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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 6 RHAGFYR, 2023 am 1.00 o'r gloch yp	WEDNESDAY, 6 DECEMBER 2023 at 1.00 pm
CYFARFOD HYBRID - SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI AC YN RHITHIOL DRWY ZOOM	HYBRID MEETING - COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI AND VIRTUALLY THROUGH ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes 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 (**Chair**)
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 Ll Hughes MBE
John I Jones
Robert Ll Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor (*Chair*)
Alwen P Watkin
Robin Williams
Liz Wood

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

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 12)

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

4 SITE VISITS_(Pages 13 - 14)

To present the minutes of the Site Visits held on 15 November, 2023.

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5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING_(Pages 15 - 38)

7.1 – VAR/2023/59 – Bryn Goleu Touring Caravan Site, Bryngwran
[VAR/2023/59](#)

7.2 - FPL/2023/42 – Treiddon, Beach Road, Menai Bridge
[FPL/2023/42](#)

7.3 - FPL/2023/61 – Taldrwst, Lon Fain, Dwyran
[FPL/2023/61](#)

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 39 - 46)

10.1 – FPL/2023/193 – Arwel, Llanddona
[FPL/2023/193](#)

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 47 - 74)

12.1 – VAR/2023/58 – Breakwater Country Park, Holyhead
[VAR/2023/58](#)

12.2 – FPL/2023/287 – Siop 2, Maes Athen, Llanerchymedd
[FPL/2023/287](#)

12.3 – FPL/2023/291 – School House, Bodedern Secondary School, Bodedern
[FPL/2023/291](#)

12.4 – FPL/2023/273 – Llanfechell Primary School, Mountain Road, Llanfechell
[FPL/2023/273](#)

12.5 – FPL/2023/297 – Plas Arthur Leisure Centre, Llangefni
[FPL/2023/297](#)

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13 OTHER MATTERS

None to be considered by this meeting.

PLANNING AND ORDERS COMMITTEE

Minutes of the hybrid meeting held on 1 November, 2023

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff Evans, Neville Evans, Trefor Lloyd Hughes, MBE, Dafydd Roberts, Robin Williams, Liz Wood.
- Local Members: Councillors Non Dafydd and Douglas Fowlie (for application 12.9), Gwilym O. Jones (for application 12.6), Arfon Wyn (for application 12.3)
- IN ATTENDANCE:** Development Management Manager (RLJ)
Group Engineer (Development Control and Traffic Management (AR)
Planning Portal and Systems Support Officer (MO)
Legal Services Manager (RJ)
Committee Officer (ATH)
Webcasting Officer (FT)
- APOLOGIES:** Councillors John I. Jones, R. Llewelyn Jones, Jackie Lewis
Alwen Watkin
- ALSO PRESENT:** Councillor Nicola Roberts (Portfolio Member for Planning, Public Protection and Climate Change), Councillors Margaret M. Roberts, Derek Owen, Llio Angharad Owen, Sion O. Hughes (Senior Planning Officer), Owain Rowlands (Planning Officer).
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1. APOLOGIES

Apologies for absence were received from Councillors John I. Jones, R. Llewelyn Jones, Jackie Lewis, and Alwen Watkin.

2. DECLARATION OF INTEREST

No declaration of interest was received.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 4 October, 2023 were presented and were confirmed as correct.

4. SITE VISITS

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

5. PUBLIC SPEAKING

There were Public Speakers in respect of applications 12.6 and 12.9.

6. APPLICATIONS THAT WILL BE DEFERRED

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

7. APPLICATIONS ARISING

7.1 FPL/2022/186 – Change of use of agricultural land into touring caravan park, change of use of existing building to use ancillary to the caravan park together with the installation of a package treatment plant at Esgobaeth Bran, Llanbedrgoch.

The application was withdrawn.

8. ECONOMIC APPLICATIONS

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

9. AFFORDABLE HOUSING APPLICATIONS

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

10. DEPARTURE APPLICATIONS

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

11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12. REMAINDER OF APPLICATIONS

12.1 DIS/2023/17 – Application to discharge condition (16) (risk assessment) of planning permission FPL/2021/337 (Full application for the construction of an Inland Border Facility - IBF) at Former Roadking Truckstop, Parc Cybi, Holyhead

The application was presented to the Planning and Orders Committee as the application is to discharge a condition imposed by the Planning and Orders Committee in determining planning application reference FPL/2021/337- Full Application for the construction of an Inland Border Facility (IBF) at the former Roadking Truckstop, Parc Cybi, Holyhead.

The Development Management Manager reported that condition (16) required the applicant to submit a risk assessment including mitigation measures should the site be unable to undertake the required checks or operate the site due to any unexpected site closure. The details submitted have been forwarded to the Highways Department and to the Welsh Government's Department for Economy and Infrastructure and no objections have been raised. It is therefore considered that the information received is sufficient to discharge condition (16) (risk assessment/mitigation measures).

Councillor Robin Williams proposed, seconded by Councillor Geraint Bebb that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report and that condition (16) is thereby discharged.

12.2 VAR/2022/71 – Application under Section 73 for the variation of condition (15) (condition survey for the extent of the slip roads) of planning permission reference FPL/2021/337 (Full application for the construction of an Inland Border Facility - IBF) so as to allow the details to be submitted and approved following the commencement of development works at Former Roadking Truckstop, Parc Cybi, Holyhead

The application was presented to the Planning and Orders Committee as it is made under Section 73 to vary application reference FPL/2021/337 – Full application for the construction of an Inland Border Facility (IBF) at the former Roadking Truckstop, Parc Cybi, Holyhead which was determined by the Planning and Orders Committee at its meeting held on 2 March, 2022.

The Development Management Manager reported that condition (15) required the developer within 6 months of the date of the permission to have submitted to the Local Planning Authority a condition survey for the slip roads at Junction 2 of the A55 to ensure that the proposed development did not have an adverse impact upon the wider highway network. The condition was originally requested by Welsh Government Highways and although the information in the surveys provided by the developer was initially not to the satisfaction of Welsh Government Highways, following further discussions the holding direction issued by Welsh Government Highways was lifted and they raised no objections to the in-effect discharge of condition (15). The Local Planning Authority is therefore satisfied that the condition can be varied accordingly and the recommendation is to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Dafydd Roberts that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions set out therein.

12.3 FPL/2023/61 – Full application for the change of use of agricultural land into holiday lodge site, siting 13 holiday lodges, construction of new road on site, alterations to existing vehicular access together with soft and hard landscaping on land at Taldrwst, Lon Fain, Dwyran

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

The Chair announced that he and the Development Management Manager had received a request from Councillor John I. Jones as a Local Member that the application site be visited by the Committee due to local concerns regarding the proposal particularly in relation to flooding issues.

Councillor Robin Williams proposed, seconded by Councillor Geraint Bebb that the application site be visited in accordance with the Local Member's request.

It was resolved that a site visit be conducted in accordance with the Local Member's request for the reason given.

12.4 FPL/2023/42 – Full application for the demolition of the existing dwelling together with the erection of two new dwellings at Treiddon, Beach Road, Menai Bridge

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

Councillor Robin Williams speaking as a Local Member asked that the Committee visit the application site and that additionally members of the Committee be also allowed to view the site from the mainland opposite in order to gain a better appreciation of the potential visual impact of the proposal on the landscape and locality as well as on the wider viewscape.

Councillor Geraint Bebb proposed, seconded by Councillor Neville Evans that the application site be visited in accordance with the Local Member's request.

It was resolved that a site visit be conducted in accordance with the Local Member's request for the reason given.

12.5 FPL/2023/235 – Full application for the construction of a plant room to house two water source heat pumps, installation of two air source heat pumps, erection of steel fencing, erection of steel barrier together with associated works at Isle of Anglesey County Council, Llangefni

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

The Development Management Manager reported that planning permission had previously been granted in October 2022 for a similar development on land to the rear of the Council Offices under application reference FPL/2022/198. Due to subsequent concerns regarding the previously proposed area and flooding, this application seeks to provide an alternative location elevated within the existing car parking area which will negate the potential or impact of a flooding risk. The proposal in being located on part of the existing Council car park would result in the reduction of 6 parking spaces. However, a Workplace Travel Plan submitted as part of the application has assessed the impact of the development on the capacity and demand of the car park and confirms that the current provision is 482 spaces with approximately 45% of staff on site at any one time meaning that only 60% of the car parking allocation is taken up at any one time. The loss of 6 spaces would not therefore have a detrimental impact upon the demand for parking spaces. Given the location of the proposed development on Council land with no neighbours or other uses nearby, it is not considered that the proposal will have any effects on the appearance, character or amenities of the surrounding area and it is therefore considered acceptable. The recommendation is to approve the application.

Councillor Geraint Bebb proposed, seconded by Councillor Jeff Evans that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions set out therein.

12.6 VAR/2023/59 – Application under Section 73A for the variation of condition (04) (Seasonal Use) of planning permission reference FPL/2021/30 (Change of use of existing Cartio Môn site into touring caravan site with 20 touring caravan pitches together with construction of a private road) so as to allow all year-round use of site as touring caravan site at Bryn Goleu Caravan Site, Bryngwran

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

Public Speaker

Mr Martin Williams, the applicant spoke in favour of the application to vary condition (04) to allow the Bryn Goleu caravan site to open throughout the year. He pointed out that condition (04) was relaxed during the Covid pandemic to enable businesses to take advantage of the "staycation boom" within the UK during that period and the facility was used when allowed to open during that time by Mark Drakeford in Cardiff. Following the pandemic many people have invested in caravans, motorhomes and camper vans and want to use them legally during the winter months. The A4 and A55 laybys near Bryn Goleu are used by wild campers who park overnight and leave their rubbish on the road and over the hedge which is unacceptable. Part of this situation can be addressed without cost to the Council by using

the resources available at Bryn Goleu. The wild campers might take some persuading but the availability of a provision would weaken their argument. Policy TWR 5 refers to high quality provision which is what is available at Bryn Goleu. The cost-of-living crisis means that local businesses such as public houses need custom throughout the year to create permanent rather than seasonal jobs. Mr Williams said that he had intended to submit the application last year but personal health issues meant that he was unable to do so. As a local third generation family in Bryn Goleu they were there for the “long haul” by investing in, and developing the enterprise following the very dark days of the pandemic and he was asking for the Committee’s support. Application FPL/2021/349 was granted permission throughout the year so what is the difference. Point 3 of JDLP PS-14 refers to year-round use but TWR 5 does not.

The Development Management Manager referred to Policy TWR 5 as the relevant policy in this instance and said that although the policy does not specifically state that all year-round touring caravans are prohibited it is obvious from the policy’s title and relevant criteria that it has not been designed to support permanent all year-round developments. There is an expectation in criteria 3 and 7 that units are removed from sites during the closed season or when not in use. The Council Solicitor is of the same view as the Policy Unit that it is clear from the wording of the policy that its intention is to support seasonal development only. As mentioned by the Public Speaker the Committee has previously approved a similar application in Caerau, Llanfairynghornwy but there are significant differences between the two, and whilst the current application relates to touring caravans the proposal in Caerau was in relation to tents the year-round impact of which in a landscape where there are no leaves on trees is totally different to that of prominent white caravans. Due to topography and significant screening the application site in Caerau is not visible which was an important material consideration in determining the application. It is unlikely that there will be any great demand for camping during the winter but the facility is available if needed and tents will be removed after they have been used whereas permitting year-round caravans means they will be on site year-round and will not be removed in the closed season as required by the criteria in Policy TWR 5. It is therefore considered that the proposal is contrary to Policy TWR 5 and that there are no other material considerations to indicate that the decision should be anything other than to refuse the application. The recommendation is therefore one of refusal.

