8, Section 1, Clause 1.1; Car Parking and Public Access Strategy -

Prior to the commencement of construction of each stage of the development the owner was required to submit details of the car parking and public access strategy in respect of each phase. The applicant has submitted details confirming that these obligations have been met and will continue to be met until the land identified to be part of the development area is reasonably required for this purpose. Details of when access to the public car park and associated toilets have been submitted as part of the application. Full public accessibility to the whole of the Penrhos Access Land has been maintained since the transfer of ownership and will continue until some or all of the Private Open Space and Development Area will be 'reasonably required.

Schedule 8, clause 12.1; Ancient Woodland Scheme -

Clause 12.1 required that the owner submitted an Ancient Woodland Scheme to the Council for its written approval detailing obligations and measures which the owner will undertake to ensure the retention and maintenance of the Ancient Woodland.

The details submitted have been forwarded to the Senior Landscape and Tree Officer has confirmed that there are no area of ancient woodland within Penrhos Coastal Park.

Schedule 8, Section 15, Clause 15.1; Green Linkages Scheme -

Clause 15.1 requires that prior to the commencement of construction of each phase the owner shall submit a Green Linkages Scheme in respect of that phase to the Council for its written approval detailing the obligations and measures which the Owner will undertake to ensure the laying out of the Green Linkages together with the means of public access (as appropriate) to the D=Green Linkages the Maintenance and management of the Green Linkages the location and timing of the delivery of the Green Linkages.

Green Linkages means a scheme containing details and the location of the sustainable and safe connections for walking and cycling within all Phases of the Development and linking to adjacent uses and features, public transport and neighbouring land and ecological and landscape connectivity between areas within or adjacent to the development and to be provided as part of every phase or sub phase.

The existing Green Linkages within the Penrhos Coastal Park comprise; the Public Right of Way, including the now designated Penrhos Coastal Path and PRow 38 / Sustrans Cycle route 8; Permissive Public footpaths within the Coastal Park.

In addition to the existing routes the owner proposes several additional walkways within the Coastal Park and these have been approved under planning application reference number RM/2018/6.

No objections were raised by the Public Footpath Officer

Schedule 8, Section 17, Clause 17.1; SSSI Management Scheme -

Clause 17.1 required that the owner submitted a SSSI Management Scheme which included details of the access arrangement to the SSSI including restricting recreational use and maritime activities within the vicinity of the SSSI, protection of protected species and details of contaminated land and the potential for leachate into the SSSI.

The SSSI Management Plan submitted confirmed that the owner has established a Penrhos Coastal Park Warden team to operate and maintain the accessible public park. The team undertake all operational and maintenance duties, maintain site safety and security and dialogue with the visiting public.

The statement also confirmed that the owner has periodically commissioned coastal bird surveys from 2011 to date. The statement stated that the owner is committed to ensuring the continuing protection of the Beddmanarch-Cymyran SSSI and its coastal habitats and birds and that the footpath networks improvement works will not result in any increase in public pressure on the SSSI and may service to divert users away from the main coastal footpath and the SSSI.

Natural Resource Wales and the Ecological Adviser confirmed that they were happy with the details submitted within the Management Plan.

Schedule 8, Section 19, Clause 19.1; Ecological Survey and Monitoring Scheme

Prior to the commencement of works on site the owner was required to submit an Ecological Survey and Monitoring Scheme which detailed a timetable to carry out ecological surveys, monitoring and reporting procedures on the surveys and monitoring undertaken, methodology for the Ecological Compliance Audit and details of the Compensatory Habitat and Species Enhancement Areas including the timing of their delivery and their location.

An Ecological Monitoring Strategy has been submitted.

The Ecological Adviser confirmed that additions and changes were made at the time that the documents were submitted under planning application reference DIS/2020/92. Natural Resource Wales also confirmed that they had no objection to the details submitted.

Schedule 8, Section 19, Clause 19.4; Ecological Compliance Audit

Clause 19.4 required that an Ecological Compliance Audit was submitted once the Ecological Survey and Monitoring Scheme was approved.

An Ecological Compliance Audit has been submitted as part of the application and Natural Resource Wales have confirmed that the details submitted are acceptable.

Schedule 8, Section 20, Clause 20.1 – Existing Tree Management Scheme

There was a requirement for the applicant to submit an Existing Tree Management Scheme to the Local Planning Authority prior to the commencement of construction of the Penrhos Phase or Cae Glas Phase 1 detailing the obligations and measures which the owner would undertake to ensure the retention, maintenance and enhancement of the existing trees.

The landscape officer has confirmed that these issues were agreed in the planning application DIS/2020/92 and no further amendments are required. The information submitted is sufficient to discharge the requirements of this section for the Penrhos Coastal Park.

Schedule 8, Section 21, Clause 21.1 – Warden Service Appointment / Warden Service Annual Reporting

This obligation requires;

A suitably qualified or experienced Warden (whose job specification shall be first approved in writing by the Council) shall be appointed by the Owner prior to Commencement of Development and at the cost of the Owner to ensure compliance with a list of different schemes. the obligation goes on to state that from commencement of development an annually thereafter it shall produce an annual report detailing the measures taken to comply with the requirements of the schedule in relation to the maintenance areas and

any instance of non-compliance with any plan, scheme or requirement of this schedule in relation to the maintenance areas and how any non-compliance has been or will be addressed and setting out any actions to be taken in the following year.

In response to this obligation, in respect of Warden Service Appointment, the applicant has provided proposals regarding scope of appointment and contract requirements. The proposals are provided in Section 3.2.1 of Appendix B4 - Warden Service Appointment.

In respect of the annual reporting, the applicant has provided proposals regarding the Warden Service appointment and contract requirements. These proposals are provided in Section 3.2.2 of Appendix B4 - Warden Service Appointment.

In response to this obligation, in respect of Security within the Coastal Park, the applicant has provided proposals regarding the Warden Service appointment and contract requirements. These proposals are provided in Section 3.2.3 of Appendix B4 - Warden Service Appointment.

The information submitted is sufficient to discharge the requirements of this section for the Penrhos Coastal Park.

Schedule 8, Section 21, Clause 21.2 – Warden Service, Security obligations / AONB Impact and use of Green Linkages monitoring assessment

The obligation states that the owner shall be responsible for the ongoing provision of adequate security/warden presence in respect to all areas of the land to which the public are permitted access in accordance with the terms of the agreement. Prior to the commencement of development, a suitably qualified or experienced warden (who may be the same person as appointed for the purposes of paragraph 21.1 above) shall be appointed at the cost of the owner to monitor the impact of the development on the AONB and the use of Green Linkages from the Development to the AONB.

In response to this obligation, in respect of AONB impact and use of Green Linkages monitoring, the applicant has provided proposals regarding the Warden Service Appointment and contract requirements. These proposals are provided in Section 3.2.4 of Appendix B4 - Warden Service Appointment

The information submitted is sufficient to discharge the requirements of this section for the Penrhos Coastal Park.

Schedule 8, Section 21, Clause 21.3 – Warden Service, AONB Impact Annual Report commitment –

The requirements of this section states that the Warden shall from the commencement of the development and annually thereafter produce an annual report and provide a copy to the council detailing the impact on the AONB, any mitigation provided and setting out any actions to be taken in the following year to manage and mitigate any impacts on the AONB.

In response to this obligation, in respect of AONB impact annual reporting, the applicant has provided proposals regarding the Warden Service appointment and contract requirements. These proposals are provided in Section 3.2.5 of Appendix B4 - Warden Service Appointment

The information submitted is in relation to Penrhos Coastal Park only.

Schedule 9, Section 3, Clause 3.1; Penrhos Leisure Village Phasing Plan

The requirement of this section was as follows:-

Prior to the commencement of construction of the Penrhos Phase the owner shall submit to the council for its written approval a phasing plan showing how Penrhos Phase 1, Phase 2 and Phase 3 will be delivered.

The applicant has provided phasing information for the following phases:-

Penrhos Coastal Park – Preliminary Phase

Penrhos Phase 1 – Penrhos Leisure Village

Penrhos Phase 2 – Penrhos Leisure Village

Penrhos Phase 3 – Penrhos Leisure Village

The information submitted is sufficient to discharge the requirements of this section for the Penrhos Coastal Park.

Schedule 11, Section 1, Clause 1.1; Local Labour Plan

The requirement of this section was as follows:-

Prior to the commencement of construction of each phase the owner shall submit to the Council for the council's written approval a Local Labour Plan in relation to that Phase which shall include details of the Owner's proposals to promote the employment of persons resident in the Geographic Area and the engagement of local contractors, tradespeople and businesses as part of the relevant phase or part thereof.

The applicant has prepared and submitted a Local Labour Plan and is limited to the initial phase of work at Penrhos Coastal Park only.

The Local Labour Plan provides the scope of appointment and contract requirements

Contractor Location - Land and Lakes will adopt general terms of appointment of contractors such as contractor location – preferably from the geographic area of Anglesey. Should a wider area need to be considered, this should be limited to North Wales.

Welsh Language Obligations – The contractors selected must be able to meet the requirements of the PCP phase Welsh Language Scheme as agreed with the Council.

Health and Safety – Contractors must provide compliance with current H+S regulations

Insurance – Contractors must hold current Public Liability insurance and Employer's Liability Insurance Cover of a minimum of £10M

Materials and Supplies – All materials and supplies to be obtained as locally as possible preferably from geographic area of Anglesey, if not available limited to North Wales.

Cleaning and Hygiene – Sub-contractors to be sourced locally

Workforce Appointments – Should additional workforce be required to fulfil contracts at Penrhos Coastal Park, these, posts, including all obligations, are to be advertised and appointed locally, unless qualification, skill and experience needs cannot be met.

The information submitted is sufficient to discharge the requirements of this section for the Penrhos Coastal Park.

Conclusion

To discharge the relevant sections of the S106 obligations in relation to the Penrhos Coastal Park only.

Recommendation

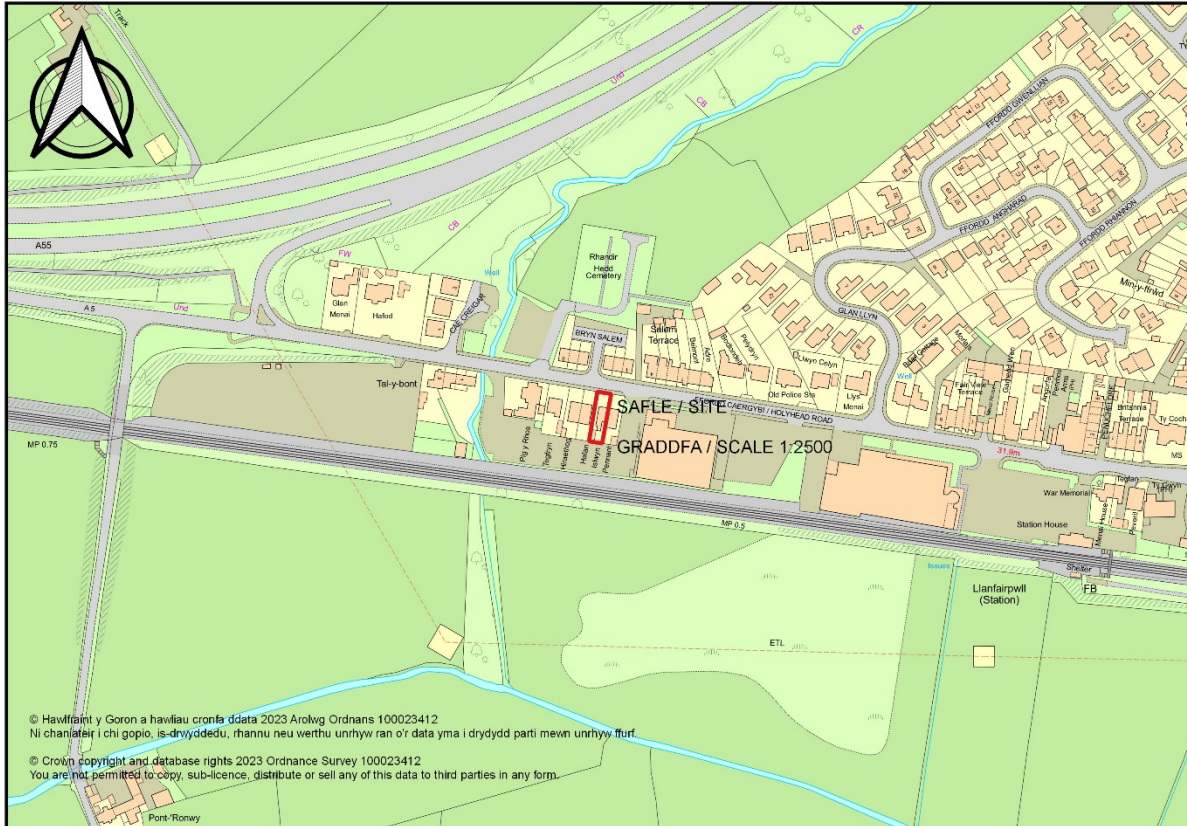
Condition Discharged

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)

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.