Councillor Gwilym O. Jones, a Local Member spoke in support of the application and emphasised the local credentials of the family at Bryn Goleu which lends itself as a caravan site being close to the A5 with no highways or visibility issues. He referred to the problems arising with wild campers which since they have been prevented from pitching at Cymyran Beach have taken to parking in the laybys near Bryn Goleu and leaving their rubbish behind. Bryn Goleu is suitable as a site for these campers year-round and as well as solving this problem, its availability year-round would help local businesses and the local economy over the quieter winter months. Councillor Jones said that he was present when Bodedern Community Council debated the application at length and gave it their support. Whilst acknowledging that Officers must have regard to policy in drawing up their reports, he emphasised the importance of the local perspective and of exercising flexibility in considering an application such as this and he asked the Committee to consider approving the application.

In responding to the Local Member’s comments the Development Management Manager reiterated that the proposal is contrary to Policy TWR 5 and that both Officers and the Committee are duty bound to assess applications against current policy which states clearly that touring caravans must be removed from sites during the closed season. Approving the application could open the door to many more such applications. Additionally there is no guarantee that wild campers would use the site – as the name suggest wild campers go wherever they want to and so that is not a robust justification for supporting the proposal.

Moreover being a local family is not a material planning consideration. In response to a suggestion by Councillor Dafydd Roberts that a condition be imposed on consent that would restrict any stay to no longer than two weeks with no return within one month, the Development Management Manager advised that it would not be possible to monitor such an arrangement and, in any case, there are other sites open for twelve months and nothing to suggest that wild campers would use the application site over those.

Councillor Neville Evans said that he was torn by the application and that he agreed with many of the Local Member's comments. He knew about the family and the site's history and was aware that the Covid pandemic had affected the former Cartio Mon business meaning the family had had to diversify the business. As Portfolio Member for Tourism he was familiar with the problems with wild camping and he supported sites such as Bryn Goleu as that kind of camping needs to be stopped. As a resident of the village he knew that users of the Bryn Goleu site also buy and spend in the village thereby supporting local businesses. He thought the fact that Policy TWR 5 does not specifically prohibit all year-round touring caravans means that they can be allowed and that the ambiguity of the wording makes it capable of accommodating local factors which is particularly relevant in this case. Bryn Goleu is a neat and accessible site and is screened from view and taking all these things into consideration he supported the application. He therefore proposed that the application be approved contrary to the Officer's recommendation.

The Development Management Manager highlighted that criteria 3 and 7 of Policy TWR 5 are clear in stating that units must be removed from a site out of season or when not in use which is important in terms of visual effects during that period of the year. He advised that the use of the term touring caravans is also important in this context.

Councillor Jeff Evans said that Policy TWR 5 does not explicitly state that touring caravans are excluded all year round and that Mark Drakeford must have agreed with this interpretation as the condition was relaxed during the pandemic. Councillor Evans said that he knew the site as a professional and well-run site and was confident that it would continue as such were it to be operational all year. There are problems with the use of laybys because of costs and the unavailability of alternative options. Councillor Evans said he supported the application because he did not think it contrary to Policy TWR 5 and because there is a need for the provision and also because he would like to see local businesses benefiting from visitors to the Island. He seconded the proposal of approval.

The Development Management Manager advised that the relaxation of the condition during the pandemic was a temporary measure to boost the economy during a difficult period which has since ended and he could not see that that remained a valid argument for approving the application. The fact that Policy TWR 5 does not state that year round touring caravans are excluded does not mean that they can be included and the wording of the relevant criteria is clear in supporting seasonal development.

Councillor Trefor Lloyd Hughes, MBE was also supportive of the application but suggested additional screening to mitigate any visual effects. Although supportive of the proposal, Councillor Robin Williams was concerned that caravans would remain on site permanently were the site to be open all year and he proposed an amendment that the period of operation be extended from 7 months to 10 months of the year from 1 February to 30 November. The amendment was not seconded.

The Legal Services Manager advised that if the Committee is minded to interpret Policy TWR 5 as not confining touring caravans to seasonal use, then that has wider implications in so far as the proprietors of other such sites with seasonal restrictions could come forward with applications for all year-round use based on their being professional and well run sites. The Committee must be aware of what might result from changing the policy to do justice to

one individual in this specific case. In response to a question about setting a precedent the Legal Services Manager advised that that could be the case in that interpreting the policy differently to that set out by the Officer, namely that touring caravans operate on a seasonal basis only the Committee is in effect stating that Policy TWR 5 has no restrictions on use. In that case it will be difficult for the Committee to determine which applications it will support and which it will reject because in this particular instance there are personal reasons which are swaying members towards supporting the application. Whilst there may be no such personal reasons with other applications there may be equally relevant planning reasons in that sites are professional and well run. Interpreting Policy TWR 5 as having no seasonal restrictions on touring caravans is tantamount to changing the policy and is likely to have wider implications.

Councillor Jeff Evans wanted to know what the detrimental factors were of approving the application in this instance and across the board saying that any other applications would be considered as they were presented. He could not see the difference why sites could open some months and not others and thought that there would be benefits to the local economy and businesses from sites being able to open out of season as well as providing people who want to travel out of season with the opportunity to do so. Councillor Dafydd Roberts highlighted that the application site had been open throughout the year during the pandemic without any problems being reported which could be an argument for approving the application other than personal reasons.

The Development Management Manger re-emphasised that the impact on the landscape of large white caravan structures all year round especially in some sites on the Island would be a cause of concern and would be especially pronounced off season when there is reduced screening from trees.

In the subsequent vote on the application, the proposal to approve the application contrary to the Officer's recommendation was carried.

It was resolved to approve the application contrary to the Officer's recommendation as the Committee deemed the proposal to be in line with Policy TWR 5 as the policy does not specifically prohibit year-round use of touring caravan sites.

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

12.7 VAR/2023/41 – Section 73 application to vary condition (01) of application VAR/2020/24 (Full application for improvements to the existing highway (A5025) between A5 east of Valley Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of existing pavement and surface dressing, temporary construction compound including temporary pavement recycling facility, creation of 2 attenuation ponds and maintenance access, creation/temporary diversion of cycle routes, creation of alternative parking facilities to mitigate loss of layby together with other associated works including drainage, boundary treatments, planting, new signage and road markings) so as to extend the implementation period of the development by a further three years along the A5025 between A5 east of Valley Junction to Power Station Cemaes.

The application was presented to the Planning and Orders Committee as it includes land in the ownership of the Isle of Anglesey County Council.

The Development Management Manager reported that planning permission 27C106E/FR/ECON granted consent to carry out online improvements along approximately 16.19km of the A5025 highway between A5 east of Valley Junction to the proposed power station access road junction at eight separate locations. These were part of Horizon's Wylfa Newydd new nuclear project's transport strategy and were a means of mitigating the predicted impacts of the increased traffic flow involved with the construction and operation of the Wylfa Newydd nuclear project in particular the early day construction activities and prior to further mitigating measures becoming available. Condition (01) of planning permission 27C106E/FR/ECON required the development to be implemented before the expiration of three years from the date of consent i.e. before 13 July, 2020. A section 73 variation of condition application (registered under reference VAR/2020/24) was approved by the Committee in August 2020 which extended the implementation period of the development consented under 27C106E/FR/ECON for a further three years until 13 July, 2023. The current section 73 application seeks permission to vary condition (01) of planning application VAR/2020/24 to extend the implementation period by a further three years until 13 July 2026.

Great British Nuclear has been set up by the UK Government to put in place a programme of new nuclear development to deliver up to 24GW of nuclear power in the UK by 2050. The Wylfa site remains an allocated site for new nuclear development and has been identified as the best and most suitable site for such a development. In assessing the national policy perspective in relation to the application, it is considered that significant weight should be given to National Policy Statements EN-1 and EN-6. The latter identifies Wylfa as one of 8 suitable sites in the UK for nuclear development meaning there is strong policy justification for the proposal. Horizon as the owner of the site has confirmed its commitment to promoting the site for future nuclear development and as part of Horizon's commitment to leaving a positive legacy to the site it is considered that preserving the planning permission for the A5025 online highway improvements is an integral part of facilitating any future development as well as addressing the limitations of the existing road leading to the site.

The Development Management Manager explained that the original permission included a series of conditions and he confirmed that should the application be approved, these will remain attached to the consent. The conditions included a requirement to undertake a number of surveys and studies to ensure an up to date understanding of the position and also to agree a method for undertaking the work that minimises the effects on the local community, residents and the environment. Any consent would also be conditioned to ensure that the developer engages with the Council and the relevant communities at the earliest opportunity before the commencement of works to ensure that local benefits are secured including the best use of local labour, skills and supply chains.

Given that there has been no change in national or local policy since the last application to extend the implementation period was approved, nor any change to the proposal or the conditions proposed as part of the application, it is considered that further extending the implementation period is acceptable and it is therefore recommended that the application be approved.

Councillor Robin Williams proposed, seconded by Councillor Neville Evans that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions set out therein.

12.8 VAR/2023/40 – Application under Section 73 for the deletion of condition (04) (Ground Levels), (07) (Landscaping), (14) (Highways) and for the variation of condition (02) (Approved Plans) of planning permission reference FPL/2020/247 (Erection of 9

dwelling) so as to amend the plans to erect 9 affordable dwellings at Bryn Estate, Llanfaethlu

The application was reported to the Planning and Orders Committee as it is to vary a condition imposed by the Committee in determining planning application reference FPL/2020/247 – Full application for the erection of 9 dwellings together with associated works on land adjacent to Y Bryn Estate, Llanfaethlu.

The Development Management Manager reported that the proposal entails the removal of conditions (04) (Ground Levels), (07) (Landscaping), and (14) (Highways) and for the variation of condition (02) (Approved Plans) of planning permission reference FPL/2020/247 (Erection of 9 dwellings) so as to amend the plans to erect 9 affordable dwellings in lieu of 7 open market and 2 affordable units previously approved on the site. Further details of the existing and finished floor levels, landscaping and detailed highway drawings have been submitted in support of the application. Having consulted with the relevant specialists it is considered that the information presented is acceptable and sufficient to discharge conditions (04), (07), and (14).

The previous scheme entailed the erection of 7 detached open market housing and two semi-detached affordable units. The current scheme is for the erection of three pairs of semi-detached units along with a terrace of 3 units. Plots 1 to 5 will be 2-bedroom properties and plots 6 to 9 will be 3-bedroom properties. The scale of the dwellings and mix of bedroom numbers are considered acceptable by the Housing Service and comply with the requirements of Policy TAI 8 (Appropriate Housing Mix of the Anglesey and Gwynedd Joint Local Development Plan). Although it is the developer's intention to make the development 100% affordable, this cannot be legally secured as the development is within the development boundary, and so the additional 80% affordability is at the developer's discretion. A Section 106 agreement will state that if the site is developed for a private developer, there will be a need to provide 20% affordable housing with the affordable units to be identified before the commencement of works on site. It is not considered that the amended scheme will have a detrimental impact on the nearby residential properties or locality beyond that of the previously approved scheme and so the recommendation is to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Trefor Lloyd Hughes, MBE that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions set out therein.