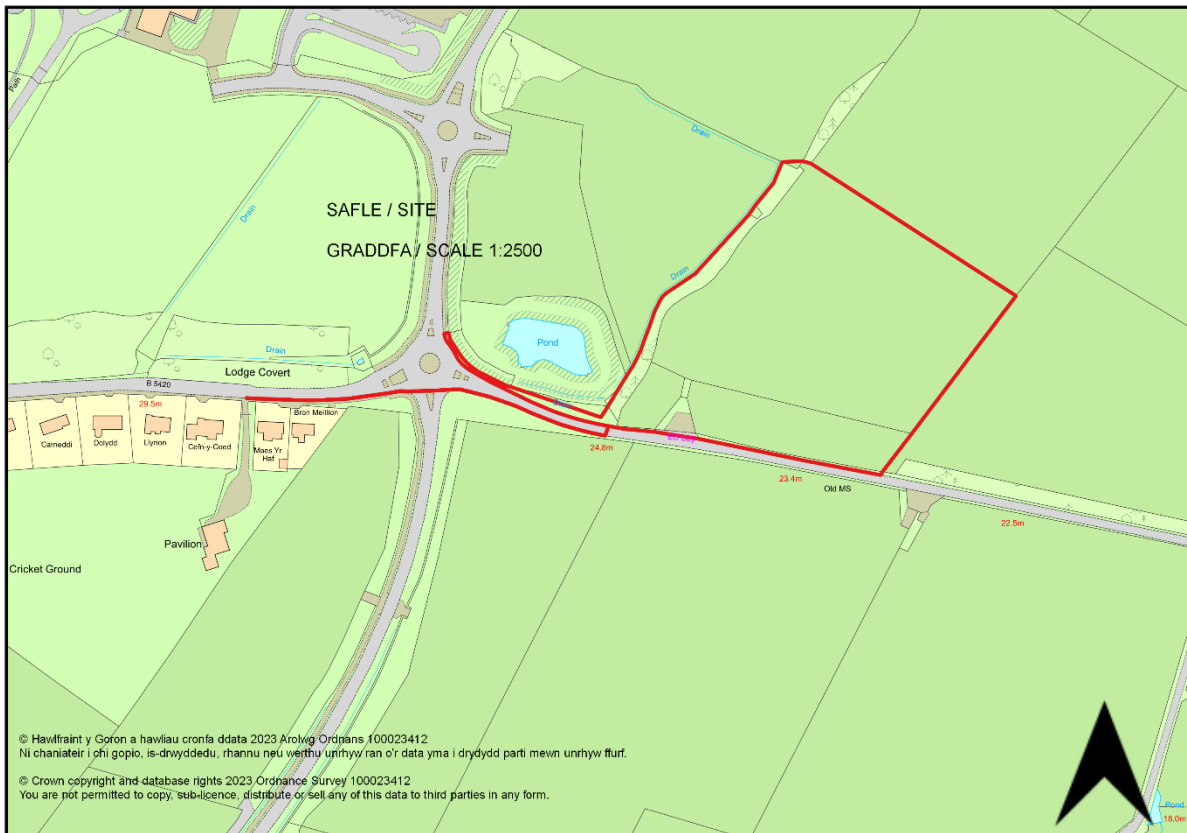
At the planning committee on the 1st March it was decided that a physical site visit should be undertaken. The site visit was due to take place on the 15th March, however the application was withdrawn before that date. No discussion will therefore take place regarding the application.

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

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

At its meeting held on the 1st March, 2023 the Committee resolved to Refuse the application contrary to officer recommendation. The recorded reasons being as follows:

- The proposal would not enhance the site and the proposal would be contrary to Policy PCYFF3 of the Joint Local Development Plan.
- The ecological report submitted with the planning application does not address the impact of the proposal on red squirrels

- The chalets could be used as residential dwellings in the future.
- Highway Safety

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

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

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

This report will therefore give consideration to these matters;

- **Policy PCYFF 3 of the Joint Local Development Plan.**

This policy states that proposals must complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevational treatment. The policy goes on to state that the proposal should incorporate hard and soft landscaping, promoting safe links for pedestrians, cyclists and linking the development with the surrounding community and also ensure that surface water run-off is also addressed to prevent flood risk and pollution.

The proposal is a high quality development located on the outskirts of Llangefni Town. It is considered that the site is well-designed and incorporates a woodland to the North and South boundary of the site as well as well as planting around the site, a wildflower meadow, amenity grass, and infilling boundaries planting. The landscaping scheme will provide a buffer to the existing treeline and will be a positive contribution towards biodiversity. It is important to note that if the site remains grazed by animals the existing trees and hedges would most likely degrade with little benefit to biodiversity on the site.

The proposal provides a public footway from the site which would link to the existing public footway near the link road. The site has excellent connectivity to a bus route, cycle route and many shops within Llangefni Town Centre.

An application will need to be approved by the SuDS authority to deal with surface water from within the site.

It is therefore considered that the proposal complies with the criteria of Policy PCYFF3 of the Joint Local Development Plan.

- An ecological report was submitted with the planning application. The ecologist has responded to the concerns made by members of the planning committee stating that it was unlikely that the proposal would have an impact on red squirrels due to the retention of all but two trees on the site and the development is restricted to an open agricultural field. The ecologist has confirmed that there will be no anticipated impact as a result of habitat loss or habitat fragmentation. The ecologist goes on to state that the proposal would have a positive impact on the iconic species as a result of new planting which is to include native tree/hedges species of benefit to red squirrels and that the proposal would increase in food resources as an improvement in habitat connectivity.

A squirrel survey was undertaken on the 12th March, 2023. The survey for dreys was negative and concluded that there will be no negative impact on red squirrels. The survey goes on to say that only two trees are to be removed, and there will be no negative impact on red squirrels as a result of habitat fragmentation. The survey confirms that there will be an improvement in habitat connectivity as a result of the new planting which will reduce the amount of time squirrels will need to spend on the ground where they are vulnerable. The proposal now includes new planting of benefit to red squirrels, along with the provision of nest boxes and feeding stations.

Future use of the chalets.

The members expressed concern on the future use of the chalets with concern that the chalets would be used as permanent residential units. Condition (02) restricts the chalets to holiday use only and requires that the applicant keeps an up to date register of all the occupiers of the holiday units. This register can be requested by the Local Planning Authority should there be a concern over the use of the holiday units. The applicant has confirmed that the site will be used for holiday letting use only and there is no intention to sell the units. The applicant has confirmed that they are willing to enter into a Section 106 agreement to keep the site as one planning unit.

Highway Safety.

The Highways Authority has confirmed that they are satisfied with the access and visibility for the proposed development. Concerns were raised on the timing of the original traffic survey. The applicant arranged another speed survey which was undertaken in February, this survey was based on the worst case scenario. The results of the latest speed survey revealed that speeds were lower than the original survey and that the visibility splay is adequate for this development. It is important to note that part of the existing hedge to the East of the access will be moved back to ensure there is an adequate visibility splay, to the West of the access is a roundabout which naturally slows traffic speeds in both directions.

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 0011 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 0011 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, bat boxes and squirell feeding stations shall be installed prior to the occupation of the holiday chalets and shall be placed in existing trees as shown on drawing number 0011. 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 0011 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 and with the Mitigation Measures contained within the Red Squirell Survey and Impact Assessment dated 13/3/23 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 I
 - 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
 Red Squirell Survey and Impact Assessment by Cambrian Ecology dated 13/3/23.

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

(25) Prior to the removal of the trees which are part of this planning application, a further ecological survey must be undertaken of the trees which are to be removed and the habitat for a minimum of 50m either side of the proposed works. The ecological survey must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that protected species are safeguarded.

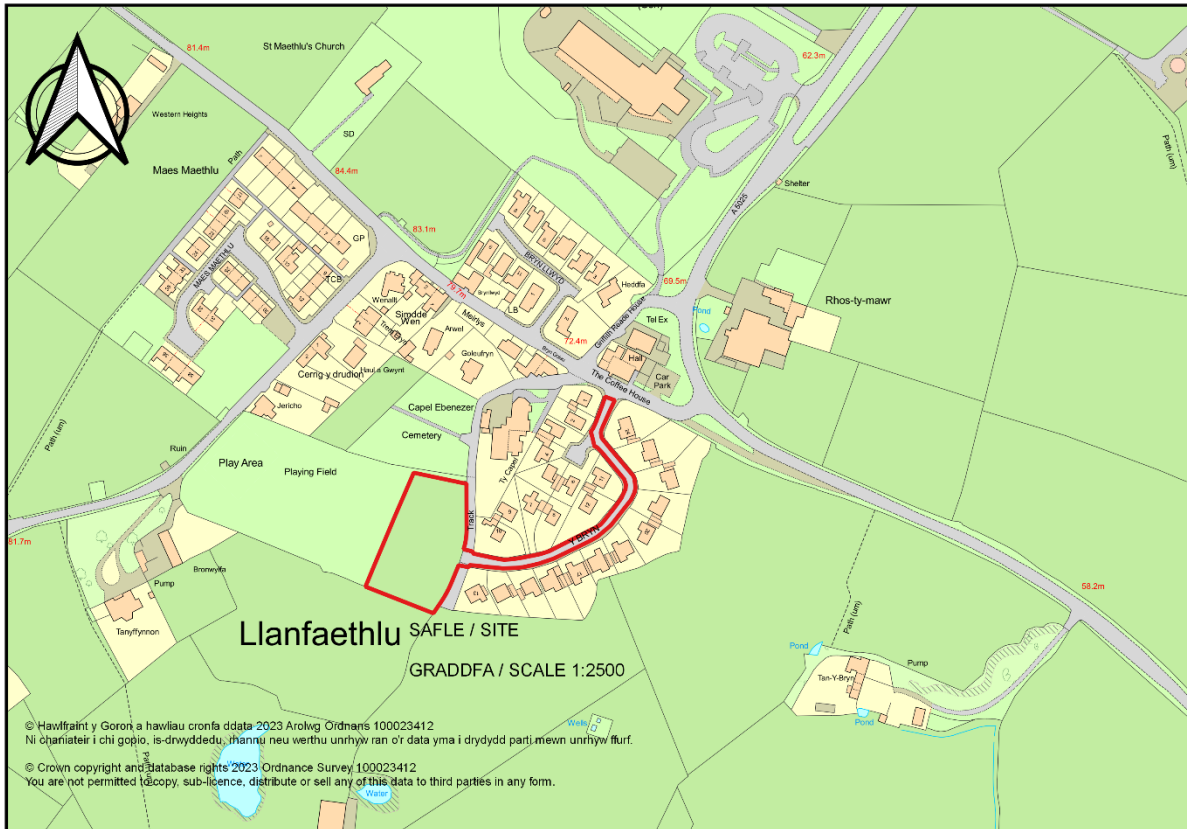
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2020/247

Applicant: Mr Nigel Ingram

Description: Full application for the erection of 9 dwellings together with associated works on land adjacent to

Site Address: Y Bryn Estate, Llanfaethlu



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

Recommendation: Permit

Reason for Reporting to Committee

The application was originally called to the planning committee by a Local Member Kenneth Hughes.

It was resolved to approve the planning application at the April 2021 Planning Committee subject to conditions and the completion of a legal agreement. Following this resolution an amended ownership certificate C was submitted by the applicants giving notice to the council as landowner. The application was subsequently referred back to the July 2021 committee in which it was approved.

The legal agreement has yet to be completed, however amended plans have been received. It is considered necessary to publicise, consult and report to the planning committee in light of these proposed changes.

Proposal and Site

The application site adjoins the south west of Llanfaethlu and it adjoins and is accessed through Y Bryn residential Estate. There is an access track along the eastern boundary which forms part of the route of a Public Right of Way. There are 3 listed buildings adjacent at Capel Ebenezer to the north east. Part of the village adjacent is within an Area of Outstanding Natural Beauty "AONB".

This is a full planning application for 9 dwellings comprising 7 detached and two semi-detached houses. The housing mix of the development is as follows:

Five 3 bedroom detached
Two 3 bedroom detached
One 3 bedroom affordable
One 2 bedroom affordable.

The application site encompasses part of the track along the eastern boundary of the application site and a new road and pavement is proposed connecting with the public highway leading through Y Bryn. The planning application is being reported back to the planning committee as the applicant has now submitted amended plans which seeks to make amendments to the surface water drainage arrangement.

Key Issues

Whether or not the amended drainage plans are acceptable and would have a detrimental impact upon the surrounding area.

Policies

Joint Local Development Plan

PS 1: Welsh Language and Culture
ISA 1: Infrastructure Provision
PS 4: Sustainable Transport, Development and Accessibility
TRA 2: Parking Standards
TRA 4: Managing Transport Impacts
PS 5: Sustainable Development
PS 6: Alleviating and Adapting to the Effects of Climate Change
PCYFF 1: Development Boundaries
PCYFF 2: Development Criteria
PCYFF 3: Design and Place Shaping
PCYFF 4: Design and Landscaping
PCYFF 6: Water Conservation
PS 17: Settlement Strategy
TAI 4: Housing in Local, Rural and Coastal Clusters
TAI 8: Appropriate Housing Mix
AMG 1: AONB Management Plans
AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character
AMG 5: Local Biodiversity Conservation
PS 19: Conserving and where appropriate Enhancing the Natural Environment
PS 19: Conserving and where appropriate Enhancing the Natural Environment
PS 20: Preserving and where appropriate enhancing heritage assets

Planning Policy Wales (Edition 11)
 Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)
 Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)
 Technical Advice Note (TAN) 12: Design (2016)
 Technical Advice Note (TAN) 18: Transport (2007)
 Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)
 Technical Advice Note (TAN) 23: Economic Development (2014)
 Technical Advice Note (TAN) 24: The Historic Environment (2017)

Supplementary Planning Guidance IOCC Deign Guide for the urban and Rural Environment (2008) “SPG Design Guide”
 Supplementary Planning Guidance Parking Standards (2008)
 Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2019)
 Supplementary Planning Guidance Housing Mix (Oct 2018)
 Supplementary Planning Guidance Affordable Housing (April 2019)
 Supplementary Planning Guidance (SPG) ‘Maintaining and Creating Distinctive and Sustainable Communities’ (July 2019)

Isle of Anglesey AONB Management Plan 2015-2020.