12.9 FPL/2021/124 – Full application for demolition of existing piggery units, change of use of land into holiday chalet site, siting 25 holiday chalets, alterations to existing vehicular accesses, construction of private roads, construction of parking areas, installation of package treatment, soft and hard landscaping together with associated works on land at Bodwina Bellaf, Gwalchmai

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

Public Speakers

Mr Maldwyn Owen, **an objector** to the application spoke on behalf of Mr and Mrs Williams, Ty'n Rhos and the majority of the locality's immediate neighbours who were opposed to the application. He referred to the number of objection letters received by the Planning Service but pointed out the absence of any acknowledgement in the Planning Officer's report of the

letter of unanimous opposition sent by Trewalchmai Community Council. He said that the application had been amended several times and that all the documents had to be scrutinised carefully as they contain some errors. In noting that the Highways Department had objected to the application he highlighted the following –

- The applicant's intention was erroneous as he did not own the land needed to create the fifth passing bay.
- The Traffic Survey states that there would be near on 1,000 additional weekly movements on a small country road leading up to the site. Visitors would have to travel from the site due to the lack of any recreational facilities. The report does not accurately reflect the amount of cars already using the road as it was only completed three years ago on the brink of the lockdown period.
- The lack of footpath and lighting on the road meaning the scheme does not support safe and sustainable travel.
- The area is too small to accommodate 25 holiday lodges which would be equal to creating a village in a Welsh rural area with visitors outnumbering local people. There would be approximately 136 people on site compared to in the region of 26 residents in the local area which is how Welsh communities decline.
- The land is enclosed and the application does not fully consider the legal position with regard to surface water drainage.
- There is no Drainage Strategy report and porosity tests undertaken by the applicant himself only go down as far as 12 inches into the ground.
- There is no updated Ecology report for the whole site, the development would create light pollution in a naturally dark area.
- Until he had received a report from a specialist company, the applicant did not have any register or record of the presence of asbestos and asbestos pollution levels on site. The report records high level of asbestos pollution on the land and site.
- The Defence Ministry has stated the need for Construction Traffic Strategy authorised by the Planning Department before the commencement of development. The application does not sufficiently address the Ministry's requirements.

Sioned Edwards, Cadnant Planning spoke as a **supporter** of the application saying that the application is being recommended for refusal based on a highways issue alone with the Highways Department raising concerns about one of the passing bays closest to the A5 even though the location, number and design of the passing bays were agreed with the Highway Officer about 18 months ago. The Highways Department require a width of 5.5m and insist that the available width of 4.7m is insufficient by 0.8m to create a safe passing bay. Whilst 5.5m would be desirable, a width of 5.5m is not necessary to enable two vehicles to pass each other. Roads with two-way traffic are often 5m wide or less and there are many passing bays on roads across the Island that are narrower than 5.5m. What is of real importance is the safety of any passing bay. The road is about 3.5m wide and seems to be able to cope with the traffic flow without any problems. There is no record of any accident on this road over the past 23 years according to Crashmap data. It is obvious that there are no concerns about safety on this road otherwise the Council would not redirect traffic along the road during the Anglesey Show.

Current traffic flow levels on the road are low and the Traffic flow assessment submitted shows that the development would not lead to any significant increase in traffic. In any case the proposal offers to improve 5 parking spaces along the road. There is no current safety issue on the road that would be made worse by the development. The proposal would not lead to any significant increase in the volume of traffic and is therefore unlikely to lead to any new safety issue. The proposal will improve the current situation in that the road would operate better and more safely than it does at present.

The Officer's report advises that the principle of the development is acceptable and that the proposal would greatly improve the appearance of the site providing high quality holiday units that will attract visitors thereby reducing the pressure on the Island's coastal areas and ensuring that central Anglesey also benefits from economic investment and development and further expenditure in the local economy. The width of one passing bay is the reason for refusal all the others being acceptable. In assessing the application in its entirety it is considered that the improvements to the current situation weigh in favour of supporting the application rather than refusing it because one passing bay is narrower than the others but is still sufficient to be able to operate.

The Development Management Manager reported that the application site is located along a single width country lane which links Gwalchmai to Tynlon. Access to the lane is gained from the A5 with the initial section being dual width which then narrows to a single width making it necessary that the scheme provides passing bays to facilitate traffic flow and highway safety. The scheme offers 5 passing bays some of which are existing informal passing places which will be formalised. Concern was raised by local residents that in order to create the fifth passing place a wall/hedge not in the developer's ownership would have to be removed. Having visited the site and measured the carriageway the Highways Department was not satisfied that a sufficient width could be attained for the fifth passing bay by using highways land only and although a topographic survey provided in support of the application shows that a widening of the carriageway from 3.6m to 4.7m is possible, the Highways Department standards require a width of 5.5m. Due to the insufficient width of the 5th passing bay and its location on a corner with poor visibility, the Highways Department is unable to support the proposal and recommend refusal. Consequently, the scheme is considered contrary to policy TRA 4 of the JLDP and the recommendation is to refuse the application.

Councillor Douglas Fowlie, a Local Member for the Crigyll ward in saying that based on the Officer's report and planning policy he could not see any course of action other than to refuse the application, referred to the fact that Trewalchmai Community Council had expressed its concerns regarding the proposal but these were not covered by the Officer's report.

Councillor Non Dafydd, a Local Member for the Canolbarth ward (the application straddling two electoral wards) referred to the recommendation of refusal, which is the outcome wished for by Local Members, the community council and up to 200 signatories of a petition opposing the application. She also referred to the many letters of objection submitted from which she read out extracts and she questioned why therefore the Committee was considering the application. Having been called in by a former county councillor in 2021 due to local concerns, it seemed it could not be withdrawn despite the Officer recommending it be refused as the member who called it in is no longer a serving councillor. It is a complex process which can lead to loss of sleep, stress, and expenditure and in this case, over several years. In normal circumstances the application would have been refused already but is before the Committee to be determined and she could not see any sufficient reason for supporting it.

The Development Management Manager in response to the comments by the Public Speakers and local members clarified that at the time, as the proposal did not fall within the boundary of Trewalchmai Community Council, the Local Planning Service had consulted with Bodffordd Community Council. Since then the views of Trewalchmai Community Council have been received on 8 September 2021 and although not a statutory consultee, the Council's concerns have been addressed in the Officer's report. The situation regarding the application is unusual and has been explained to the Local Members in an e-mail in that as the former councillor who called in the application is not in a position to withdraw it, it has to be referred to the Committee. Regarding drainage matters, NRW have no concerns on this basis and the proposal would in any case be subject to a SuDS approval process.

Councillor Neville Evans proposed, seconded by Councillor Robin Williams that the application be refused in accordance with the Officer's recommendation.

It was resolved to refuse the application in accordance with the Officer's recommendation and report for the reason set out therein.

13. OTHER MATTERS

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

**Councillor Ken Taylor
Chair**

PLANNING SITE VISITS

Minutes of the meeting held on 15 November, 2023

- PRESENT:** Councillor Ken Taylor (Chair)
- Councillors Geraint Bebb (for application 1), Jeff Evans, Neville Evans, Glyn Haynes, R. Llewelyn Jones, Dafydd Roberts, Robin Williams (for application 1)
- IN ATTENDANCE:** Development Management Manager (RLIJ)
Senior Planning Officer and Case Officer for application 1 (JR)
Senior Planning Officer and Case Officer for application 2 (SOH)
- APOLOGIES:** Councillors Trefor Lloyd Hughes, MBE, John I. Jones, Jackie Lewis, Liz Wood.
- ALSO PRESENT:** Local Members: Councillors Dyfed Wyn Jones (for application 1), Arfon Wyn (for application 2)
-

1. FPL/2023/42 – Full application for the demolition of the existing dwelling together with the erection of two new dwellings at Treiddon, Beach Road, Menai Bridge

The Case Officer presented the application to the members of the Planning and Orders Committee. Members were shown the application site for the proposed development from both Cambia Road and Beach Road and from the mainland. A verbal description of the scheme was provided.

2. FPL/2023/61 – Full application for the change of use of agricultural land into holiday lodge site, siting 13 holiday lodges, construction of new road on site, alterations to existing vehicular access together with soft and hard landscaping on land at Taldrwst, Lon Fain, Dwyran

The Case Officer presented the application to the members of the Planning and Orders Committee. Members were shown the application site for the proposed development along with the route of the new access road and where the new vehicular access onto Lon Fain is proposed. Members were also shown the junction from Lôn Fain onto the A4080 and the application site was seen from the highway. A verbal description of the scheme was provided.

**Councillor Ken Taylor
(Chair)**

Planning Committee: 06/12/2023

7.1

Application Reference: VAR/2023/59

Applicant: Mr Martin Neil Williams

Description: Application under Section 73A for the variation of condition (04)(Seasonal use) of planning permission reference FPL/2021/30 change of use of existing Cartio Môn site into touring caravan site with 20 touring caravan pitches together with construction of a private road) so as to allow all year round use of site as touring caravan site at

Site Address: Bryn Goleu Touring Caravan Site, Bryngwran



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

Recommendation: Refuse

Reason for Reporting to Committee

The application is reported to the planning committee at the request of local member Gwilym Jones.

At the committee meeting held on the 1st November, 2023, members resolved to approve the application contrary to officer recommendation. The given reasons were as following;

- **Proposal is in line with Policy TWR 5 as the policy does not specifically prohibit year-round use of touring caravan sites.**

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.

Interpretation of TWR 5

As mentioned above, members resolved to approve the application contrary to officer recommendation on the grounds that they interpret policy TWR 5 in such a way that does not prohibit year round use. Significant attention was drawn by members to the committee report at the Committee held on the 1st November, which stated that the policy does not explicitly note that year round use is prohibited. Whilst this is indeed true (as otherwise the application would be a departure), it must be realised that seasonal use has always been the core of the policy. This is reiterated in the policy, with the title of the policy being 'touring caravan, camping and temporary alternative camping accommodation'. Permanent/year round uses are considered under policy TWR 3, which does not include touring caravans. In addition to this, the policy criteria makes reference to units having to be able to be removed off site out of season. Should the policy allow year round use, there would be no mention of a 'season' within the policy.

The department would additionally draw the members attention to paragraph 6.3.83 of the policy which states 'When not in use and during the winter months all units should be removed from the site. Touring caravan and camping sites are considered acceptable in land use planning terms as having less impact on the landscape than static caravans sites because, by their very nature, they have transient features which do not impose permanent, year round effects on the local environment'. Again, the policy does not explicitly state that year round use is not permitted, but the policy explanation is obvious in that all units should be removed from site in the winter months and thus sets out that there is a 'season' and that year round use is not supported by the policy. In addition to this, the department sought further guidance from both the council solicitor and the policy department, both clearly stated that year round use is not supported by the policy. As such, the department do not consider that the members have any reasonable grounds to state that TWR 5 permits year round use. Indeed, it is evident from the contents of the policy that it is not supported. Approval of this application on the grounds that TWR 5 supports year round touring use would set a precedent that would severely undermine the policy and the Planning Departments ability to implement the policy as it was intended.

Following the resolution of the Planning Committee on the 1st November 2023, other caravan site owners and operators have been in touch with the Planning Department asking if they could change to 12 month operation. Approval of this scheme would pose a significant risk in setting a precedent for any similar application in the future.

Conclusion

The scheme is contrary to TWR 5 of the JLDP and there are no other material considerations that indicate the decision should be otherwise than one of refusal. Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that both planning departments and planning committees alike make planning decisions in line with the Local Development plan unless material considerations indicate otherwise. The members have not presented any material reasons which indicate that a decision should be made contrary to the Development Plan. The reason given by local members for approving the scheme was in relation to policy interpretation and has been disproved by the legal and policy department opinions received and as such the department does not consider the members reason is correct or proper in planning terms. The department also wishes to note that they have received verbal communication from local planning agents stating that they are closely monitoring the outcome of this application and have clients who are eager to also run year round touring sites.

Recommendation

Refuse for the following reason;

(01) The scheme by virtue of proposing year round touring use of the site would be contrary to policy TWR 5 of the Anglesey and Gwynedd Joint Local Development Plan (2017).

Application Reference: FPL/2023/42

Applicant: Gary Poole

Description: Full application for the demolition of the existing dwelling together with the erection of two new dwellings at

Site Address: Treiddon, Beach Road, Menai Bridge.



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member - Councillor Robin Williams.

At the meeting held on the 1st November 2023, members resolved to visit the site. The virtual site visit took place on the 15th November 2023 and members will now be familiar with the site.