Response to Consultation and Publicity

Consultee	Response
Ymgynghoriadau Cynllunio YGC	No Response at time of writing report
Dwr Cymru Welsh Water	No Response at time of writing report
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Response at time of writing report
Cyngor Cymuned Llanfaethlu Community Council	No Response at time of writing report
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Response at time of writing report
Cynghorydd Jackie Lewis	No Response at time of writing report
Cynghorydd Llio Angharad Owen	No Response at time of writing report
Cynghorydd Llinos Medi Huws	No Response at time of writing report

Following the submission of amended plans the planning application was re-advertised and notification period expires on the 05/04/2023. A press advert was also issued which will expire on the 14/04/2023. At the time of writing this report no correspondence have been received by the Local Planning Authority.

Relevant Planning History

S106/2022/7 - Application for the deletion of Section 106 Agreement in relation to affordable housing of planning permission 29C112B/VAR at Bryn Estate, Llanfaethlu -Withdrawn 17/03/2023

RM/2019/4 - Application for reserved matters for the erection of 6 dwellings on land at - Bryn Estate, Llanfaethlu - Permit 21.08.2019.

DIS/2019/60 -Application to discharge condition (05) (Slate trade description) (06) (External surface material trade descriptions) (13) (Surface water drainage) of planning permission 29C112B/VAR on land at - Stad Bryn Estate, Llanfaethlu - Condition Discharged / Not Discharged 21.08.2019.

DIS/2019/102 -Application to discharge condition (13) (scheme of surface water) of planning application 29C112B/VAR (erection of 6 dwellings) on land at Bryn Estate, Llanfaethlu – Condition Partially Discharged 25.10.2019.

29C112B/VAR Application under Section 73 for the variation of condition (02) of planning permission reference 29C112A (renewal of planning permission reference 29C112 for the erection of 6 dwellings on land adjacent to) so as to extend the outline planning permission by a further three years together with the deletion of conditions (25), (26) and (27) (Code for Sustainable Homes) on land at Bryn Estate, Llanfaethlu - Conditionally Approved 01.11.2017.

29C112A - Renewal of planning permission reference 29C112 for the erection of 6 dwellings on land adjacent to Y Bryn, Llanfaethlu- Conditionally Approved 07.12.2012.

29C112 - Outline application for the erection of 6 dwellings (revised layout and mains drainage in lieu of treatment plants) together with alterations to the existing vehicular access and associated highway improvement on land adjacent to Y Bryn, Llanfaethlu - Conditionally Approved 14.12.2007.

Main Planning Considerations

Background:

Outline planning permission was initially granted in 2007 for the development of 6 residential units on the application site. A reserved matters application was also subsequently granted and pre commenced condition discharged. Although no formal CLEUD application has been granted, it appears that works have commenced at the site within the statutory time period, securing the planning permission. The principle of developing the application for 6 residential units would appear to have been established. The planning application subject to the current application increases the number of units by 3 to 9 and the acceptability of the principle of the development is considered in relation to the development plan below.

On the 7th July, 2021 the Planning and Orders Committee resolved to approve the application subject to a legal agreement requiring the provision of two affordable housing units. Since the resolution, work has been ongoing with respect to the drafting of the legal agreement however no decision has been issued by the Local Planning Authority.

The applicant now seeks to make amendments to the application, specifically to the surface water drainage system. Since the principle of development and other material considerations have previously been considered acceptable subject to conditions and a legal agreement, the only element which will require consideration is with respect to the amended detail.

Foul and Surface Water Drainage

As part of the previously approved scheme foul and surface water drainage proposed to be connected at points in the public highway adjacent at Y Bryn.

No change is being proposed to the foul drainage. However with respect to surface water drainage, rather than the surface water drainage being connected to the existing drainage network, the pipework would instead be connected to an existing surface water drainage gully that is within the control of the Local Authority that is positioned within the highway a short distance to the east of 1 Y Bryn.

Due to the size and nature of the development, the proposal requires approval of Sustainable Drainage Systems (SuDS), in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'.

As such, an application (reference YM2021SAB05) has already been submitted and approved by the Isle of Anglesey County Council as the determining SuDS Approval Body (SAB). These details granted by the SuDS application incorporates the same proposed drainage details which have submitted as amended drawings.

Conclusion

The principle of development has previously been accepted by the Planning and Orders Committee subject to conditions and a legal agreement. Having regard to the development plans and all material considerations the amended drawings relating to drainage arrangements are considered acceptable.

Recommendation

That planning permission is granted subject to the completion of a legal agreement requiring the provision of two affordable housing units and to the following planning conditions:

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

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

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

Site Location Plan A-00-11 rec 01

Site Topographic Survey A-00-01

Proposed Site Layout A-00-03 03

Proposed Plans and Elevations 3 bed Detached Dwelling plots 8 and 9 A-03-01

Proposed Plans and Elevations 3 bed detached dwelling plots 1-5 A-03-05

Proposed plans and elevations for 2/3 bed affordable dwellings plots 6 and 7 A-03-08

Proposed Drainage Layout - 004820 CCE V1 XX 40:40:01 C 50:30 0001 S1 P07

Proposed Section Layout - 004820 CCE V1 XX 40:40:01 C 50:30 0001 S1 P04

Proposed SAB Layout - 004820 CCE V1 XX 40:40:01 C 50:30 0007 S1 P03

Proposed SAB Offsite Works Layout - 004820 CCE V1 XX 40:40:01 C 50:30 0007 S1 P01

Surface Water Drainage Sections - 004820 CCE V1 XX 40:40:01 C 50:30 0007 S1 P03

Ecological Assessment & Reptile Surveys (5th January 2020 (V2) Cambrian Ecology

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

(03) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the remediation scheme as may be approved under the provisions of this planning condition.

Reason To ensure that any contaminants present have been remediated to safeguard occupants and users of the development.

(04) Notwithstanding the plans hereby approved no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The proposed development shall be constructed in conformity with the slab and proposed ground levels as may be approved under the provisions of this planning condition.

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

(05) The means of enclosure (including walls and fencing) shown on the plans hereby approved shall be constructed or erected prior to the occupation of the dwelling(s) to which they relate and shall thereafter be retained in the lifetime of the development hereby approved and any replacement means of enclosure (including walls and fencing) shall be to an equivalent specification to that approved under the provisions of this planning condition.

Reason To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to protect the amenities of the area.

(06) No other part of the development hereby approved shall commence until full details of the measures to eradicate "montbretia", which shall be in accord with the options in section 9 of the Ecological Assessment & Reptile Surveys (5th January 2020 (V2) Cambrian Ecology and include a timetable and a report on the monitoring and the effectiveness of the measures to be implemented to eradicate "montbretia" has been submitted to and approved in writing by the Local Planning Authority. The eradication of "montbretia" on the application site shall thereafter be undertaken strictly in accord with the details as may be approved under the provisions of this planning condition.

Reason To ensure that non-native invasive species are eradicated in accord with the approved details.

(07) Notwithstanding the landscaping plans hereby approved no development shall commence until plant density numbers are submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accord with the details approved under the provisions of this condition and the landscaping plans hereby approved "Landscaping Scheme".

Reason In the interests of the visual amenities of the area and to secure an ecological enhancement

(08) Any trees or shrub which forms part of the approved Landscaping Scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.

Reason In the interests of the visual amenities of the area and biodiversity.

(09) 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 hereby approved and, as a minimum, shall include detail of:

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;

Water quality and drainage impacts and mitigation.

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

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 and local amenity.

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

b) A detailed report on the archaeological work, as required by condition 13 (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and TAN24: The Historic Environment. 2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(11) No dwelling hereby approved shall be occupied until full design details for the lighting of the estate road have been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been implemented and is fully operational.

Reason: In the interests of safety and security to ensure there is safe and convenient access to occupied properties.

(12) The car parking accommodation for each dwelling shall be completed in full accordance with the details as shown on the approved drawings before the dwelling to which the car parking accommodation relates is occupied and shall thereafter retained solely for those purposes.

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

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

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

The construction of the development shall be completed in accordance with the CTMP as may be approved under the provisions of this planning condition.

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

(14) No development shall take place until measures are in place to secure the future maintenance of the estate road in the development hereby approved have been submitted to and approved in writing by the local planning authority. The future maintenance of the estate road in the development hereby approved shall thereafter be undertaken strictly in accord with the details as may be approved under the provisions of this planning condition.

Reason: To comply with the requirements of the Highway Authority, in the interests of safety and amenity to ensure there is safe and convenient access to occupied properties for the lifetime of the development.

(15) Notwithstanding the plans hereby approved no development shall commence until a surface water drainage scheme for the development including all on and off site plans and specifications have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby approved shall be occupied until the surface water drainage scheme as may be approved under the provisions of this planning condition has been implemented and is fully operational for the dwelling to which it relates.

Reason: To comply with the requirements of the Highway Authority and in the interests of safety and amenity of future occupiers to ensure there is adequate drainage of the highway and the development.

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

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Planning Committee: 05/04/2023

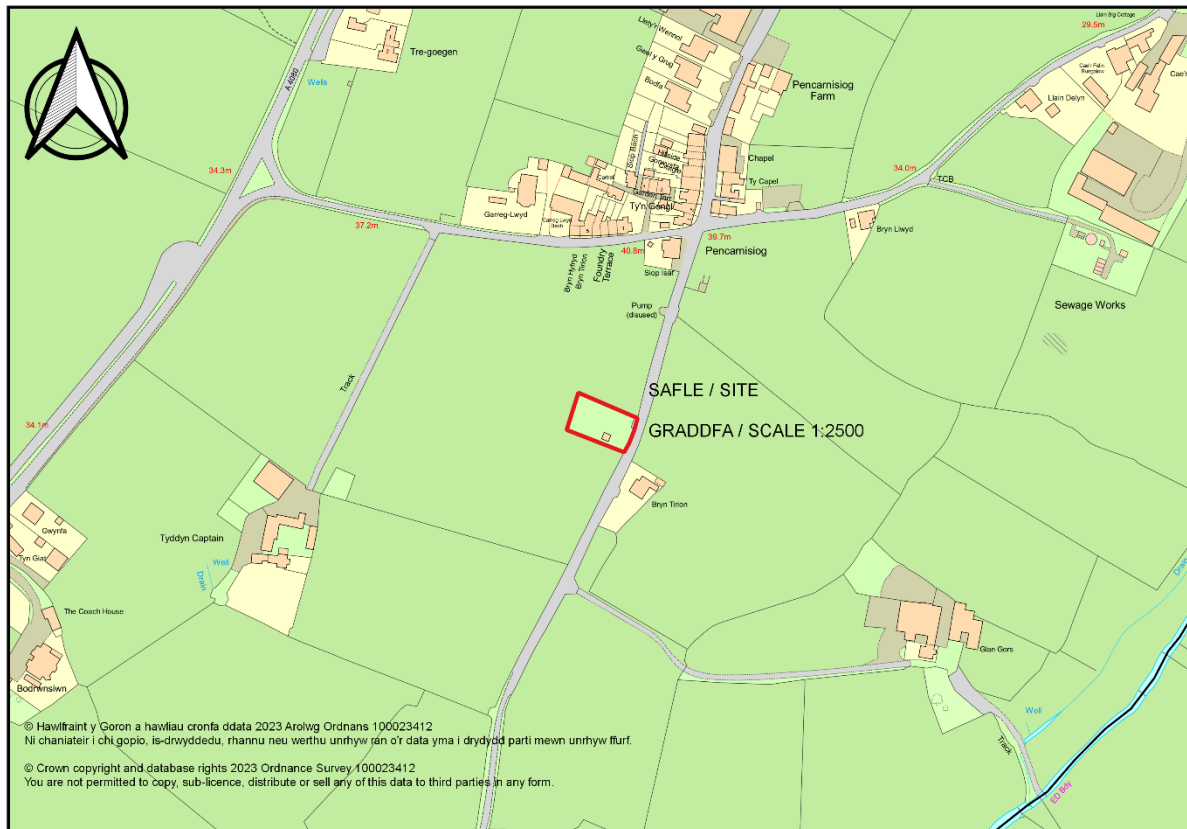
11.1

Application Reference: FPL/2023/30

Applicant: Belle Developments (NW) Ltd

Description: Full application for the erection of a dwelling together with the erection of an annexe (so as to amend the design and siting approved under application reference FPL/2022/116) at

Site Address: Wylfa, Pencarnisiog, Ty Croes



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

Recommendation: Permit

Reason for Reporting to Committee

The application is a departure by virtue of being contrary to Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan however the department are minded to approve due to the valid fallback consent.

Proposal and Site

The site is located in the open countryside of the Pencarnisiog area, which is not part of any development boundary or cluster settlement as defined under the Joint Local Development Plan. The site benefits from a safeguarded permission for a replacement dwelling, which received permission under application

reference 28C108D. Site boundaries are currently defined by mature vegetation and stone walling, which adjoin agricultural land surrounding the site. Access is afforded to the site via its own private access, leading from a un-named single width country lane.

The proposal is made for the erection of a new dwelling which seeks to amend the design of the previously approved and safeguarded consent. The proposed dwelling is 1.5 storeys in height and will be orientated with its frontage running parallel to the highway. The proposal also includes the erection of a garden room/annexe. The buildings will be finished with natural slate roofing, white roughcast render walls (with sections of cementboard cladding) and graphite windows/doors/rainwatergoods.

Key Issues

The key issue is whether the proposal is an improvement to that originally approved under appeal reference APP/L6805/A/11/2158396.

Policies

Joint Local Development Plan

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Neville Evans	No response
Cynghorydd Douglas Massie Fowlie	No response
Cyngor Cymuned Llanfaelog Community Council	No response
Dwr Cymru Welsh Water	No comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection following amended plans
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Additional information request regarding access
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Outline of applicable policies.
Draenio Gwynedd / Gwynedd Drainage	No objection

Publicity was afforded to the application via the posting of personal letters to the occupiers of the neighbouring properties together with the placing of a notice near the site and in the local press. The latest date for response to be made was the 01/03/2022. At the time of writing this report, no letters of representation had been received at this department.

Relevant Planning History

FPL/2022/116 - Cais llawn ar gyfer codi annedd ynghyd a datblygiadau cysylltiedig (er mwyn diwygio dyluniad a ganiateir odan Apel cyfeirnod APP/L6805/A/11/2158396) yn/Full application for the erection of a dwelling together with associated development (so as to amend the design approved under appeal ref APP/L6805/A/11/2158396) at - Gallt y Mwg (Wylfa), Ty Croes, Pencarnisiog -- Caniatáu / Permit

Main Planning Considerations

Principle of Development

The principle of a dwelling in this location has been established under previous planning permission 28C108D which has been safeguarded via a material start and therefore is valid in perpetuity. 28C108D was an application for the demolition of the existing dwelling on site together with the erection of a replacement dwelling on the footprint of the previous dwelling. A subsequent application was submitted (28C108F) for an amended siting of the dwelling to the rear of the plot and was refused on the grounds it would harm the character and appearance of the area. This decision was overturned at appeal and permission was granted for the siting of the dwelling to the rear of the plot. It is not clear whether or not the appeal permission has been safeguarded, however it is not considered sufficiently material in this case as this application seeks to site the dwelling for the most part in the footprint (slightly further back) of the safeguarded consent. Nonetheless, the appeal decision establishes the acceptability of the siting of a dwelling to the rear of the plot. Having established the lawfulness of the safeguarded consent on the site, the main considerations of this application are whether or not the proposal is considered acceptable when compared to the safeguarded consent.

Design

The safeguarded consent is for a 1.5 storey bungalow with an internal floor area of 120m² and a finished ridge height of 7.9 metres. Primary finishing materials are noted as slate roofing, stone cladding and lime mortar rendering. This proposal seeks to obtain permission for a 1.5 storey property with a internal floor area of 194m² and a finished ridge height of 7.6m, with finishing materials proposed as slate, render and cement board cladding.

The reduced height of the dwelling will ensure that the proposal is not more visually prominent than the safeguarded permission despite the larger massing resultant of the increased floor area. The proposed dwelling is similar in it's scale to the other dwellings in the locality and therefore it is not considered that the proposed dwelling would be harmful to the character of the area. The nearest neighbouring property is 25 metres to the south east of the site, however it is not anticipated that the scheme would impacts their residential amenity drastically worse than what would occur from the safeguarded scheme. It must be further considered that a highway separates the 2 properties.

This scheme also differs from the original safeguarded consent as it proposes a garden room/annexe building. The building measures 10x4.3x4m and will be sited to the rear of the dwelling in a position closely adjoining the boundary. The annexe will share the same garden and parking area as the main dwelling and is not of a scale/level of provision where it could be readily subdivided into a separate planning unit. As such, the department are satisfied with this aspect of the scheme subject to a condition being attached to the consent.

Ecology

In line with policy AMG 5 of the JLDP and the Councils duty under The Environment Wales Act (2016), all proposals are required to provide a net gain to biodiversity. The proposal offers ecological enhancement in the form of bird and bat boxes as shown on the proposed elevations. The local authority ecology officer had no objections to the scheme and was satisfied with the provided enhancement measures.

Conclusion

Having considered the scheme against the safeguarded consent and the relevant policies of the current Joint Local Development Plan, the proposal is deemed to be acceptable and a betterment to the extant 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.

- Proposed Location/Block Plan / 2313-A3-02
- Proposed Elevations / 2313-A3-03
- Proposed Ground Floor Plan / 2313-A3-04
- Proposed Ground First Plan / 2313-A3-05
- Annexe / Garden room Elevations / 2313-A3-06
- Annexe and Garden Room Plan and Cross sections / 2313-A3-07

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

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

Reason: In the interests of residential and visual amenity.

(04) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling shown within the red line of the location plan (2313-A3-02).

Reason: To define the scope of this permission.

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

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

Planning Committee: 05/04/2023

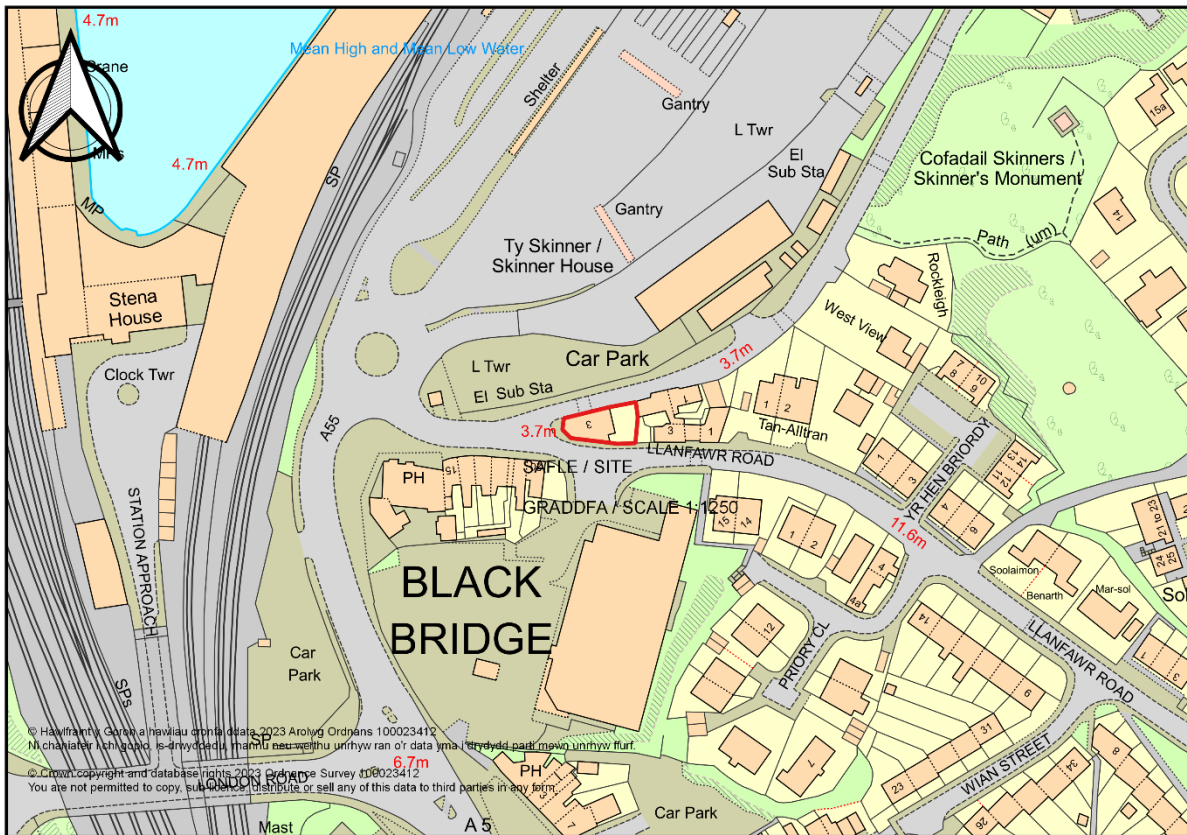
13.1

Application Reference: LBC/2023/1

Applicant: Head of Housing Services

Description: Listed Building Consent for conversion of abandoned listed building into 4 social housing flats, together with external and internal works at

Site Address: Plas Alltran, 3 Turkey Shore Road, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application is for development on land in the ownership of the Council.

Proposal and Site

The proposed development site is located on an acutely angled corner site between Turkey Shore Road and Llanfawr Road, Holyhead.

The two storeys plus attics former Doctor's house and surgery built 1890-91 is grade II listed as *Plas Alltran* (Cadw Ref. 5727). It is described as having walls of squared local rubble with darker stone quoins and dressings, pale ashlar corbels, darker ashlar copings to crow-stepped gables. Slate gabled roofs with blue clay ridge tiles. Unusual, irregular plan and elevations, each facade with differently placed gable. The house is linked by stone rubble walls to separately listed 1 & 2 Turkey Shore Road. The interior is poor condition but retains many original features; door-frames, lathe & plaster partition walls, window seats, skirting boards, cornices, stair and landing balustrades. Large room on first floor has a decorated fire-place incorporating the Adeane family crest.

It has been listed as a good example of a late Victorian, Jacobethan style building, possibly inspired by Plas Mawr, Conwy. Holyhead's first purpose-built doctor's surgery, reflecting the growth of the town in the 19th century. Group value with 1-3 Turkey Shore Rd, 1-2 Tan-Alltran cottages and stable block.

The application is for listed building consent for the conversion of abandoned listed building into 4 social housing flats together with external and internal works.

Key Issues

The application's key issues are:

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

Policies

Joint Local Development Plan

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

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

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

Planning Policy Wales (Edition 11) February 2021

Policy PCYFF 3: Design and Place Shaping.
 Policy PCYFF 4: Design and Landscaping.
 Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets.

Response to Consultation and Publicity

Consultee	Response
Victorian Society	No response at the time of writing this report
Joint Committee of The National Amenity Societies	No response at the time of writing this report
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Cyngor Tref Caergybi / Holyhead Town Council	No response at the time of writing this report

Cynghorydd Pip O'Neill	No response at the time of writing this report
Cynghorydd Jeff M. Evans	No response at the time of writing this report
The Royal Commission on the Ancient and Historical Monuments of Wales	No response at the time of writing this report
Cadw Consultations	No response at the time of writing this report

Expiry Date: 08 03 23

Relevant Planning History

FPL/2021/1 - Cais llawn ar gyfer newid defnydd adeilad rhestredig i fod yn 4 fflat llety cymdeithasol ynghyd ag addasiadau ac estyniadau / Full application for change of use of existing listed building into 4 social housing flats together with alterations and extensions at - Plas Alltran, 3 Turkey Shore Road, Caergybi/Holyhead Caniatáu / Permit 30/07/2021

LBC/2021/1 - Caniatâd Adeilad Rhestredig ar gyfer trosi adeilad rhestredig sydd wedi'i adael i fod yn 4 fflat llety cymdeithasol, dymchwel rhan o'r adeilad a chodi estyniad yn ei le ynghyd â gwaith allanol a mewnlol yn / Listed Building Consent for conversion of abandoned listed building into 4 social housing flats, demolition of part of the building and erection of extension in lieu together with external and internal works at - Plas Alltran, 3 Turkey Shore Road, Caergybi/Holyhead - Caniatáu / Permit 05/10/2021

Main Planning Considerations

The two storeys plus attics former Doctor's house and surgery built 1890-91 is grade II listed as Plas Alltran (Cadw Ref. 5727). The adjacent group of buildings (1-3 Turkey Shore Road, 1-2 Tan-Alltran cottages, and stable block) are also grade II listed.

The application is for listed building consent for the conversion of abandoned listed building into 4 social housing flats, demolition of part of the building, and erection of extension in lieu together with external and internal works.

The building has been vacant since the early 1970s and is currently in a state of disrepair with holes in the roof allowing water ingress and pigeon infestation leading to structural damage. The building has also suffered from fire damage as a result of arson and vandalism and anti-social behaviour.

Plas Alltran has been on CADW'S Buildings at Risk Register since 2001 and was scored as being in a 'Very Bad' condition in a Historic Asset Risk Assessment (December 2020). It was also noted as having had a high decline rate since the last inspection undertaken in 2014. Additionally, the building is on the Victorian Society's top 10 buildings at risk in the UK.

Listed building consent (Ref. LBC/2021/1) was granted for conversion, demolition of part of the building and erection of extension in lieu together with external and internal works at on 5/10/2021.

Following the competitive tendering process there is a need to revisit the extent of the proposals in order to make cost savings. The current application omits the previously consented contemporary zinc extension to rear and reconfiguring of internal layout and staircase, and makes amendments to proposed window details from metal Crittalls casement windows inserted into oak frames to window frames wholly constructed of oak.

The omission of the previously approved extension will assist in retaining the historic character and appearance of the listed building.

The applicant has undertaken a full review of the existing windows and has concluded that they are not salvageable. The proposed oak windows represent a replica of the original windows and would in effect preserve the character of the building.

It is not considered that the internal reconfiguration due to the omission of the extension would lead to the loss of any features of significance.

As per the previously consented application the current application will allow necessary repair and maintenance works including; the removal of external vegetation from walls and rake out cement mortar joints and repoint with appropriate lime mortar, repairs of external windows and doors installation of secondary glazing, and re-installation of suitable new cast iron rainwater goods. It is also proposed to retain existing historical internal features and to repair existing; joinery, parquet flooring, staircases, plasterwork and ironmongery.

The proposals do not adversely impact upon the special character and appearance of the listed building or setting of the adjacent grade II listed buildings and, subject to specific conditions, recommend the granting of listed building consent.

At the time of writing this report no letter of objection has been received at this department.