Proposal and Site

The application is for the demolition of the existing dwelling together with the erection of two new dwellings at Treiddon, Beach Road, Menai Bridge.

The application site is located between Beach Road and Cambria Road within the designated Conservation Area and within the Setting of the Grade I listed Menai Suspension Bridge.

Key Issues

The key issues are whether the development is in compliance with local and national planning policies and whether it is acceptable in terms of design, siting, scale, appearance, highway safety and impact upon the character and appearance of the designated conservation area.

Policies

Joint Local Development Plan

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 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 TRA 2: Parking Standards
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy TAI 2: Housing in Local Service Centres
 Policy AMG 5: Local Biodiversity Conservation
 Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 15: Development and Flood Risk (2004)

Technical Advice Note 12: Design (2016)

Technical Advice Note 24: The Historic Environment (2017)

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

Menai Bridge Conservation Area Character Appraisal SPG (2012)

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to environmental considerations.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection/condition.
Ymgynghorydd Treftadaeth / Heritage Advisor	No objection.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments in relation to ecology and biodiversity matters.

Cynghorydd Robin Wyn Williams	Request that the application be referred to the Planning and Orders Committee for determination.
Cyngor Tref Porthaethwy / Menai Bridge Town Council	Objection.
Polisi Cynllunio / Planning Policy	Comments and advice in relation to the relevant policy framework.
Cyngor Gwynedd Council	No comments.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Dwr Cymru Welsh Water	No objection.
Ymgynghoriadau Cynllunio YGC	Comments in relation to SuDS requirements and flood risk.
Cynghorydd Sonia Williams	No response at the time of writing the report.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Welsh Language Statement acceptable and meets the requirements of the policy.

The application was afforded two means of publicity. These were the posting of personal notification letters to the occupiers of the neighbouring properties and the publication of an advert in the local press. The latest date for the receipt of representations was the 19/07/2023. At the time of writing this report, 18 representations had been received and the main points are summarised below:

- Existing dwelling is structurally sound and occupied. / *There is no policy requirement in relation to this development that requires it to be demonstrated that the existing building cannot be retained or that it is not economically feasible to do so. Policy TAI 13 is not relevant to this development which is not for a replacement dwelling but rather the development of two dwellings in lieu of one, however in any case, criterion 4 which requires that it be demonstrated that the existing dwelling is not capable of retention or that it is not economically feasible to do so applies only to development outside development boundaries.*
- Concern regarding disruption during demolition/construction works i.e. road closure/obstruction, noise, dust, pollution etc. / *It is inevitable that some disruption will occur during the development works, however this is not sufficient grounds in itself to refuse permission. The consent will be subject to conditions requiring the submission of a Construction Traffic Management Plan and a Construction Environmental Management Plan.*
- Concern regarding impact on Conservation Area and nearby Listed Buildings/structures / *Addressed in the main body of the report.*
- Concerns regarding design, scale, appearance, materials would be out of keeping with the character of the area. / *Addressed in the main body of the report.*
- Concern regarding impact on SSSI. / *The permission will be subject to a condition requiring the submission of a Construction Environmental Management Plan.*
- Concern regarding impact on AONB / *The site is not located in an AONB.*
- Concern regarding impact on wildlife/biodiversity / *A Protected Species Survey has been submitted with the application which found no evidence of bats using the property, however biodiversity enhancements are proposed as required by Section 6 of the Environment Wales Act 2016/*
- Concern that the property would be used as holiday homes / Air B&B / *The application is for the development of 2 dwellings, however consent would not be required for their use as second homes or short term holiday lets unless the Authority adopts an Article 4 direction removing permitted development rights for changes of use between dwellings, second homes and short term holiday lets.*
- Concern regarding parking/traffic / *The highways department have been consulted on the proposal and have raised no objections.*
- Concern regarding the affordability of the properties / *As the proposal leads to one additional dwelling it does not exceed the threshold which would trigger a requirement for affordable housing.*

- Concern that they will become HMO's / *Further planning permission would be required for a change of use to HMO's.*

Site is in a high radon gas area / *Any issues in relation to radon gas will be dealt with by Building Control under other legislative provisions, nevertheless, the permission will be subject to a condition requiring the submission of a remediation strategy in the event that any contamination is found on the site,*

- Concern regarding potential loss of light, privacy and amenity of neighbouring properties. / *It is not considered that the proposal will give rise to significantly greater impacts than currently existing from the existing dwelling.*

- Concern regarding the risk to existing properties from demolition and excavation works. / *Concerns in this regard have been addressed through the submission of an addendum to the Structural Survey. In any case the developer would be liable for any damage caused to adjacent properties as a result of the development works.*

- Concern regarding increased noise, disturbance etc from additional dwelling. / *It is not considered that the development of one additional dwelling would give rise to significantly greater impacts in terms of increased noise, disturbance, activity etc.*

Relevant Planning History

39C401 - Estyniad i'r annedd / Extension to dwelling at Treiddon, Ffordd y Traeth/Beach Road, Porthaethwy/Menai Bridge - Caniatáu/Granted - 06.10.05

FPL/2022/12 - Cais llawn i ddymchwel yr annedd bresennol ynghyd â chodi annedd newydd yn / Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling at - Treiddon, Ffordd y Traeth/Beach Road, Porthaethwy/Menai Bridge - Gwrthod / Refused 30.08.2022

CAC/2022/1 - Cais Ardal Gadwraeth i ddymchwel yr annedd bresennol ynghyd â chodi annedd newydd yn / Conservation Area Consent for the demolition of the existing dwelling together with the erection of a replacement dwelling at - Treiddon, Ffordd y Traeth/Beach Road, Porthaethwy/Menai Bridge - Gwrthod / Refused 20.06.2022

CAC/2023/1 - Cais Ardal Gadwraeth i ddymchwel yr annedd bresennol ynghyd â chodi dau annedd newydd yn / Conservation Area Consent for the demolition of the existing dwelling together with the erection of two new dwellings at - Treiddon, Ffordd y Traeth/Beach Road, Porthaethwy/Menai Bridge - Caniatáu/Granted 18.05.2023

Main Planning Considerations

The application site is located within the development boundary of the Local Service Centre of Menai Bridge and therefore accords with policy PCYFF 1.

The subject building is also within the designated Conservation Area and within the Setting of the Grade I listed Menai Suspension Bridge.

The development already benefits from Conservation Area Consent which was granted on 18.05.2023 under application reference CAC/2023/1.

The proposed development site is located between Beach Road and Cambria Road near the foot of Menai Bridge directly overlooking the Menai Strait. The site is prominent when viewed from the mainland and from the span of the Menai Suspension Bridge. To the rear of the building is situated the c1686 grade II* listed former ferry house *Cambria*.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance.

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental

context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

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

Criterion 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 Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges.

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.

JLDP Policy PCYFF 4 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. A landscape scheme should, where relevant:

1. Demonstrate how the proposed development has given due consideration to the Landscape Character Area Assessment or Seascape Character Area Assessment;
2. Demonstrate how the proposed development respects the natural contours of the landscape;
3. Demonstrate how the proposed development respects and protects local and strategic views;
4. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;...

Strategic policy PS 20 relates to preserving and where appropriate enhancing heritage assets and states that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets. Proposals that will preserve and where appropriate enhance the following (relevant) heritage assets, their setting and significant views into and out of the building/area will be granted:

2. Listed Buildings and their Curtilages
3. Conservations Areas (in line with Policy AT1

Policy AT 1 relates to Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens and states that proposals within or affecting the setting and/or significant views into and out of Conservations Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens must, where appropriate, have regard to:

1. Adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies
2. World Heritage Site Management Plans
3. The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales

Proposals should be supported by a Heritage Impact Assessment, where appropriate.

The proposed contemporary replacement buildings demonstrates a significant design improvement upon the previously refused application (Refs. FPL/2022/12 & CAC/2022/1) where a design of flat roof modern box architecture dominated by full glazing to South elevation and wrap around contemporary cladding marred the local architectural character.

The current proposed scale, form, height, and design including gable end frontages and greatly reduced fenestration facing the Strait allow for a far better assimilation with the surrounding historic architecture.

The proposed two gable end frontage reflects the existing variation in roof pitch and heights found within this part of the conservation area and the proposed design approach is considered to be comparable with surrounding building forms fronting the Strait.

The initial proposals were amended so as to propose slate roofs, coloured render walls, and Moelfre masonry instead of metal roof and large expanse of wall cladding. Whilst the proposed design retains some new wall cladding, its location under partially recessed apexes to front elevation will significantly reduce its notable presence and visual impact. It is considered that these amendments allow the proposals to successfully integrate with the local architectural detailing and historic context.

The proposed design also retains the currently restrained outward views from the conservation area (Cambria Road) towards the historic Menai Suspension Bridge. Inward views of the historic conservation area, from the Menai Suspension Bridge and the mainland, would also not be adversely impacted as the form, height, scale and materials of the proposed dwellings are in-keeping with the surrounding buildings.

The impacts of the proposals upon the setting of adjacent or nearby listed buildings are not considered to be significant with the proposed scale, form, height and materials being similar to those found within the conservation area.

Furthermore, it is not considered that the proposed development would harm the character and appearance of the conservation area.

Consequently, it is considered that the development accords with the provisions of JLDP policies, PCYFF3, PCYFF4, PS20 and AT1.

The demolition of the existing dwelling and erection of 2 new dwellings results in the creation of 1 new dwelling. The proposal in this regard must therefore be assessed under the provisions of policy TAI 2 of the JLDP.

Menai Bridge is identified as a Local Service Centre under the provisions of Policy TAI 2 of the JLDP. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy.

The indicative provision for Menai Bridge over the Plan period is 115 units (74 units on allocated sites and 41 units on windfall sites) (which includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc.). During the period of 2011 to 2022, a total of 70 units have been completed in Menai Bridge (15 on allocated sites and 55 on windfall sites). The total landbank (windfall and allocated sites), i.e. sites with existing planning consent, and likely to be developed at April 2022 stood at 49 units). When considering all this information together, there is insufficient capacity within Menai Bridge for this additional windfall unit.

The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 22% of the Plan's housing growth will be located within the Local Service Centres. The indicative growth level (including 10% slippage) for Local Service Centres is 1754 units. 906 units were completed between 2011 and 2022 in all Local Service Centres and that 557 units were in the land bank. This means that there is a current shortfall of 291 units. Currently, therefore, the approval of this site can be supported by the expected provision within the Local Service Centres category.

However, as the settlement can achieve its expected level of growth on sites through units completed, implementation of the current land bank and development of the allocated site, this application will need to be justified outlining how the proposed development is addressing the needs of the local community.

Further information has been submitted to justify the need for this proposal in Menai Bridge which has been reviewed by the Policy Officer who has confirmed that the submitted information is acceptable and that the proposal is justified and would meet the needs of the local community.

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

A Welsh Language Statement has been submitted and reviewed by the Policy and Welsh Language Manager who has confirmed that the submitted information is sufficient and meets the requirements of the policy.

The Highways Department have been consulted on the proposal. They have commented that whilst they acknowledge that the parking provision on the proposed site is minimal, given the specific circumstances of the urban area and the availability of ample parking in the vicinity, as well as the accessibility of public transportation options, we do not object to the proposed development.

Menai Bridge, being an urban area with a well-established transport network, benefits from a range of parking facilities located within reasonable proximity to various destinations. These parking facilities, including public car parks, on-street parking, and private parking spaces, are expected to adequately accommodate the parking demands generated by the proposed development.

The application is also accompanied by a Protected Species Survey. The Report confirms that no bats were found to be using the building. Biodiversity enhancement are proposed in the form of bat and bird boxes which satisfy the requirements of policy AMG5 and the Section 6 duty under the Environment Wales Act 2016.