As noted in the previously approved application the proposed development site abuts an area of flood zone C2 and that the Flood Consequences Assessment report notes that flood mitigation works should not be necessary at present.

Conclusion

The prominently located listed building has been vacant for nearly 50 years. The building's condition is deteriorating at an increasing pace and will continue to do so until remedial works are undertaken.

The granting of listed building consent (and planning permission) and implementation of the proposals would safeguard the building's future through viable re-use and address a long time problematic building that, due to its dilapidated condition, detracts from its surroundings that is considered to be an important gateway to Anglesey and Wales from Ireland. The proposals would also result in the removal the building from CADW's Buildings at Risk Register.

The proposals would not adversely impact upon the special character and appearance of the listed building or the setting of the adjacent listed buildings.

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

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

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

**Location Plan and Site Plan / 100
Roof Plan and External Landscaping - Existing / 101 Rev 1
Ground Floor Plan – Existing / 103 Rev 1
First Floor Plan – Existing / 105 Rev 1
Second Floor Plan – Existing / 107 Rev 1
Proposed Floor Plans / 120 Rev 1
Proposed Roof Plan / 121 Rev 1
Proposed Elevations - Sheet 1 / 122 Rev 1
Proposed Elevations - Sheet 2 / 123 Rev 1
Window Pattern Schedule and Details / 151 Rev 1
North Elevation – Existing / 201 Rev 1
East Elevation – Existing / 202 Rev 1
South Elevation – Existing / 203 Rev 1
West Elevation – Existing / 204 Rev 1
Section 1 – Existing / 301 Rev 1
Section 2 – Existing / 303 Rev 1
Feasibility Report / Purcell May 2018
Archaeological Building Recording and Research / CR 137-2017
Heritage Impact Addendum / BTP Architects December 2022
Design and Access Statement / Housing Services IoACC Rev A**

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

(03) All existing historic features shall be retained in situ, except where indicated otherwise on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

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

(04) No development shall take place until samples of slates, and internal and external joinery proposed to be used on the development have been approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development.

(05) Prior to the commencement of any development, the applicant shall provide in writing to the Local Planning Authority a schedule of window and door repairs and replacement, including large scale architectural drawings/ full sectional details, for our consideration and approval.

Reason: In the interest of ensuring, that special regard is paid to the appropriate type of repair and restoration in the interest of protecting the special character and architectural interest of the listed building.

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

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

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

Application Reference: FPL/2023/6

Applicant: Head of Service Regulation and Economic Development

Description: Full application to house a storage container for storage of equipment at

Site Address: Old Station Yard Car Park, High Street, Llangefni.



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 Old Station Yard Car Park located on the High Street, by the entrance to the Dingle Local Nature Reserve. The site is within the development boundary of Llangefni as defined by the Joint Local Development Plan.

The application presented is to house a storage container for storage of equipment. The purpose of the container is to keep materials and tools on hand for repair works at the Dingle Local Nature Reserve.

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

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

Policy AMG 5: Local Biodiversity Conservation

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dylan Rees	No response
Cynghorydd Paul Charles Ellis	No response
Cyngor Tref Llangejni Town Council	No objections
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections
Ymgynghorydd Treftadaeth / Heritage Advisor	No objections
Cynghorydd Non Lewis Dafydd	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 01/03/2023. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

No relevant planning 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 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 Old Station Yard Car Park located on the High Street, by the entrance to the Dingle Nature Reserve. The site is within the development boundary of Llangefni as defined by the Joint Local Development Plan. The application presented is to house a storage container for storage of equipment. The purpose of the container is to keep materials and tools on hand for repair works at the Dingle Local Nature Reserve.

Details of container:

The container will measure 3 meters in length, 2.44 meters in width, and 2.6 meters in height.

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, therefore it is not considered a distraction to road users. The design and appearance is considered acceptable given the design is using materials that are in-keeping with the surrounding Conservation Area. The scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area. Furthermore, a condition will be implemented stating the container will only be temporary for 5 years. In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, a Bat box, and/or Bird box, and/or Squirrel box will be attached to nearby mature trees adjacent to the North facing elevation of the proposed container.

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 container will not have a large visual impact therefore the placement of this storage container is appropriate to this area. It will integrate well into its place in the corner of the Old Station Yard Car Park. In addition, the effect on neighbouring properties will be minimal as there are no immediate neighbours to the site. Furthermore, the container is set back from the car park and main road, therefore it will not be a distraction to road users.

Impact on the Conservation Area:

The container will be located inside the Llangefni 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.

Conclusion

The proposal is a small scale development to house a storage container for storage of equipment in the Old Station Yard Car Park on the High Street in Llangefni. 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. Furthermore, the biodiversity enhancements will help conserve and safeguard biodiversity, therefore this development is considered to comply with the relevant policies of the Joint Local Development Plan.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- Location plan.
- Proposed measurements.
- Proposed location of the biodiversity enhancements.

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

(03) Three weeks prior to any works commencing, a Bat box, and/or Bird box, and/or Squirrel box as shown on the plan labelled, 'Proposed location of the biodiversity enhancements', will be attached to nearby mature trees adjacent to the North facing elevation of the proposed container. The box and/or boxes shall thereafter be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(04) The storage container hereby approved shall be removed from the site within 5 years of the date of this notice and the land reinstated to its original condition.

Reason: The local planning authority has granted permission for a temporary period only as they wish to re-consider the position on the 5th April, 2028 in the light of circumstances prevailing at that date.

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, AMG 5, AT 1.

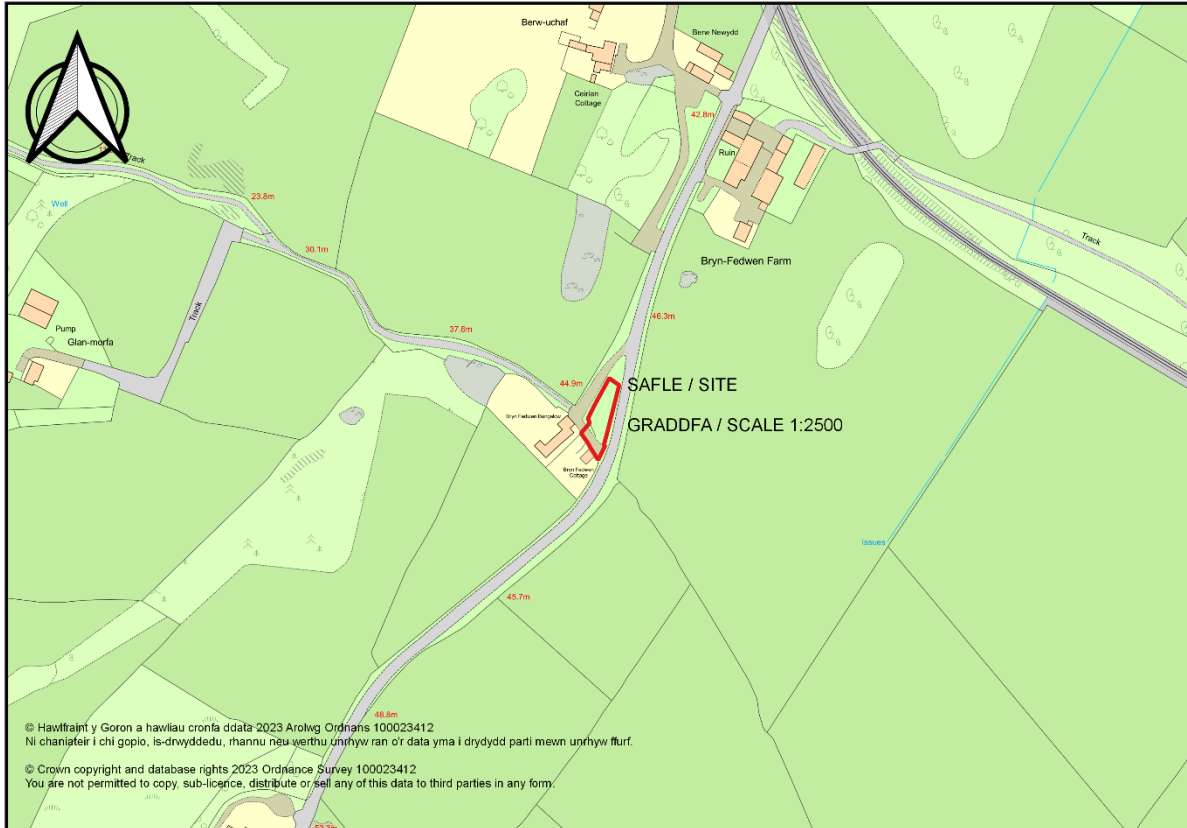
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/24

Applicant: Mr Timothy Parkes

Description: Full application for change of use of land to form part of the residential curtilage at

Site Address: Bryn Fedwen Cottage, Gaerwen



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is being presented to the Planning and Orders Committee as the application involves land which is owned by the Isle of Anglesey County Council.

Proposal and Site

The application presented is for an extension to the residential curtilage of Bryn Fedwen Cottage.

The application site is a two storey detached dwelling located in an open countryside location along the B4419 between the villages of Pentre Berw and Llangaffo.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

Policy AMG 2: Special Landscape Areas
Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TRA 4: Managing Transport Impacts

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested further information from the applicant regarding the intended use of the land, including details of environmental improvements and tree/vegetation removal. The Ecologist was happy with the details provided by the applicant, and provided informatives.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments and provided informatives for the applicant.
Cyngor Cymuned Llanfihangelesceifiog Community Council	No response received
Cynghorydd Alwen Pennant Watkin	No response received
Swyddog Llwybrau Troed / Footpaths Officer	The proposal is acceptable from a Public Rights of Way point of view if the highway running NE-SW is retained. This section of highway will remain unaffected by the development.
Ymgynghorydd Tirwedd / Landscape Advisor	No response received
Cynghorydd Dafydd Roberts	No response received

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 representation was the 22/02/2023. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

No relevant planning 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 detached dwelling located in an open countryside location along the B4419 between the villages of Pentre Berw and Llangaffo. The site also lies within the Special Landscape Area 'Malltraeth Marsh & Surrounds'.

The proposed scheme is for an extension to the residential curtilage of Bryn Fedwen Cottage.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Special Landscape Area and Ecology
- iv. Highways

i. Siting and Design

The proposal involves changing the use of the land to the north of the main dwelling into a part of the property's residential curtilage. The parcel of land measures approximately 480m², and includes a small part of adopted highway which has been unused for years. This land is currently derelict, consisting of trees, hedges and overgrowth. The adopted highway within this parcel of land was once a part of the B4419, but it was made redundant by the construction of a new section over 50 years ago. The parcel of land subject to this application is currently within the ownership of the County Council.

The septic tank that services Bryn Fedwen Cottage is located within the derelict parcel of land, and an extension to curtilage would allow for it to be within the residential curtilage of the property. A small section along the roadside edge will be retained by the Highways Department, whilst the northernmost section which houses a BT pole will remain within Council ownership.

The applicant has been in discussion with the Council's Principal Valuation Officer, who confirmed that the Council would be prepared to sell the land if the applicant is successful in an application to the Welsh Ministers under section 247 of the Town & Country Planning Act 1990 for a stopping-up order of the unused highway.

A planning condition will remove the Permitted Development rights granted by Part 1 Class E of the General Permitted Development Order, to ensure that the Local Planning Authority has control over any future developments. The justification provided is considered acceptable, and as no works are proposed to the land it ensures no greater visual impact and negligible impacts on the surrounding natural environment.

ii. Impact on Adjacent Residential Properties

Being located in an open countryside location, the application site only has one immediate neighbour, Bryn Fedwen Bungalow. Neighbouring property Glan Morfa, located down a small track to the west, also shares an access with both aforementioned properties, with the access not being affected by the proposed development.

Given the applicant's intention to retain the land as existing, and only make environmental improvements, the proposed extension to curtilage is considered to have no greater impact upon its neighbouring properties, in compliance with policy PCYFF 2. The Permitted Development condition will restrict future developments, ensuring that their impacts on neighbouring properties are assessed during a full planning application.

iii. Special Landscape Area and Ecology

The applicant seeks to make environmental improvements to the land once it has been acquired as part of their residential curtilage. The land is to remain as natural as possible, with the existing bramble patches trimmed and reseeded with grass and wild flowers. All trees within the parcel of land will be retained with the applicant hoping to planting additional saplings. These environmental proposals will secure biodiversity enhancement on site, and ensure compliance with the Environment Wales Act as well as policies AMG 5 and PCYFF 4 of the Joint Local Development Plan.

The site is located near the edge of the Special Landscape Area (SLA) 'Malltraeth Marsh & Surrounds'. Policy AMG 2 of the JLDP states that when considering a proposal within SLAs, there will need to be an appropriate consideration to the scale and nature of the development, ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognized character and qualities of the SLA. Given the small scale nature of the development, and as no changes are proposed to the land except for environmental improvements, it is not considered to have any impacts upon the qualities and features of the SLA.

iv. Highways

Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. Despite being located on the highway edge, no change will occur to the land compared to the existing, which is considered to have no greater impact on the safe operation of the highway or highway safety. The Highways Department have no objection to the proposal which is considered to comply with policy TRA 4.

Conclusion

This is an application to extend the residential curtilage of Bryn Fedwen Cottage into a derelict parcel of land to the north, which is currently owned by the County Council. The extended curtilage will allow the property's septic tank to be located within the residential curtilage, and will allow the applicant to make environmental improvements to the land. It is considered that the development will have no greater impact on its surrounding natural environment or any neighbouring properties, in compliance with all relevant policies of the JLDP.