The consultation response received from Natural Resources Wales (NRW) confirms that the planning application proposes highly vulnerable development (residential). The application site is within Zone A of the Development Advice Map (DAM) contained in TAN15 (2004). However, NRW's Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea). As confirmed in the letter from Welsh Government dated 15 December 2021, the FMfP represents better and more up-to-date information on areas at flood risk than the DAM.

NRW have reviewed the Flood Consequences Assessment (FCA) undertaken by Phil Jones Consultancy, dated March 2023 and are satisfied that the FCA has demonstrated that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below. The FCA demonstrates that tidal flood levels during the 0.5% (1 in 200 year) and 0.1% (1 in 1000 year) tidal flood events plus climate change allowance would reach levels of 6.43m and 6.62m AOD respectively. Appendix 2 of the FCA shows a section through the site indicating the Finished Floor Level (FFL) of the ground floor will be set at 6.50m AOD. As such, the development as proposed has demonstrated compliance with Sections A1.14 and A1.15 of TAN15 ie. it has been designed to be flood free for the 0.5% (1 in 200 year) plus climate change allowance tidal flood event and to flood to no more than 600mm in the 0.1% (1 in 1000 year) plus climate change allowance tidal flood event.

In light of the above NRW have therefore confirmed that they have no objection to the proposals subject to the inclusion of a condition that the finished floor level of the development be set no lower than 6.50m AOD.

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposal would give rise to a significant detrimental impact upon the

amenities of neighbouring properties or upon the character and appearance of the designated Conservation Area.

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 finished floor level of the development shall be set no lower than 6.50m AOD.

Reason: To protect the development from flooding.

(03) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan reference 2914:23:3A Rev. C before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(04) Demolition or construction works shall not take place outside the hours of 08.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

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

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

(06) 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 E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(07) The development hereby approved shall be carried out in accordance with the Conclusions, Recommendations, Mitigation for Bats and Nesting Birds sections 8 and 9 of the Protected Species by Clwydian Ecology dated 6th August 2021.

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

(08) In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site which should be submitted to the Local Planning Authority for its written approval prior to any other works being carried out.

Reason: In the interests of public health.

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

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

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

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

(10) No development or site clearance 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 set out, as a minimum, site specific measures to control and monitor impacts arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and ground water. It shall also set out arrangements by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction to ensure environmental compliance, to manage the risk of pollution incident and to protect sensitive receptors from potential indirect impacts.

(11) 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: 2914:23:1**
- Proposed Site Plan: 2914:23:3A**
- Proposed Elevations: 2914:23:6B**
- Proposed Floor Plans: 2914:21:5**
- Flood Consequences Assessment: Phil Jones Consultancy, March 2023**
- Protected Species Survey, Clwydian Ecology, 6 August 2021**
- Structural Report, Datrys, 25 September 2021**
- Addendum to Structural Report, Datrys Letter dated 11 September 2023**

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

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS5, PS6, PS19, PS20, TRA2, PCYFF1, PCYFF2, PCYFF3, TAI2, AMG5.

INFORMATIVE

Vibration:-

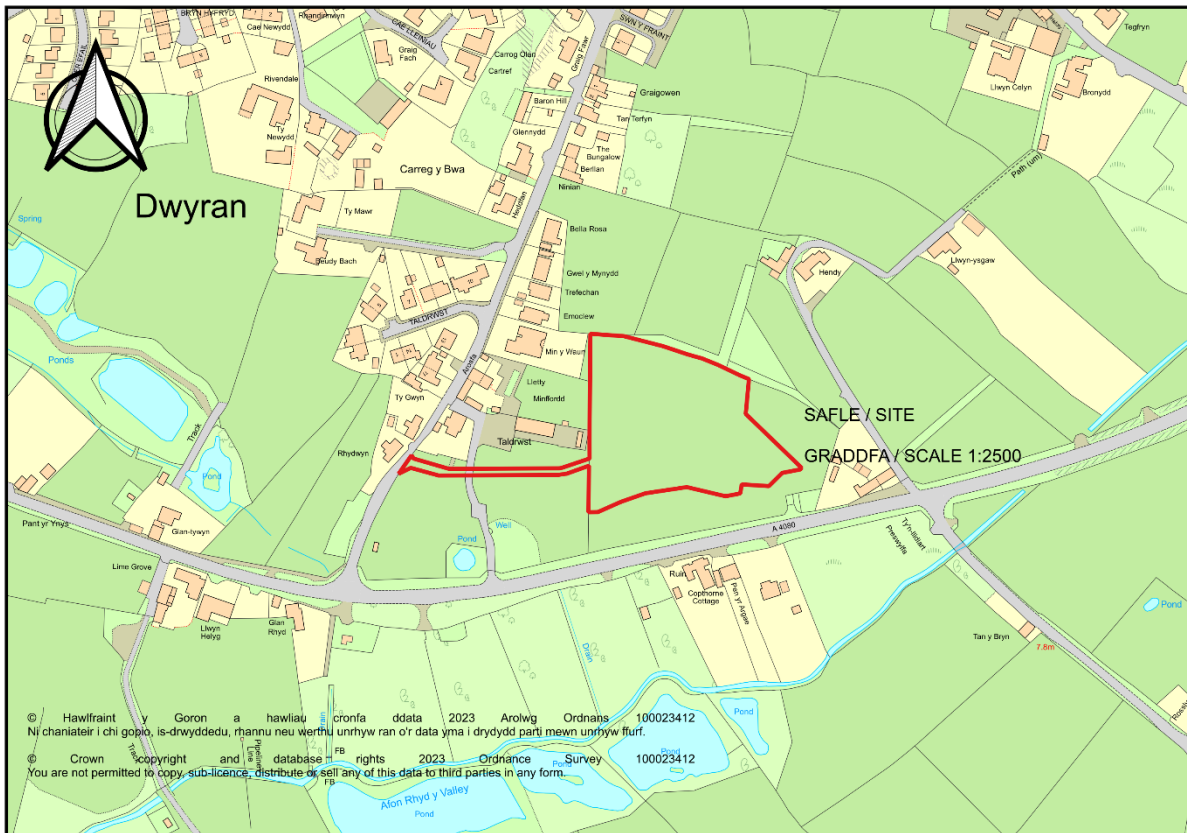
It is highly recommended that the applicant undertake an external and internal pre-condition survey of all residential properties that will be in close proximity to any piling / rock breaking / pecking / demolition activities to check for any pre-existing cracks and structural damage. This would not only protect the developer from any future legal claims of damage etc., but it would also provide the residents with some degree of comfort that any issues relating to the properties as a direct result of the developers activities could be addressed in a reasonable and proportionate manner.

Application Reference: FPL/2023/61

Applicant: Mr G Williams

Description: Full application for the change of use of agricultural land into holiday lodge site, siting 13 holiday lodges, construction of new road on site, alterations to existing vehicular access together with soft and hard landscaping on land at

Site Address: Taldrwst, Lon Fain, Dwyran



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the planning committee at the request of local member Arfon Wyn. At the committee meeting held on the 1st of November 2023, the members voted to conduct a physical site visit. The site visit took place on the 15th of November 2023 and therefore the members will now be familiar with the site and its surroundings.

Proposal and Site

The site is located on the southern fringe of the rural settlement of Dwyran, occupying a position closely adjoining the A5025. Use of the site is currently made for agricultural purposes, with boundary treatments

of stockproof fencing and mature hawthorn hedging reflective of this use. The southern boundary of the existing enclosure is shared with the A5025 road verge, with the northern boundary being shared with other agricultural enclosures. Western and eastern boundaries are shared with the residential curtilages of neighbouring properties. The boundary with the neighbour to the west is defined by a mature hedgerow at a substantial height, whilst the boundary with the neighbour to the east is a more sparse hedge but it is noted from a site visit that this boundary includes an outbuilding and a static caravan which provides an element of screening. The site includes a higher ground to its northern portion, with the lower ground to the south being part of the defined flood zone as shown by NRW data/mapping. The site is not part of any landscape designations, although it is worth noting that the Anglesey Coastal AONB lies on the opposite side of the A4080.

The proposal is made for the creation of a 13 unit holiday chalet site, including the creation of new associated access and track. The scheme also proposes landscaping in the form of additional tree planting and the creation of no mow meadow area. Ecological enhancements will also be provided in the form of bird/bat boxes fixed to trees.

Key Issues

The key issues are as following;

- Principle of development
- Visual impact
- Sustainability
- Highways
- Drainage
- Ecology
- Welsh Language
- Impact upon residential amenity

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

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

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 5: Local Biodiversity Conservation

Technical Advice Note 12: Design (2016)

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

Policy TRA 4: Managing Transport Impacts

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

Strategic Policy PS 1: Welsh Language and Culture

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Ifan Jones	No response.
Cynghorydd Arfon Wyn	Called in to committee.
Cyngor Cymuned Rhosyr Community Council	Object due to flooding, sewerage and access concerns.
Polisi Cynllunio / Planning Policy	Confirmation of applicable policies.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Iechyd yr Amgylchedd / Environmental Health	Standard construction informatives.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with amendments.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Suggested condition.
Ymgynghoriadau Cynllunio YGC	Concerns in regards to ability of site to obtain SuDS approval.
Dwr Cymru Welsh Water	Condition regarding foul drainage
Cyfoeth Naturiol Cymru / Natural Resources Wales	Condition regarding species conservation.

The proposal was advertised by the posting of personal letters to occupiers of neighbouring properties. At the time of writing this report, 117 web comments had been received and 54 letters of representation. The contents of these letters will be examined later in this report. The department would like to note that notifications have been re-ran 3 times and therefore many of the comments are duplicates.

Relevant Planning History

None

Main Planning Considerations

Principle of Development

The principle of such development is considered under policy TWR of the JLDP. TWR 3 supports the creation of new chalet sites subject to adherence with the following relevant criteria of the policy;

1. Proposals for the development of new static caravan (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where:

i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality; and

ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the

units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; and

iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.

For the purposes of policy TWR 3, 'intensification' is defined in connection to the 'Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Landscape Sensitivity and Capacity Study' (Gillespies, 2014). Within the study, each 'Landscape Character Area' (as defined by the Anglesey Landscape Strategy and the Gwynedd Landscape Strategy) is assessed to determine the landscapes overall capacity for caravan and chalet park developments. When considering applications for new developments, reference should therefore be made to the capacity of the local landscape as specified within the Landscape Capacity and Sensitivity Study. The proposed development falls into Landscape Character A12 East Central Anglesey. The Landscape Sensitivity and Capacity study states that the indicative overall capacity in LCA 12:

"Within the AONB and SLA (and areas that contribute to their setting), there is typically no capacity for further static caravan/chalet park developments and extensions.

Outside the AONB and SLAs it is considered there may be some capacity for sensitively sited very small to small scale developments which should relate well to the existing built environment/urban landcover". The study defines very small developments as up to 10 units and small developments as 11-25 units. The proposal is therefore considered as small scale development owing to the number of proposed units. In addition to this, it is considered that the units will be sensitively sited as the substantial vegetation on the boundary will screen most if not all views of the scheme for the public realm. The department are satisfied that the site does not contribute to the setting of the AONB as the aforementioned vegetation prevents the site from being seen in the same context as the AONB. Due to the above, the department do not consider there is reasonable planning grounds to deem the scheme as a significant intensification in the context of its definition under TWR 3.

As mentioned above, the site is well screened from public view by virtue of the mature hedgerow/trees which form the roadside boundary with the A4080. Other intervening structures and internal site hedgerows will also ensure the site would be well screened from Lon Fain. Having visited the site and local highway network, the department are satisfied the site is unobtrusive in its nature and would not harm the visual quality of the landscape. The proposed units are high quality in nature, which will be arranged in varying orientations to the internal access road which adds visual interest to the internal appearance and prevents a regimented layout. In addition to this, it must be considered the site lies on the rural fringe of an existing settlement and as such would not appear as a standalone or alien feature in the open countryside. Even in the event that the units would be visible, they could be readily assimilated into the landscape without causing visual harm. Subsequently, the department are satisfied criterion ii of the policy can be conformed with.