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 - submitted under planning application reference FPL/2023/24 - 23/01/2023

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

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

Reason: In the interests of residential and visual amenity.

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

Informative

All vegetation clearance should be carried out from October to February (inclusive) so as to avoid the breeding bird season; nesting birds during the breeding season are protected under the Wildlife and Countryside Act 1981 (as amended).

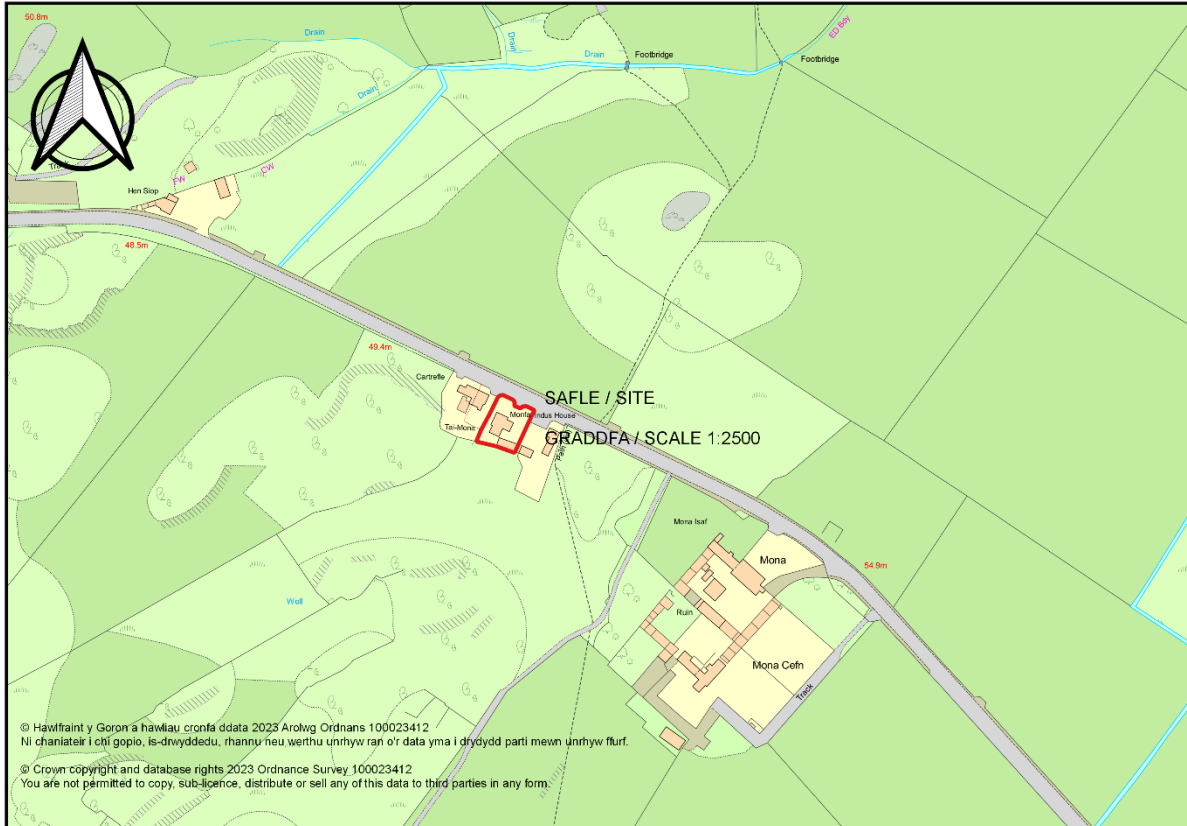
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2022/291

Applicant: Mr R Anthony

Description: Full application for the conversion of the garage into an annexe at

Site Address: Monfa, Holyhead Road, Mona



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been called into the Planning and Orders Committee at the request of Councillor Nicola Roberts due to local concern surrounding the application.

Proposal and Site

The application presented is for alterations to the existing garage, together with its conversion into an annexe.

The application site is a detached bungalow located in an open countryside location along the A5 in Mona. The site is outside any development boundary or cluster as defined by the Joint Local Development Plan.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

Policy AMG 2: Special Landscape Areas
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy TRA 2: Parking Standards

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Dwr Cymru Welsh Water	Informatives for the applicant
Priffyrdd a Trafnidiaeth / Highways and Transportation	Informatives for the applicant
Cyngor Cymuned Llangristiolus Community Council	Questioning whether this is a new development in the open countryside. Email confirmation was sent to the Community Council stating that a condition would be placed to ensure that the annexe is used ancillary to the main dwelling.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The site is adjacent to a designated wildlife site, but is unlikely to have negative impacts. No ecological survey is needed, and advice was provided regarding external lighting. A bird box should be added to the proposed building as biodiversity enhancement.
Cynghorydd Nicola Roberts	Called the application into the planning committee due to local concern.
Cynghorydd Geraint Ap Ifan Bebb	No response received

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 representation was the 16/11/2022. At the time of writing this report, one letter of representation was received at the department.

The main comments raised were:

- Neighbours not notified of the application

- This is a resubmission of a previously withdrawn application with no apparent changes
- The property is no longer on Airbnb but is still listed on coolstays.com
- How can the annexe be for the applicants' parents if the property is a holiday let

In response to the issues raised:

- The comment was received the same day that the neighbour letters were posted
- The previous application was withdrawn at the request of the agent
- Confirmation has been received that the applicant lives at the property, and it is no longer a holiday let
- A condition will be placed that the annexe is used ancillary to the main dwelling

Relevant Planning History

36C357 – Full application for the demolition of the existing garage together with the erection of a new garage at Monfa, Mona, Bodffordd. Approved 19/06/2018.

HHP/2019/276 – Retrospective application for the retention of the store/workshop at Monfa, Mona, Bodffordd, Llangejni. Approved 31/12/2019.

HHP/2022/200 - Full application for the conversion of the garage into an annexe at Monfa, Holyhead Road, Mona. Withdrawn 08/08/2022.

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.

Proposal and Site

The site is a detached bungalow located in an open countryside location along the A5 in Mona. The site is outside any development boundary or cluster as defined by the Joint Local Development Plan. The site also lies within the Special Landscape Area 'Malltraeth Marsh & Surrounds'.

The proposed scheme is for alterations to the existing garage, together with its conversion into an annexe.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Special Landscape Area and Ecology

i. Siting and Design

The proposal involves alterations to the existing garage together with its conversion into an annexe. The existing garage is located in close proximity to the rear elevation of the main dwelling. It is a rectangular building measuring approximately 10.8m by 7.5m, with a pitch roof at 5m in height. The footprint of the building will remain unchanged as part of this application.

Small amendments are proposed to the external appearance of the building to accommodate its conversion into an annexe. Both side elevations and the rear elevation will remain unchanged, with the existing double garage door on the front elevation being replaced by a single door with narrow glass panels on either side. These are small changes to the appearance, which are considered to have no impact on the design of the building. The building will remain integrated into the site, and is a high quality design in accordance with policy PCYFF 3.

The justification provided behind the proposed scheme is to provide annexe accommodation for the applicants' parents. A single storey building is required to cater their needs, and this annexe will bring them closer to the family. The annexe will share the same access, parking area and garden as the main

dwelling, and it is considered that they will form part of one residential unit. Concerns were raised during the consultation period that Monfa is a holiday let, listed on coolstays.com, who appear to be a subsidiary of the main letting agent Anglesey Holiday Lettings. The applicant has confirmed that he has lived in Monfa permanently since September 2022, and that the property is no longer a holiday let, which was also confirmed by the Council Tax department. Given the justification provided by the applicant, the Local Planning Authority are satisfied that the annexe will be used ancillary to the main dwelling, and a planning condition will secure that.

ii. Impact on Adjacent Residential Properties

The application site is in an open countryside location, with only a few nearby residential properties. Neighbouring property Indus House is located directly to the east, whilst Coedlys Mona is located to the west. The side window facing Indus House will be facing a high boundary wall, the rear windows will be looking into agricultural land, with the front windows facing the driveway. No issues of overlooking will arise from the change of use of the garage into an annexe.

Given the small scale nature of the development with only minor external changes, and as the annexe is to be used ancillary to the main dwelling, it is considered that the impact on neighbouring properties would be negligible. As such, it is considered that the application complies with policy PCYFF 2.

iii. Special Landscape Area and Ecology

The site is located near the edge of the Special Landscape Area (SLA) 'Malltraeth Marsh & Surrounds'. Policy AMG 2 of the JLDP states that when considering a proposal within SLAs, there will need to be an appropriate consideration to the scale and nature of the development, ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognized character and qualities of the SLA. Given the small scale nature of the development it is not considered to have any impacts upon the qualities of the SLA.

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 installed on the building. This is considered to provide overall biodiversity enhancement, and complies with the requirements of the Environment Wales Act.

Conclusion

This is an application to convert the existing garage into an annexe for the applicants' parents. The justification provided is considered sufficient, with the small external changes proposed not considered to impact the character of the building. The small scale nature of the development and the ancillary use to the main dwelling ensures that the development will have negligible impacts upon its neighbouring properties, and that their privacy and amenities are maintained.

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.

- Existing site plan

- Location plan
- Proposed end elevations
- Proposed front & rear elevations
- Proposed floor plan
- CDP-Annexe-001: Planning Justification Statement

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

(03) 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/2022/291.

Reason: For the avoidance of doubt

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

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

Application Reference: FPL/2022/256

Applicant: AMP Construction Ltd

Description: Full application for the erection of 33 affordable homes, new vehicular and pedestrian access, construction of new estate road together with associated works on land adjacent to

Site Address: Crown Street, Gwalchmai



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented before the planning and orders committee at the request of both local members for the area, Neville Evans and Douglas Massie Fowlie.

Proposal and Site

The site is located in the rural settlement of Gwalchmai in a position directly adjoining Crown Street in the upper section of the village. The site in its present form is an agricultural enclosure and includes a splayed access leading directly from Crown Street, with stone walling forming the access and the remainder of the roadside boundary. Remaining boundaries are formed by mature native hedging

comprising of predominantly hawthorn. The site is at an equal elevation with the highway (Crown street) which has a slight gradient running from south west to the north east. The North, South and West boundaries of the site flank existing housing developments with the western boundary being separated by the public highway. The eastern boundary flanks with other agricultural enclosures and the open countryside beyond. The application site itself is considered open countryside by virtue of its location outside of (but directly adjoining) the defined development boundary as outlined in the Joint Local Development Plan inset maps, with Gwalchmai itself categorised as a service village.

The immediate locality of the site does not include a set pattern of development, with a diverse range of property types and finishing materials evident locally. The opposite side of Crown Street directly outside of the site includes both bungalows and 2 storey dwellings, with a range of finishing materials used including (but not limited to) Slate, tile, render, pebbledash and stone cladding. Maes Meurig directly to the south of the site comprises of terraced housing which is finished in slate roofing and pebbledash walling.

The application is made for the erection of 33 affordable dwellings on the site together with the closing up of the existing access, creation of a new access and also the creation of a new internal access road. The dwellings will be 2 storey in their construction and will be finished in tile roof covering, white render, red facing brickwork and white upvc windows, doors and rainwater goods. The site will consist of the following housing mix:

- 12 no. 1 bed apartments
- 10 no. 2 bed semi detached dwellings
- 8 no. 3 bed semi detached dwellings
- 3 no. 4 bed detached dwellings.

Key Issues

The key issues of the scheme are as following:

- Compliance with relevant policies of the Joint Local Development Plan
- Highways matters
- Ecological Matters
- Welsh Language Matters
- Design/Landscaping
- Objections from neighbours

Policies

Joint Local Development Plan

Policy ISA 1: Infrastructure Provision

Strategic Policy PS 2: Infrastructure and Developer Contributions

Policy PCYFF 4: Design and Landscaping

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

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy TAI 16: Exception Sites

Policy TAI 8: Appropriate Housing Mix

Policy TAI 15: Affordable Housing Threshold & Distribution

Policy TAI 3: Housing in Service Villages

Strategic Policy PS 18: Affordable Housing

Technical Advice Note 2: Planning and Affordable Housing (2006)

Supplementary Planning Guidance - Affordable Housing (2004)

Technical Advice Note 12: Design (2016)

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

Policy AMG 5: Local Biodiversity Conservation

Policy TRA 4: Managing Transport Impacts

Policy TRA 2: Parking Standards

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy PCYFF 6: Water Conservation

Policy PCYFF 5: Carbon Management

Strategic Policy PS 16: Housing Provision

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

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

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection following receipt of additional info.
Draenio Gwynedd / Gwynedd Drainage	No response.
GCAG / GAPS	No objection.
Gwasanaeth Addysg / Education Service	Financial contribution required.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Outline of applicable policies provided along with details regarding open space contribution.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Iechyd yr Amgylchedd / Environmental Health	Comments regarding working hours.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection.
Dwr Cymru Welsh Water	No objection.
Strategol Tai / Housing Strategy	Satisfied there is demand for number and mix of dwellings proposed .
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No objection.
Cynghorydd Neville Evans	Call in to committee.
Cynghorydd Douglas Massie Fowlie	No response.
Cyngor Cymuned Trewalchmai Community Council	Objections raised regarding following issues: - Overdevelopment - Insufficient infrastructure - Dwellings not for local people - Concern regarding Welsh Language - Concern regarding capacity for foul water
Ymgynghorydd Treftadaeth / Heritage Advisor	No comments

The application was afforded publicity by 2 means as following:

- Personal letters to neighbouring properties.
- Advert placed in the local press.

The latest date for representations to be made in response to the publicity was the 02/11/2022. At the time of writing this report, 119 letters of representation had been received and their contents will be addressed later in this report.

Relevant Planning History

None.

Main Planning Considerations

Principle of Development

As mentioned previously, the application site is outside of the defined development boundary of Gwalchmai but directly adjoins the boundary on 3 of its elevations and therefore can be considered as an exception site in line with policy TAI 16 of the plan. TAI 16 states as following:

'Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land'

The policy is principally based on proposals demonstrating that there is an identified need for affordable housing. The application was supported by the submission of a design, access and planning statement which included a section in relation to housing mix/need. The statement provides details of how supply and demand for housing was assessed by means of assessing the following sources:

- Anglesey Local Housing Market assessment
- Census data
- Tai Teg Affordable housing register
- Rural housing Enabler Service
- Local Authority Social Housing Register

Having collated information from all these sources, it was concluded that there was a need for 50 affordable dwelling in the Trewalchmai area, although it was acknowledged that there may be a degree of crossover in the various sources. The department are satisfied that there is a genuine need for 33 affordable dwellings as were the local Authority housing department who confirmed there is demand for this number and mix of dwellings. The policy also requires it to be demonstrated that the need cannot be reasonably delivered within a reasonable timescale on market sites. Gwalchmai at present only includes 1 housing allocation site which has in part received consent (including 2 affordable dwellings) with the other part vacant. The vacant section is some 0.5 hectare in size and therefore in line with PCYFF 2, should theoretically provide 15 units (3 units affordable). As can be seen, the theoretical supply of affordable dwellings on market sites within Gwalchmai would fall significantly short of the demand. As such, the department are satisfied this demand can not be met within a reasonable timescale on market sites. The application site is flanked on 3 of its elevations by existing housing developments and includes natural existing demarcation. The proposal would form a natural extension to the village as it would infill a gap in the build form of the village on the south side of Crown Street. It is acknowledged that the site is not small scale in nature, however in line with the policy it has been demonstrated that there is a genuine need for a larger housing site. Due to the above, it is considered that all aspects of TAI 16 have been effectively conformed with and thus the proposal is in accordance with the principle policy in assessing the fundamental acceptability of the scheme.

Housing Density

Policy PCYFF 2 of the JLDP states that all housing developments should achieve a minimum housing density of 30 units per hectare to ensure the best and most efficient use of land. The application site area is 0.83 hectares which equates to a housing density of 41 units per hectare and therefore the scheme achieves the minimum housing density set out under the policy. The Supplementary Planning Guidance Design Guide denotes that dwellings should include an area of approx 55m² amenity area. The proposed site plan delineates the dwellings will include garden areas ranging between 54m² a 62m². Due to this, it is not considered that the development can in planning terms be legitimately considered as over development of the site. Further to this, the site includes visitor parking along with open space in the form of the attenuation basin together with the amenity area with fruit tree planting to the northern end of the site.

Housing Mix

Policy TAI 8 states that all new housing development should contribute to improving the balance of housing stock and meet the identified needs of the whole community. As mentioned above, a housing mix statement was submitted as part of the application and included details of assessments made of various sources. The statement identified a local need in particular for 1 bed units, which the scheme has been designed to meet. The housing department were satisfied that the housing mix was appropriate and met the needs of the Trecastell ward and as such the department are of the opinion the scheme is in conformity with TAI 8. Having discussed the housing type/mix further with the housing department, they have confirmed that 4 no. 2 bedroom dwellings and 4 no. 3 bedroom dwellings should be intermediate rent, with the remainder social housing. The developer was happy to accept this mix requested by the housing department.

Housing Amount

Despite being outside of the defined development boundary, the scheme must still be considered against the indicative provision figures allocated to Gwalchmai as a service village. The indicative supply for Gwalchmai (including a slippage allowance of 10%) is for 40 units over the plan period. In the period 2011 to 2022 a total of 19 units have been completed within Gwalchmai. The total land bank (windfall and allocated sites), i.e. sites with extant planning permission and likely to be developed, in April 2022, was 17 units. In addition there is part of an allocated site Land Near the A5 (T54) that has an extant planning permission for 6 units with the remainder of the allocation anticipated to deliver 21 additional units. This means that Gwalchmai will have exceeded its capacity with the development of the allocated site.

Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and open countryside.. The indicative growth level (including 10% slippage) for Villages, Clusters and open countryside is 1953 units. 1,422 units were completed between 2011 and 2021 in the Villages, Clusters and open countryside category and that 708 were in the land bank (and likely to be developed). This data reflects the fact that the Plan has inherited a number of approvals given by the Local Planning Authority on the basis of previous development plans and relevant planning considerations. Some of these approvals correspond with the adopted JLDP. Therefore, currently, the approval of this site can be supported by the expected provision within the Villages, Clusters and open countryside category. As Gwalchmai as a settlement has exceeded its indicative provision however, it is required that the scheme is sufficiently justified and also supported by the submission of a Welsh language impact assessment. The scheme is made to meet an identified affordable need in the area and the scheme was supported by the submission of a Welsh Language Impact Assessment. The WLIA was assessed by the local authority Welsh Language and Policy Manager, who showed initial concern in regards to the data used to collate the report, but following further correspondence from the agent clarifying the data used, had no objections to make.

Design

Policy PCYFF 3 of the JLDP is made with the main thrust of ensuring that all proposals are of a high quality design which fully take into account the built and natural context of the site. The proposed design of the units have been set out earlier in this report. The proposed units are typical in their scale and proportions and will be sympathetic of the design precedent which exists locally and as such it is considered that the built environment has been fully considered as part of the design of the site. The site

has been laid out in a manner where the roadside dwellings run away from the highway and thus retain part of the more open feel of this section of the village and prevent the development from being imposing on the street scene. Due to the above, the department are of the opinion the scheme is in accordance with policy PCYFF 3

Effect upon Residential Amenity

The impact of the proposal, in particular upon the amenity of nearby land users should be considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration should be given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users. Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties and also within the development site. Existing dwellinghouses are located along the northern and southern boundary of the application site and on the opposite side of Crown Street. It is not anticipated that the scheme would have a detrimental impact upon the amenities currently enjoyed by properties to the north and south of the site as they will be separated by ample distance (25 m to the south and 15 to the north) and both boundaries include thick mature hawthorn hedging to a height of approx. 3 metres and up to 4 metres in areas. Due to this, it is not considered that the scheme would overlook any existing properties to the north and south to an extent that would warrant refusal of the scheme. The arrangement of the dwellings roadside within the site ensures that there are no primary windows that would look directly towards to properties on the opposite side of crown street and therefore would not overlook to an extent that would warrant refusal. Despite the site being open countryside in policy terms, it is still within the village from a visual point of view and thus there is an existing baseline of disturbance in the area due to traffic etc and therefore it is not considered that the proposal would give rise to a level of disturbance which would justify refusal.

Within the site, the dwellings have been set out with regard to the Design Guide Supplementary Planning Guidance. The majority of the dwellings will face the boundaries of the site where the primary windows will look out over the open countryside or towards the mature boundaries which ensures that they will not give rise to overlooking. Within the central area of the site, the rear of the properties will face inwards towards each other, however these properties have been designed with the living rooms to the front of the properties and therefore the distance of 9-15 metres set out under the SPG can be met (20metres distance between facing properties). Further to this, 1.8m close boarded timber fencing will be utilised as boundary treatment which will act as mitigation against any overlooking at a ground floor level.

Contributions

Large scale developments have potential to effect the capacity of local schools and therefore the education department were consulted to ascertain whether or not any financial contributions are required as part of the scheme. Having assessed the current capacity of local schools and the likely requirements of the development, it was concluded by the education department that a total financial contribution of £67,497 would be required which consisted of £49,028 towards primary aged pupils at Ysgol y Ffridd and £18,469 towards post 16 pupils at Ysgol Uwchradd Bodedern.

Policy ISA 5 states that for proposals of 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed housing development, it will be expected to provide suitable provision of open spaces in accordance with the fields in Trust benchmark standards of 2.4 hectares per 1000 population. An SPG on Open Space in New Residential Development was adopted on the 22 March 2019. This provides guidance for undertaking an assessment over the need for open space provision within settlements. Policy ISA5 does acknowledge that in some circumstances on site provision may not be feasible. In such cases, the Council will seek to negotiate a planning obligation under Section 106 of the Town and Country Planning Act 1990. This obligation enables developers to make a contribution towards the provision of suitable off site play space in lieu of direct provision within the development site where there are identifiable and appropriate opportunities for providing new play space.

The calculation of costs is based on (i) FiT standards (which identify a level of provision per 1,000 population), and (ii) likely basic costs for the provision of open space provision. If the cost of providing the various categories of open spaces changes over time, the most recent cost framework will be used.

- Outdoor sport provision = 947.68m² x £11.69 = £11078.38
- Children's equipped play provision = 108.79m² x £37.99 = £4132.93

The financial contributions of £67,497 towards education and £15,211.31 towards open space will be secured by a S106 legal agreement.

Drainage Arrangements

The application was supported by the submission of a drainage strategy document which details the proposed methods of disposal of both foul and surface water. Surface water will be discharged into a suitably sized SuDS basin which will in turn run through a hydrobrake, controlling the rate of discharge of surface water to the final point of discharge into an existing water course. No response was received from the drainage department despite being consulted, but surface water drainage will receive closer scrutiny as part of the SuDS application none the less. Foul sewerage will be disposed of into the public sewerage network, which Dwr Cymru as the sewerage undertaker did not object to and were satisfied the the contents of the drainage strategy document along with the proposed point of connection. As such, it is considered that the drainage arrangements of scheme are acceptable.

Agricultural Land

The application site is located on what has been identified as good quality agricultural land – Grade 2. Criterion 6 of Strategic Policy PS6 (Alleviating and adapting to the effects of climate change) of the JLDP states that proposals have to fully take account of safeguarding the best and most versatile agricultural land.

Planning Policy Wales states that considerable weight should be given to protecting such land from development, because of its special importance. The best and most versatile land should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.

It is also noted that if best and most versatile land does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.

As such, there is a need to consider the proposal against these factors and whether there is an overriding need for the development when considered against safeguarding the land. To this extent it is noted that an Agricultural Land Classification Report (ALCR) has been submitted with the planning application.

The ALCR concludes that the land is only used for grazing and has only moderate value in terms of the agricultural land classification of growing crops for food production. The report underlines that the land in question is Grade 3a, the soil type is clay loam, with restricted use with impeded drainage, with soil conditions that may limit safe groundwork and grazing.

As previously noted, criterion 6 of Strategic Policy PS6 (Alleviating and Adapting to the Effects of Climate Change) notes that proposals must give full consideration to protecting the best and most versatile agricultural land. Best and most versatile (BMV) agricultural land is defined in Planning Policy Wales as Grades 1, 2 and 3a, this is excellent to good quality land which is able to best deliver the food and non-food crops. The ALCR has undertaken a detailed survey of the site and concluded that the quality of the land reflects Grade 3a land which is considered best and most versatile agricultural land, however due to the significant affordable need expressed by the housing department, it is considered there is an overriding need for the development.

Ecology/Landscaping

Under policy AMG 5 of the JLDP and the Councils Duty under the Environment Wales Act (2016), it is required that all proposals demonstrate a net gain to biodiversity. An ecological survey has been carried out on the site which identified its current ecological value together with making recommendations for

mitigation and enhancement measures. Proposed enhancement features include landscaping, installation of bird/bat boxes together with the opening of hedgehog gaps inbetween the dividing timber fencing. These measures were considered acceptable by the local authority ecology officer and as such it is considered that the requirements of policy AMG 5 will be met. Conditions will be used to secure the landscaping together with the other mentioned enhancement features.

Neighbour Objections

As mentioned above, 119 letters of objection had been received at the department in response to the publicity afforded to the scheme. The issues raised can be summarised as below:

1. Scale of development would overload infrastructure
2. 1 bed flats will give rise to antisocial behaviour
3. Road from A5 is insufficient to accommodate additional traffic.
4. Ysgol y Ffridd has insufficient capacity
5. Doctor surgery will not be able to accommodate additional population
6. Insufficient foul drainage capacity to accommodate scheme.
7. Negative effect on welsh language.
8. Site access is sub-standard
9. Houses will be for rent only and not for local people to buy.
10. Over development of site
11. Site will serve wider Trecastell ward and not Gwalchmai itself.

In response to these points:

1. Suitable financial contributions will be obtained towards education and open space infrastructure. Betsi Cadwaladr were consulted but did not respond.
2. The units will be let out for social rent through North Wales Housing Association and 1 bed units are not inherently antisocial. Any antisocial behaviour will be dealt with through different regulatory processes outside of the planning function.
3. The Local Authority Highways department had no objections to the scheme and were satisfied with the access arrangements.
4. The education department had no objection to the scheme on the condition that a financial contribution of £67,497 was made towards education in the area, with £49,028 of that contribution going towards Ysgol y Ffridd.
5. Betsi Cadwaladr made no comments in relation to the scheme.
6. Dwr Cymru as the public sewer undertaker had no objections to the scheme and the surface water drainage will receive closer scrutiny as part of the SuDS application.
7. The local authority Welsh Language and Policy Manager had no objections to the scheme.

Conclusion

The department had concerns initially in regards to the scale of the development with respect to the small country village it is located within, however upon receipt of confirmation from the housing department that there is significant need for the development, it is not considered there is sufficient material planning reason to refuse on this basis. As such, the department are satisfied that the proposal is in accordance with all relevant national and local planning policies and no other material considerations point towards refusal of the scheme being necessary. Due to the above, the department are minded to recommend approval of the scheme.