Criterion iii. requires that the site is close to the main highway network and that means of access can be provided without causing visual harm. The scheme initially proposed vehicular access from the A4080 directly to the south of the site, however due to issues in respect of visibility and flooding, this was found to be unacceptable and access was subsequently moved to Lon Fain. Despite the required access track being relatively long (some 80m), it is not considered that it would cause visual harm as it transect the existing track at the Taldrwst site and as such would not introduce any new features from a visual perspective. In addition to this, the area is semi urban in nature where such features are not uncommon.

Having considered the scheme against the relevant criteria of TWR 3, it is not considered there are any valid or material grounds for refusal on the basis of the principle of the development.

Drainage

Flooding related matters have caused significant concern in regards to the scheme, to both the local authority and local residents alike. The immediate locality of the site has historic issues of flooding, as was confirmed to the LPA by NRW, local residents and the local authority drainage team. It is further

noted the lower portions of the site are within the defined flood zone, although the red line area of the development itself is outside of the flood zone. Despite the above, it is not considered there are any planning grounds for refusing on flooding/drainage reasons. This is stated on the basis of 2 reasons, the first of which being the detachment of surface water considerations from the planning process with the introduction of the SuDS process. The application notes that SuDS methods will be used to dispose of surface water, although little more detail has been provided. The detail provided is however acceptable for the purposes of the planning application. Surface water drainage is given full and detailed consideration at the SuDS approval process, which is a completely different statutory function to the planning process. There is no legislation at present in Wales that requires developers to gain SuDS approval before planning approval and as such the local authority cannot impose that SuDS approval is gained before granting planning permission. Whilst the department are sympathetic and aware of the local flooding issues, the situation is merely a 'wicked issue' of the current planning process and as such any further action in regards to surface water would be outside of the remit of the planning process and the department would run the risk of being consid'ed as actin' unreasonably, which has its associated risks in respect of appeal. The second reason that prevents refusal on the grounds of drainage/flooding is that the site itself is outside of the flood area and NRW as the specialists in this regard have confirmed they have no objections to the scheme. In regards to the above, the planning department have no option but to be satisfied in regards to drainage/flooding related matters.

Highways

In addition to drainage matters, highways matters were of particular concern to local residents. As mentioned above, access to the scheme will be provided by a new access and track leading from Lon Fain. Lon Fain (as the name suggests) is a narrow lane leading up from the A4080 into the village. The initial section is dual width, before eventually narrowing down to a section of single width around the area of the proposed new access. Concern was raised by residents in regards to the visibility of the new access along with the capacity of the road to accommodate the traffic generated by the scheme. The highways department were made aware of these concerns, who subsequently visited the site to view the access point and highway network. Following this, the highway department had no objections and were satisfied with the scheme on the basis sufficient visibility could be achieved at the new access and that the local highway network could accommodate the additional traffic as the initial section of road leading from the A4080 was a sufficient width to allow free flow of traffic. It is likely that the majority of the traffic utilising the development would utilise this section of road only. Whilst the department are in acknowledgement of local concerns, the LPA are bound to take the professional opinion of the Highways department on such matters and subsequently the department do not consider that the highway arrangements would cause reason for refusal.

Visual Impact/Design

Due to the location of the site outside of any designated landscapes, the principle policies to consider are PCYFF 3 and PCYFF 4. Both policies are consistent in their thrust, requiring proposals to integrate into the surrounding landscape whilst ensuring that the design complements and enhances the appearance of a site and area. The proposed scheme is high quality in nature and would be well screened from public view by existing boundary treatments. Subsequently, the department do not envisage that the scheme would give rise to an unacceptable negative visual impacts and to that extent, the scheme would effectively integrate into the landscape and enhance the appearance of the site. As the site is also within close proximity to the AONB, it is required that policy AMG 1 is given consideration. AMG 1 states proposals should have regard to the AONB management plan, the main thrust of which is to ensure schemes retain and enhance the visual quality of an area. As the site is well enclosed and screened, the department are of the opinion that natural beauty would at minimum be retained. The scheme is therefore in conformity with AMG 1. Overall, it is not considered there are grounds for refusal on the basis of design or visual impact.

Sustainability

The main principle of sustainability in planning is to ensure that new development is located in places where they are accessible by a range of modes of transport and thus not overly reliant on private transport. The application site is located adjoining the settlement of Dwyran and as such is well positioned to benefit from the local bus routes. In addition to this, the area includes a number of public footpaths. Subsequently, the department are satisfied the scheme accords with the principle of sustainability in planning.

Ecology

Ecological matters were also some of the primary concerns of residents. Ecological matters have been given thorough consideration by the LPA and its Ecology Officer. The scheme was accompanied by an ecological survey to report on the ecological value of the site. No concerns were raised by the Ecology officer in relation to its contents. Following this, recommendations for ecological enhancement and net get were made in line with The Environment Wales Act (2016) and policy AMG 5 of the JLDP. The main ecological features were the planting of new trees and hedgerow, the creation of a no-mow meadow area along with the installation of bird and bat boxes. The Ecology Officer was satisfied with these measures and as such the department are satisfied with all ecological related matters. The ecology features have been clearly marked on the plans to ensure that they are delivered and are enforceable.

Welsh Language

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

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

Guidance on the types of relevant applications where the Welsh language needs to be considered is given in Appendix 5 (Screening Procedure) of the SPG (part CH). The guidance contained in Appendix 5 states that all retail, commercial or industrial developments which do not require the submission of a Welsh Language Statement / Assessment should show how consideration has been given to the language. Therefore, this proposal must show consideration has been given to the Welsh language when formulating the proposal. It is noted that commentary regarding the Welsh language is provided within the Planning Statement, which was considered by the Planning Policy Unit to be sufficient in meeting the requirements of the SPG.

Residential Amenity

Policy PCYFF 2 of the JLDP provides a policy starting point for considering residential amenity. PCYFF 2 states proposals will be refused where they would have an unacceptable negative impact upon residential amenity via a variety of aspects. The proposed scheme is well screened from the neighbouring properties and as such it is not considered there are any ill effects arising from overlooking. The departments principle concerns in this respect are noise and disturbance through the proximity of 13 holiday units to the residential property to the west. Having visited the site, the department are satisfied there is sufficient distance from the neighbouring property to the units to prevent noise and disturbance being an issue to an extent that would warrant refusal. From the proposed site plan, it is noted there would be 13m to the nearest chalet, with this distance also intervened by a substantial hedge which would also offer acoustic buffering to some degree. It is further noted that the site does not include any specific outdoor amenity area (benches, fire pits, decking etc) and as such would not encourage significant use of the external areas. Further to this, it must be considered that the neighbouring property is already in close proximity to the existing Taldrwst complex which includes several letting units, B&B rooms along with a bar.

Subsequently, the department do not consider that the level of disturbance arising from the scheme would cause such drastic deviation from any existing arrangements that would warrant refusal on this basis alone. The department would also draw attention to the proximity of the site to the busy A4080 along with the settlement of Dwyran, which have their own background levels of disturbance/noise. Overall, it is not considered that there are grounds to refuse on the basis of impact upon residential amenity.

Letters of Representation.

At the time of writing this report, 117 web comments had been received and 53 letters of representation. Of these representations, 7 were in support (including a petition with 53 signatures) with the 163 remaining representations being in objection. The main issues raised in objection were as below;

1. Lon Fain is too narrow to accommodate scheme.
2. Peace and privacy of local residents negatively effected.
3. Site will give rise to antisocial behaviour.
4. Will have a negative impact on biodiversity including bats and swallows.
5. Site is in a flood zone.
6. Proposal will exacerbate existing flooding issues due to increased runoff.
7. Scheme will give rise to unacceptable light pollution.
8. Local highway network will be unable to deal with traffic.
9. Public sewer will be unable to accommodate additional loading.
10. Scheme will be an oversupply of holiday accommodation.
11. Scheme will have negative impact upon Welsh Language.
12. Scheme will not provide any local employment.
13. Site is within AONB
14. Proposal will damage appearance of AONB
15. Loss of agricultural land.
16. Excessive hardstanding
17. Lack of community benefits.
18. No confirmation if the units will be short or long term lets.

In response to these comments, the department would make the following observations;

1. The Local Authority Highway department were satisfied with the access and capacity of Lon Fain and offered no objections.
2. Having visited the site and compared the scheme against the Supplementary Planning Guidance Design Guide, the department are not of the opinion that the scheme would have a detrimental impact upon residential amenity.
3. The department cannot assume that the scheme will give rise to antisocial behaviour. The use is for high quality holiday lodges and antisocial behaviour is not considered inherent to this use. Any arising anti social behaviour would be dealt with under different statutory processes.
4. The scheme was assessed by both the Ecology Officer and NRW as the specialists in this field, both of which offered no objections and NRW requesting a condition in this regard.
5. The site is outside of the defined flood zone. This has been confirmed in writing by NRW.
6. Surface water matters are dealt with under the SuDS process which the developer must obtain before commencing development.
7. No concerns regarding light pollution was raised by NRW or the ecology officer. Site lighting has been kept to a minimum, with any lighting being downward facing.
8. The Highways department raised no concerns in regards to the capacity of the local highway network.
9. Dwr Cymru as the sewerage statutory undertaker had no objections to the foul flows being accommodated by their system.
10. Oversupply of holiday accommodation is not a material consideration for developments of this nature.
11. The Welsh Language requirements of the scheme have been met by virtue of the submission of a planning statement showing how the Welsh Language has been considered. The department are

not of the opinion that refusal can be recommended on these grounds if the policy requirements have been fulfilled.

12. There is no requirement for the scheme to provide employment.
13. The site is outside of the AONB.
14. The site is very well screened by vegetation and as such would not be seen in the context of the coastal AONB area. Subsequently, the department do not consider the AONB is harmed.
15. The plot of land is very small in scale and as such the department do not consider that the loss of this land would be of such a scale that would have a drastic impact on food production for the future in line with policy PS 6.
16. It is considered that hardstanding has been kept to an absolute minimum, all internal access roads and parking areas will be of porous construction. Hardstanding will be limited to the concrete pads for each unit.
17. There is no policy requirement for the scheme to provide community benefits and as such it is not reasonable to refuse on these grounds.
18. It is not required for this to be confirmed. A condition will be imposed which restricts the use to holiday use only and not as a persons sole or main place of residence.

Conclusion

The scheme in its original form raised several concerns with both the Planning Authority and specialist consultees, with particular concern drawn to highways and flooding matters. The scheme has since been altered in line with the specialist consultees comments, which subsequently overcame concerns in relation to the previously mentioned highways and flooding issues. In addition to this, the scheme was considered against the relevant policies of Joint Local Development Plan, where it was found that no policies were contravened. On planning balance, the scheme was found to be acceptable subject to the imposition of conditions. No sufficiently material reasons for refusal were encountered as part of the determination process and as a result it is the departments stance that the scheme should be recommended for approval.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

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

Reason: To define the scope of this permission.

(04) No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for

the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

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

(05) 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.

(06) 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.

(07) 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 the use hereby permitted is commenced.

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

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

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

(09) The 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.

(10) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at manhole reference SH4658301 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.

(11) No development, including site clearance, shall commence until a site-wide Species Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:

- Build upon the principles outlined in the Ecological Assessment report by Clwydian Ecology, 22nd February 2023
- A plan showing areas to be retained which should identify the extent and location on appropriate scale
- Details of the siting and type of external lighting to be used

- Drawings setting out light spillage in key sensitive areas (boundary features/trees)
 - Details of protective measures to be taken to minimise the impacts
 - Details of timing, phasing and duration of construction activities and conservation measures
 - Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development
 - Details of initial aftercare and long-term maintenance
 - Actions to be taken in event previously unidentified species features are found
 - Ecological Compliance Audit, including key performance indicators
 - Persons responsible for implementing the works
 - Details of measures to prevent or reduce incidental capture or killing
- The Species Conservation Plan shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Species Conservation Plan is implemented, which protects species affected by the development.

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

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

Reasons: (1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

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

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

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Planning Committee: 06/12/2023

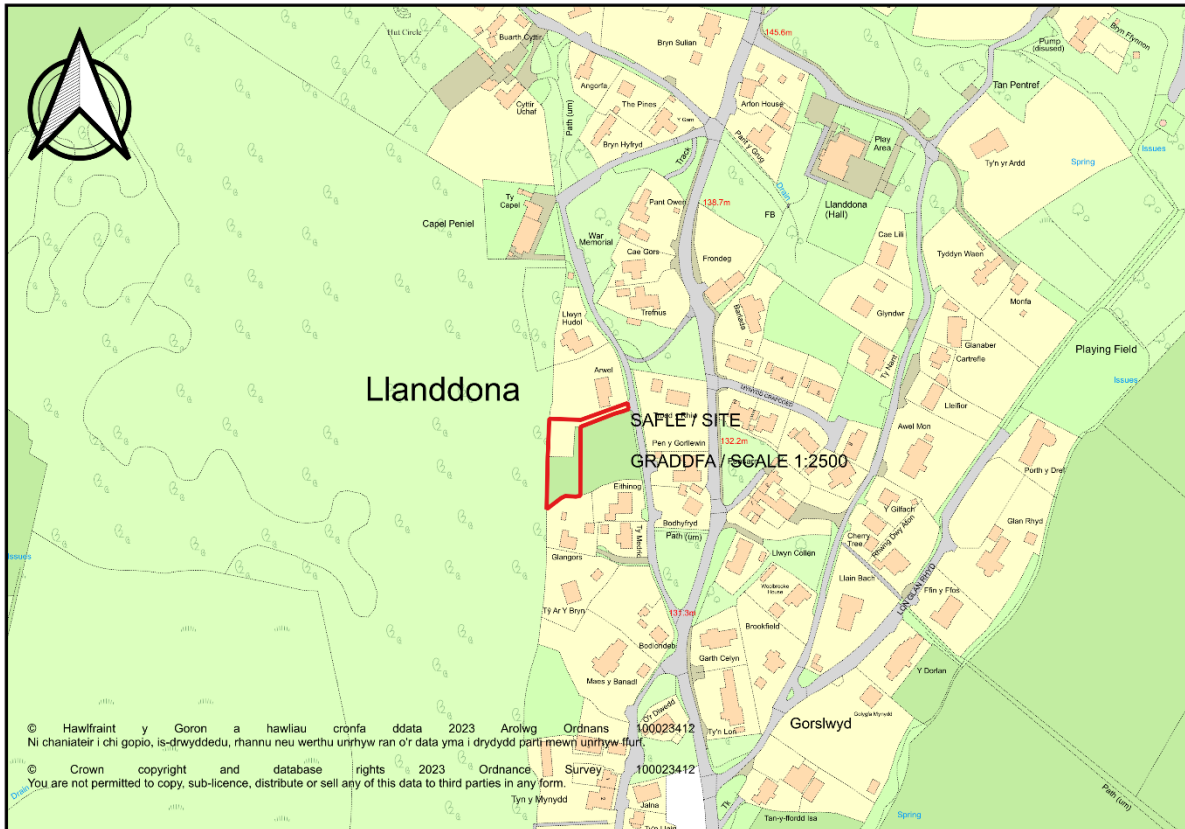
10.1

Application Reference: FPL/2023/193

Applicant: Mr A and E Hughes

Description: Full application for the erection of a dwelling together with alterations to the existing access on land adjacent

Site Address: Arwel, Llanddona



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been presented to the planning committee as the proposal is a departure from the Joint Local Development Plan in which officers are minded to approve.

Proposal and Site

This is a full application for the erection of a dwelling together with alterations to the existing access on land adjacent Arwel, Llanddona.

Key Issues

The key issues are as follows:-

- Safeguarded consent for a dwelling on the site
- Policy considerations
- Design
- Highways
- Ecology and Landscape
- Impact on adjacent residential properties

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TAI4: Housing in Local, Rural and Coastal Villages
Policy AMG 5: Local Biodiversity Conservation
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance - Planning and the Welsh Language (2007)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Maintaining Distinctive and Sustainable Communities (2019)

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gary Pritchard	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Cynghorydd Carwyn Jones	Applications on this section of Llanddona is very sensitive locally. As this is an application for lawful use outside development boundary it is important to keep to the proposal as close as possible to what was approved. Concern locally that the orientation of the dwelling will impact neighbouring properties.

Cynghorydd Alun Roberts	No response at the time of writing report.
Cyngor Cymuned Llanddona Community Council	No objection
Draenio Gwynedd / Gwynedd Drainage	Sylwadau safonol mewn perthynas a'r angen am SuDS
Polisi Cynllunio / Planning Policy	No response at the time of writing report.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The proposal does not comply with the requirements of TAN18; however, the applicant have made improvements to the access that has already been safeguarded. It is considered that the amendments to the access will be an improvement to the safeguarded consent and considered acceptable.
Iechyd yr Amgylchedd / Environmental Health	Standard advice in relation to hours of construction.
Dwr Cymru Welsh Water	Conditional Approval

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was placed in the local newspaper and a notice placed on site. The latest date for the receipt of any representation was the 29/11/23. At the time of writing this report, 6 letters of representation had been received at the department.

The main comments for objecting as follows:-

- Site outside the development boundary
- Dwelling is larger and on a different footprint to that previously approved
- Is a way to circumvent the development plan
- Drawing do not show the development opposite the site
- Impact on amenities of adjacent residential properties
- This application should be treated as a new planning application and works to the foundations should not be taken into account
- Does not fit in with the area and will impact the character of the village
- Impact on AONB adjacent
- Increase in traffic and on the lane and access considerations
- No landscaping proposed
- Not enough biodiversity enhancements
- Materials used not local
- Construction Traffic Management Plan comprehensive but there will still be issues with contractors vehicles
- Publicity carried out not sufficient – no notice placed on site
- Formal complaint with previous application and queries with works completed on site.
- Increase in holiday homes and second homes
- No need for further dwelling in the area
- This should be dealt with as a replacement dwelling and should be no greater than 20% of what exists
- Set a precedent

In response to the objections:-

- The application site is outside of the development boundary; however, there is a safeguarded consent on the land for a dwelling.

- The dwelling is larger and the footprint is different; however, consideration has been given to this and will be elaborated in the main report.
- It is not considered that this planning application circumvents the development plan
- The plans do not need to show other developments nearby
- The impact on adjacent residential properties will be elaborated further in the main report.
- This application is treated as a new planning application; however, consideration must be given to the fallback position i.e – the safeguarded planning consent for a dwelling
- The design and scale of the dwelling will be considered in the main report
- It is not considered that the proposal will have a negative impact upon the character of the village due to a variety of different scale and design of dwellings in the immediate area.
- It is not considered that this dwelling will impact the AONB.
- It is not considered that this proposal will impact the lane or access road. Improvements have been made to the access to provide improvements to that previously approved. The Highways Authority has confirmed that they are supportive of the planning application.
- Planting is proposed as part of the planning application as well as a bat box and two swift boxes. This is an improvement to the safeguarded consent.
- There is a range of different types of materials in the immediate area, the materials used are typical materials and fit in with the general form of development in the area.
- The Highways Department are satisfied with the CTMP
- Neighbouring properties were notified of the development and a site notice was placed in the newspaper and on site.
- The formal complaint and previous consent is not a consideration for this planning application.
- This is a planning application for a residential dwelling and not a holiday home
- There is a safeguarded consent on the land for a dwelling
- The proposal is not considered under the replacement dwelling policy as the consented dwelling has not yet been built.
- It is not considered that this planning application will set a precedent.

Relevant Planning History

22C21 – Demolition of wooden chalet and erection of a new dwelling – Approved 4/6/86

22C/21/A/DA - Detailed plans for the erection of a bungalow – Permitted 8/3/88

LUE/2023/11 - Application for a Lawful Development Certificate for the existing use in relation to a material start having been made on permission 22C21 and 22C21A/DA (the erection of a dwelling) thus safeguarding the consent at Arwel, Llanddona – Lawful 23/5/23

Main Planning Considerations

Proposal and Site History

A material start was made on the historical consents 22C21 and 22C21A/DA for the erection of a dwelling. A lawful use application was submitted and proved that a material start was made on planning application 22C21 and 22C21A/DA thus implementing the consent. There is therefore a safeguarded consent on the land for a dwelling.

Policy Consideration

Since the previous consent was approved there has been a change in planning policy. The JLDP is now the relevant policy but consideration must be given to the fallback position of a dwelling on the plot.

Llanddona is recognised as a Rural Village under Policy TAI4 of the JLDP. TAI 4 states that proposals for open market housing in these locations will be granted providing the size, scale, type and design of the development corresponds with the settlements character and that the site is within the development boundary.

This proposal is for the erection of a two-storey dwelling in Llanddona. There are a variety of different size, scale, type and design of houses in the immediate area. It is not considered that the proposal would look out of place in this area and would not impact the setting of the AONB which is located nearby. The application site is located outside of the development boundary of Llanddona and is therefore classed as a departure from Policy TAI4 of the JLDP; however, consideration must be given to the fallback position of the safeguarded consent 22C21 and 22C21A/DA.

Design

The historical consent 22C21A/DA was approved for a three bedroom dormer bungalow up to a height of 7.4m.

This planning application is for the erection of a two-storey dwelling consisting of a living room, dining room, kitchen, utility, office, WC and garage on the ground floor and four bedrooms and a bathroom on the first floor at a height of approximately 7.6m. The proposal will be larger and slightly higher than that approved under 22C21 and 22C21A/DA; however, consideration has been given to whether the increase in scale, height and its location would impact the neighbouring properties, the area and AONB greater than that previously approved.

There are a variety of different properties within the immediate area, and it is not considered that the scale, design or its location would impact the surrounding area or immediate neighbouring properties no greater than the safeguarded consent.

There is ample room within the large plot of land to accommodate a dwelling of this scale without harming the amenities of adjacent residential properties. There is sufficient parking, access and garden area for the proposed dwelling.

The materials used for the dwelling is acceptable and will fit in with the materials used nearby.

Highways

The proposal makes use of the existing access which has been safeguarded by the previous consent.

The applicant has made amendments to widen the vehicular access, and this is considered an improvement to the current lawful access. The access and visibility may not comply with TAN18 but as there is no increase in the number of dwellings using the access and track it is considered that the improvement to the access is sufficient to cater for this dwelling.

Ecology and Landscape

In accordance with Policy PCYFF3 and AMG5 there is a requirement to provide a landscaping scheme as well as biodiversity enhancements. The proposal includes some planting on the site as well as a bat box and two swift boxes which have been noted on the proposed plans. The proposals will provide a positive contribution towards biodiversity. The proposal therefore complies with the requirements of Policy PCYFF3 and AMG5.

Impact on adjacent residential properties

Policy PCYFF2: Development Criteria is relevant, and all planning application should ensure that 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 property is located between 11.8m – 13.3m from the North boundary and approximately 26.6m away from 'Arwel'. Arwel is located to the North East of the proposed dwelling and the dwelling complies with the distances set within the SPG.

The property is located approximately 26m from 'Eithinog' and approximately 35m away from 'Glangors'. The proposal also complies with the distances set within the SPG towards Eithinog and Glangors.