Recommendation

That the application is permitted subject to the completion of a Section 106 Agreement and 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.

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

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

Reason: In the interests of residential and visual amenity.

(04) The site shall be landscaped strictly in accordance with [insert plan reference] 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.

(05) A landscape management plan incorporating appropriate biodiversity enhancements, noting maintenance schedules for landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason: In accordance with PCYFF 4.

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

Reason; To safeguard the amenities of future occupants.

(07) 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.

(08) The turning area shall be completed in full accordance with the details hereby approved before work on the remainder of the development hereby approved is commenced and thereafter retained solely for those purposes.

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

(09) 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.

(10) The dwellings shall not be occupied until the estate road shown on plan 2947:21:BR2a 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.

(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 dwelling is occupied.

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

(12) The access shall be constructed with 2.4 metre by 40 metre splays on either side with the existing wall/fence/hedge along the highway boundary removed and replaced along the line of the vision splays where they lie within the curtilage of the site.

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

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

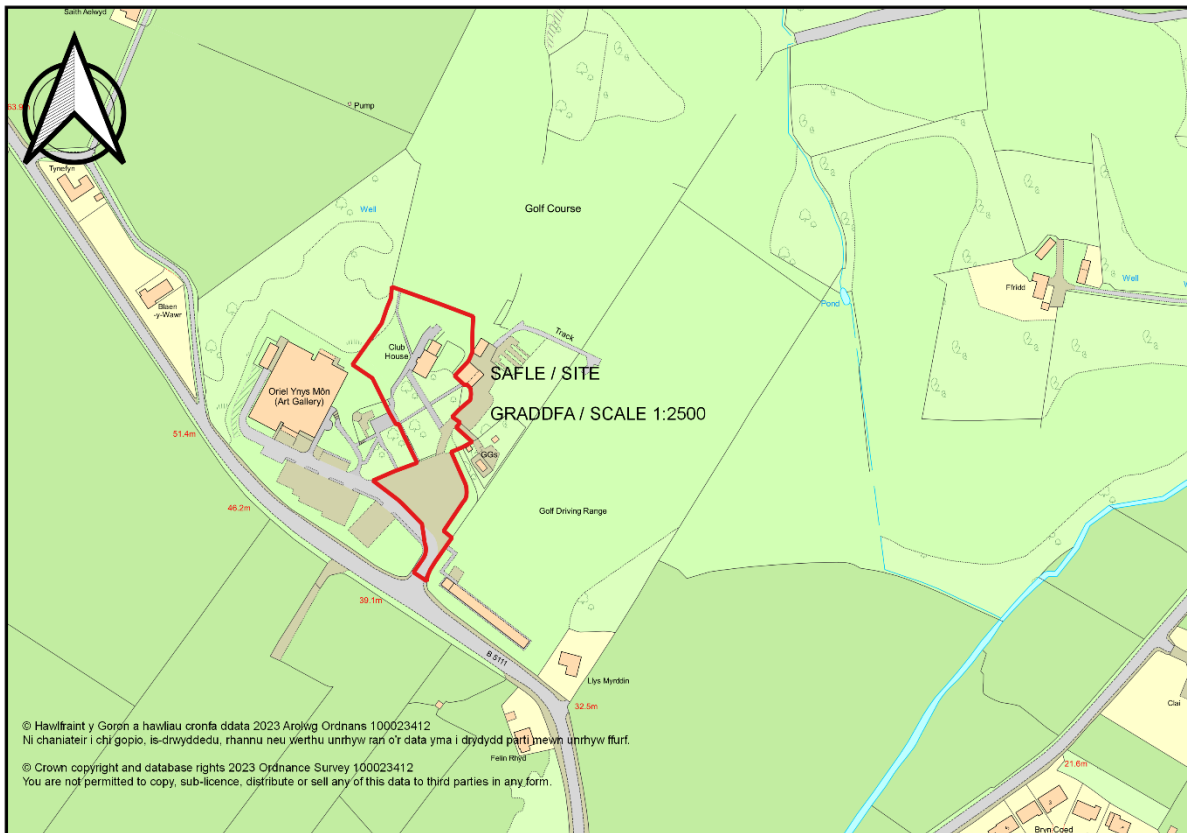
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/85

Applicant: Mr Matthew Wharton

Description: Full application for an extension to the existing golf course to create a PuttStroke putting course, together with the erection of a clubhouse building, a bar and refreshment building, a 'half-way house' refreshment building a toilet block and associated development at

Site Address: Llangefni Golf Club, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

The land subject of the application is Council owned land.

Proposal and Site

The application is made for an extension to the existing golf course to create a PuttStroke putting course, together with the erection of a clubhouse building, a bar and refreshment building, a 'half-way house' refreshment building a toilet block and associated development.

The application site comprises land at Llangefni Golf Club, Llangefni adjacent to the Oriel Mon Gallery.

Key Issues

The key issues are whether the proposal complies with relevant local development plan policies.

Policies

Joint Local Development Plan

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

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 16: Sport, Recreational and Open Space (2009)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Non Lewis Dafydd	No response at the time of writing the report.
Cynghorydd Paul Charles Ellis	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No observations.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghoriadau Cynllunio YGC	Comments.
Dwr Cymru Welsh Water	Comments/conditions.
Cynghorydd Dylan Rees	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	Approve.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments/conditions.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No response at the time of writing the report.
Iechyd yr Amgylchedd / Environmental Health	Comments.

The application was afforded statutory publicity. This was by the posting of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 18/07/2022.

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

-No objection to the activity proposed on the site, but a request for additional planting/screening along the site boundary with Oriel Mon.

Relevant Planning History

FPL/2019/40 - Cais llawn ar gyfer newid defnydd y siop golff (Defnydd Dosbarth A1) i fod yn fwyty (Defnydd Dosbarth A3) ynghyd â gosod simnai allanol a fflw echdynnu a ffurfio ardal o ddecin allanol yn / Full application for the change of use of a golf shop (Use Class A1) into a restaurant (Use Class A3) together with the installation of an external chimney and extraction flue and formation of external decking area at - Clwb Golf LLANGEFNI Golf Club, Llangefni - Caniatáu / Permit 10.06.2019

34C492 - Codi ffens diogelwch 2. 4m yn / Erection of a 2.4m security fence at NG Transco Compound, Near Oriel Ynys Mon, Llangefni - Canitau/Granted 15.09.2004

34LPA341G/CC - Maes ymarfer arfethedig golff ynghyd a estyniad i'r cwrs golff presennolyn / Proposed golf driving range and extension to existing golf course at Llangefni Golf Course, Llangefni - Caniatáu/Granted - 29.11.2005

Main Planning Considerations

The application is made for an extension to the existing golf course to create a PuttStroke putting course, together with the erection of a clubhouse building, a bar and refreshment building, a 'half-way house' refreshment building a toilet block and associated development at Llangefni Golf Club, Llangefni.

The application site is located outside the development boundary of Llangefni on land associated with and adjacent to the existing golf course. An existing pizza restaurant is also located on the site and Oriel Mon is adjacent.

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

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

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance. Criterion 7 states that where a development would have an unacceptable adverse impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage light pollution, or other forms of pollution or nuisance, planning permission will be refused.

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

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

Criterion 2 requires that it respects the context of the site and its place within the local landscape, including its impact on important principle gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skyline or ridges.

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

Criterion 6 requires that its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution.

Criterion 7 requires that the layout and design of the development achieves inclusive design by ensuring barrier free environments, allow access by all and making full provision for people with disabilities.

Criterion 10 requires that it helps create healthy and active environments, and considers the health and well-being of future users.

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

The proposal involves the provision of an 18 hole puttstroke mini golf course and associated buildings and development. Four timber buildings are proposed as part of the development comprising a clubhouse/reception and small separate toilet block to the West of the existing pizza restaurant, a halfway house refreshment building serving drinks, ice cream and snacks in the North West corner of the site and a bar/refreshment building to the East of the existing pizza restaurant. In addition, significant landscape and tree planting is proposed within the site and on its boundaries which will also provide necessary biodiversity enhancement.

The proposal is considered to be acceptable in terms of its layout and design and therefore accords with the provisions of policies PCYFF 3, PCYFF 4 and AMG 5.

Strategic Policy PS 14 relates to the Visitor Economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Council's will support the development of a year-round local tourism industry by (4) supporting appropriately scales new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives.

Policy TWR 1 relates to Visitor Attractions and Facilities and states that proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary.

Where there are no suitable opportunities within the development boundary, only proposals that involve the following will be granted:

1. the re-use of an existing building(s) or a suitable previously developed site; or
2. The re-use of an existing building or a site closely related to other existing buildings that forms part of an existing tourist facility; or
3. An activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction to which it relates.

All proposals will be required to comply with the following criteria:

- i. The scale, type and character of the proposed development is appropriate for its urban/rural setting;
- ii. The proposed development is of high quality in terms of design, layout and appearance;
- iii. The proposed development will support and extend the range of facilities within the Plan area;
- iv. The proposal is supported by evidence to demonstrate that there would be local employment opportunities.

Where appropriate, the development can be accessed by various modes of transport, especially sustainable modes of transport, such as walking, cycling and public transport.

It is considered that the proposal by virtue of its nature, location, layout, design and appearance accords with the provisions of policies PS 14 and TWR 1.

It is considered that there is adequate parking provision within the site to serve the development and existing business on the site and the Highways Department have raised no objection to the proposal.

Welsh Water have highlighted that the site is crossed by a public sewer and had initially raised concerns, however the following amendment to the course layout to ensure that access to the public sewer remains unfettered they have since confirmed that they no longer have any objection subject to conditions.

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposed use would give rise to a significant detrimental impact upon the amenities of neighbouring properties.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

(03) Prior to the commencement of the development hereby approved (including all preparatory work), a pre-commencement meeting shall be held on site and attended by the developers arboricultural contractor, and a representative from the Local Authority (LA) to agree details of outstanding tree works as recommended by the Rob Taylor Arboriculture Llangefni Golf Course Arboricultural Impact Assessment (the tree report), as amended by subsequent tree works on site. The agreed tree pruning works shall be carried out in accordance with BS3998:2010 prior to the commencement of other development works.

Reason: To address necessary tree works in accordance with PCYFF 4 of the Joint Local Development Plan.

(04) All tree protection measures proposed in the tree report Tree Protection Plan D.RTA.33.02a shall be installed following tree works as required by the condition (03) prior to the commencement of development hereby approved.

Reason: To protect retained trees in accordance with PCYFF 4 of the Joint Local Development Plan.
(05) All excavations identified in Sections 6.10 to 6.15 of the tree report shall be carried out as detailed in the report and under the supervision of a qualified arboriculturist.

Reason: To protect retained trees in accordance with policy PCYFF 4 of the Joint Local Development Plan.

(06) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping based on the land studio Site Plan, General Arrangement 195-LST-00-XX-DR-L-2000 Rev E. The scheme shall include a beech or hornbeam hedge for boundary screening between the site and Oriel Môn.

Reason: In the interests of amenity and in accordance policy PCYFF 4 of the Joint Local Development Plan.

(07) The landscaping works shall be carried out in accordance with the approved details during the first planting season immediately following completion or use whichever is the sooner. If within a period of 5 years from the date of the planting of any tree or hedge proposed is removed, uprooted or destroyed or dies or becomes, in the opinion of the LPA, seriously damaged or defective, another tree or hedge of the same species and size as that originally planted shall be planted at the same place during the next planting season immediately following the death/removal/destruction of that tree or hedge.

Reason: In the interests of amenity and in accordance policy PCYFF 4 of the Joint Local Development Plan.

(08) The development hereby approved shall be carried out in accordance with the Mitigation Measures detailed in section 9 and the Biodiversity Enhancements detailed in section 10 of the Ecological Survey Report by Cambrian Ecology dated 1st February 2022 (V2).

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

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

- Site Location Plan: A-03-50 Rev. 02
- Proposed Layout showing siting of new buildings: A-03-30 Rev. 03
- Land studio, Site Plan, General Arrangement: 195-LST-00-XX-DR-L-2000 Rev. F
- Land studio, Site Plan Course Area General Arrangement: 195-LST-00-XX-DR-L-2002 Rev. B
- Land studio, Planting Plan, Tree Schedule & Planting Schedule: 195-LST-00-XX-DR-L-7000 Rev. D
- Land studio, Site Plan, Entrance Area Plan, General Arrangement: 195-LST-00-XX-DR-L-2001 Rev. A
- Land studio, 3D views: 195-LST-00-XX-DR-L-2003 Rev. A
- Tree Protection Plan – Upper: D.RTA.33.02b
- Tree Protection Plan – Main: D.RTA.33.02a
- Tree Constraints Plan: D.RTA.33.01
- Toilet Block Floor Plan and Elevations: A-03-20
- Halfway House Floor Plan and Elevations: A-03-40
- Bar Floor Plans and Elevations: A-03-10
- Clubhouse/Reception Floor Plan and Elevations: A-03-01
- DIALux Luminaire Details

- **Drainage Assessment, Final Report v1.0, Weetwood, February 2022**
- **Ecological Survey Report, Cambrian Ecology, 1 February 2022 (V2)**
- **Arboricultural Impact Report, Rob Taylor Arboriculture, RTA.33.001, July 2021**

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: PS4, PS5, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF2, PCYFF3, CYFF4, PA14, TWR1, PS19, AMG5.

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

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