It is considered that the dwelling is located far enough from neighbouring properties and the proposed dwelling will not have a negative impact upon their amenity.

The access and track is close to the boundary of Arwel; however, there is a safeguarded consent for a 3 bedroom dormer bungalow on the site. It is not considered that the proposal will have any more impact than that previously approved on the site in terms of use of this access and track.

Conclusion

The site has a lawful use for one dwelling under application reference LUE/2023/11. The principle of a dwelling on the site is therefore acceptable. It is considered that the design, scale, siting and materials of the dwelling is acceptable. The applicant has proposed amendments to the vehicular access which will improve the current access. There are no particular style of dwelling houses in the vicinity with a variety of different types, scale and materials of properties in the immediate area.

The proposal will not harm the amenity of adjacent residential properties and complies with the distances set out in the SPG.

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) The site shall be landscaped strictly in accordance with drawing number 3036:23:3B 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 biodiversity and in accordance with Policy AMG5 and PCYFF3.

(04) 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 – 3104:23:1A
Proposed Site Plan – 3036:23:3B
Proposed Elevations and Floorplans – 3104:23:4
Construction Traffic Management Plan
Materials

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

(05) 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

(06) The access shall be laid out and constructed strictly in accordance with the submitted plan before the dwelling is occupied 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.

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: 06/12/2023

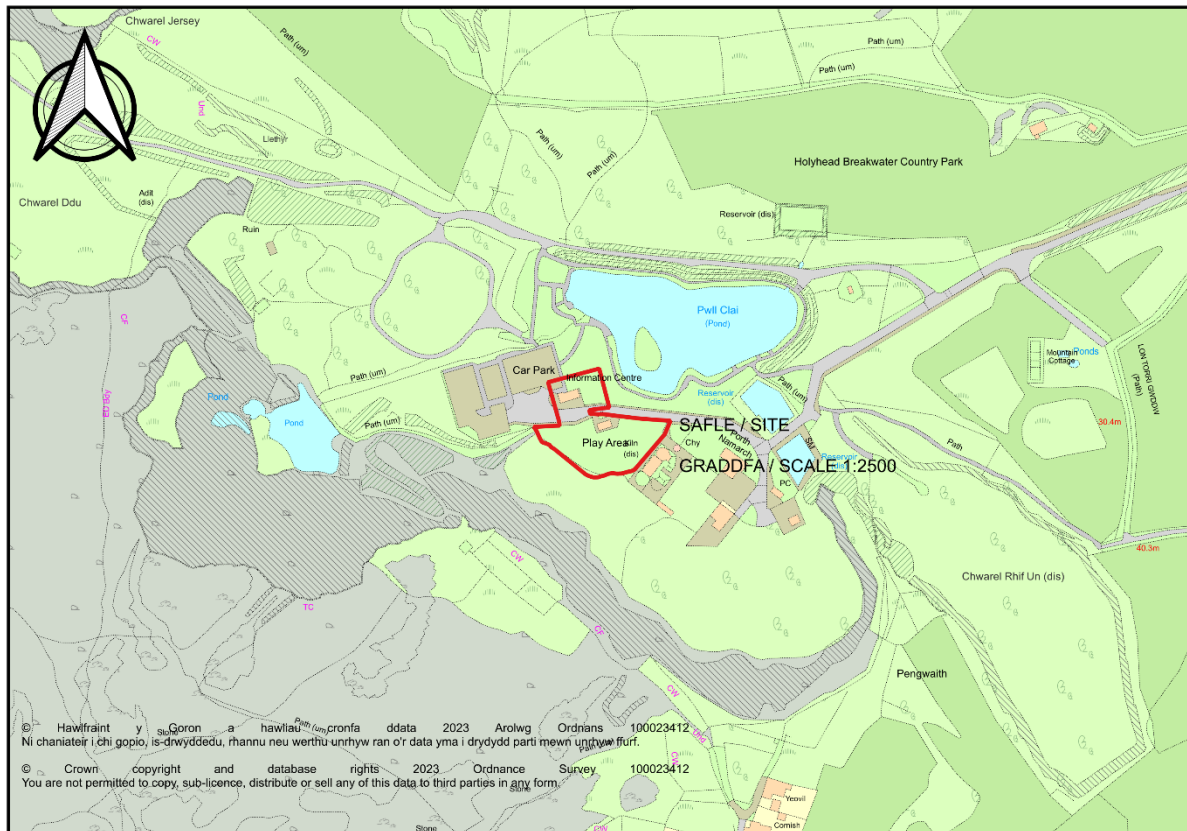
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Application Reference: VAR/2023/58

Applicant: Head of Service Regulation and Economic Development

Description: Application under Section 73A for the variation of condition (02) (Approved Plans) of planning permission reference FPL/2019/50 (alterations and extensions together with the creation of heritage play area and associated landscaping) so as to allow an amended design at

Site Address: Breakwater Country Park, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The proposed site is located within the Breakwater Country Park which is managed by the Isle of Anglesey Council. The existing wardens visitor information centre is single storey building with natural stone and rendered walls with a natural slate roof.

The proposal is the retention of the amendments made to the building which includes making the previously approved extensions roof now flush with the existing roof, moving the previously approved solar panels to a new location on the roof, reducing the rear rooflight window together with omitting the front rooflight.

Key Issues

The key issues are whether the proposal complies with planning policies and do the alterations have a negative impact on the building, the site or the surrounding AONB.

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan (2017)

PS 1: Welsh Language and Culture

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

PS 14: The Visitor Economy

TWR 1: Visitor Attractions and Facilities

PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

AMG1: Area of Outstanding Natural Beauty Management Plans

AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

AMG 5: Local Biodiversity Conservation

SPG Design in the Urban and Rural Built Environment, 2008

Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009)

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

Technical advice note (TAN) 13: Tourism (1997)

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 (2017)

Planning Policy Wales Edition 11 (February 2021)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection to proposed works and suggested additional ecological enhancements
Ymgynghorydd Treftadaeth / Heritage Advisor	The proposed variations are relatively minor in scope and detailing and unlikely to have a significant impact upon the historic character of the area.

Cyngor Tref Caergybi / Holyhead Town Council	No observations received to date
Cynghorydd Robert Llewelyn Jones	Requested the application be passed to the planning committee as it would be something the local residents would enjoy knowing more about the popular play area and the exciting plans to extend it. This would show to the community that councillors are part of the decision making process.
Cynghorydd Glyn Haynes	No observations received to date

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties with the expiry date for receiving representations was the 11/10/2023. At the time of writing this report no letters of representation have been received.

Relevant Planning History

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

19C792K/SCR - Screening Opinion application for change of use of part of the land into a touring car – EIA not required. 17.09.15.

19LPA875B/CC - Full application for change of use of part of the land into a touring caravan park (28 pitch) – Approved 02.12.15.

19C792D – Full application for the change of use of the existing wardens accommodation into a café with offices and storage above together with alterations and extensions – Approved 07.09.12.

19C792E – Prior notification for the removal of material from a mining working deposit – Permitted development 24.09.12.

19C792F – Full application for the replacement of three angling platforms with hard surface safe deck area together with alterations and extensions to three angling platforms – Approved 26.04.13.

19C792G – Full application for the erection of a bin store – Approved 22.05.14.

19LPA875/CC – Erection of 4 wooden sculptures and 1 bench – Approved 08.02.07.

19LPA875A/CC – Installation of solar panels on the roof – Approved 06.12.07

Main Planning Considerations

The application is for the retention of the amendments made to the wardens visitor information centre building and is to be determined by the committee as the site is owned by the county council.

The main planning considerations are whether the proposal complies with planning policies and do the alterations have a negative impact on the building, the site or the surrounding AONB.

(i) Siting, scale, design and appearance of the alterations to building and its impact on the AONB

Planning application reference FPL/2019/50 granted planning permission for alterations and extensions to the existing wardens visitor information centre building together with the creation of heritage play area

and associated landscaping. The play area and landscaping has been completed on site as has the alterations and extensions to the visitor centre building. Planning application reference VAR/2023/58 is for the retrospective approval of the amendments to the building only and not to amend the design or siting of the play area or landscaping.

The proposal is the retention of the amendments made to the visitor centre building which includes making the previously approved extensions roof now flush with the existing roof, moving the previously approved solar panels to a new location on the roof, reducing the rear rooflight window together with omitting the front rooflight.

The difference in roof height between the previously approved extension roof and the existing roof was approximately 0.25m. The building has been constructed with the existing and extension slate roofs now flush with no drop in height. This amendment is minor in scale with its appearance not having a negative impact on the building or the surrounding AONB.

The re-positioning of the previously approved solar panels from the extension roof onto the existing buildings slate roof is considered a minor amendment that does not have a negative impact on the appearance of the building or the surrounding AONB.

The change in scale of rear rooflight and the removal of the front rooflight are considered minor amendments and would not have a negative impact on the existing building and the surrounding AONB.

The council's Heritage Advisor was consulted as part of the application and stated *that the proposed variations are relatively minor in scope and detailing and unlikely to have a significant impact upon the historic character of the area.*

(ii) Policy considerations

The Joint Local Development Plan (JLDP), Policy PCYFF 2 ensures that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses. As stated above the amendments made on site are considered minor and would not have a negative impact on neighbouring buildings or the surrounding AONB,

JLDP Policy PCYFF 3 ensures 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. The proposals should complement or enhance the existing site and surrounding area. The design and materials used on site are considered high quality with the amendments being minor to those previously approved under planning permission FPL/2019/50.

Policy AMG1 states: Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty. As stated previously the amendments made to the building are considered minor which do not impact the existing buildings appearance and do not have a negative impact on the surrounding AONB.

Conclusion

The proposed retention of amendments made to the visitor centre building are considered acceptable as it would not have a negative impact on existing building, existing site, neighbouring properties or surrounding AONB and comply with planning policies PCYFF 2, PCYFF 3 and AMG1 of the JLDP.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other

documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

- Location Plan 41465-LEA-04 Rev A – Received with planning application FPL/2019/50
- Existing Warden’s Building 41465-LEA-02 Rev A– Received with planning application FPL/2019/50
- GA Elevations – Revision P01 – Dated 19.07.23 - Received with planning application VAR/2023/58
- GA Site Plan - Revision P01 – Dated 19.07.23 - Received with planning application VAR/2023/58
- GA Plan - Revision P01 – Dated 19.07.23 - Received with planning application VAR/2023/58
- Landscape General Arrangement Plan for the Proposed Wardens Building 41465-LEA-16 Rev A – Received with planning application FPL/2019/50
- Landscape General Arrangement Plan for the Proposed Natural Play Area 41465-LEA-15 Rev B
- Proposed Site Plan for Warden’s Building 41465-LEA17 Rev A
- Proposed Drainage Plan 41465-LEA-18 Rev 18
- Play Area Concept Design Development (June 2019) Wood
- Breakwater Country Park Warden Centre (12th June 2019) Cambrian Ecology Ltd
- Preliminary Ecological Appraisal (February 2019) Wood
- Breakwater Country Park Warden Centre Extension Bat Surveys (12.06.2019) Cambrian Ecology Ltd
- Isle of Anglesey Council Breakwater Visitor Centre Biosecurity Plan May 2019 (Wood)

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

(02) All construction and development in connection with the development hereby approved shall proceed strictly and entirely in accord with the Breakwater Country Park Warden Centre (12th June 2019) Cambrian Ecology Ltd and Preliminary Ecological Appraisal (February 2019) Wood.

Reason: To safeguard protected species and sites.

(03) The landscaping scheme as shown on drawing number 41465-LEA-15 Rev B shall be implemented not later than the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner.

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

(04) 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 species, size and maturity to be approved by the Local Planning Authority.

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

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, PCYFF3, AMG1

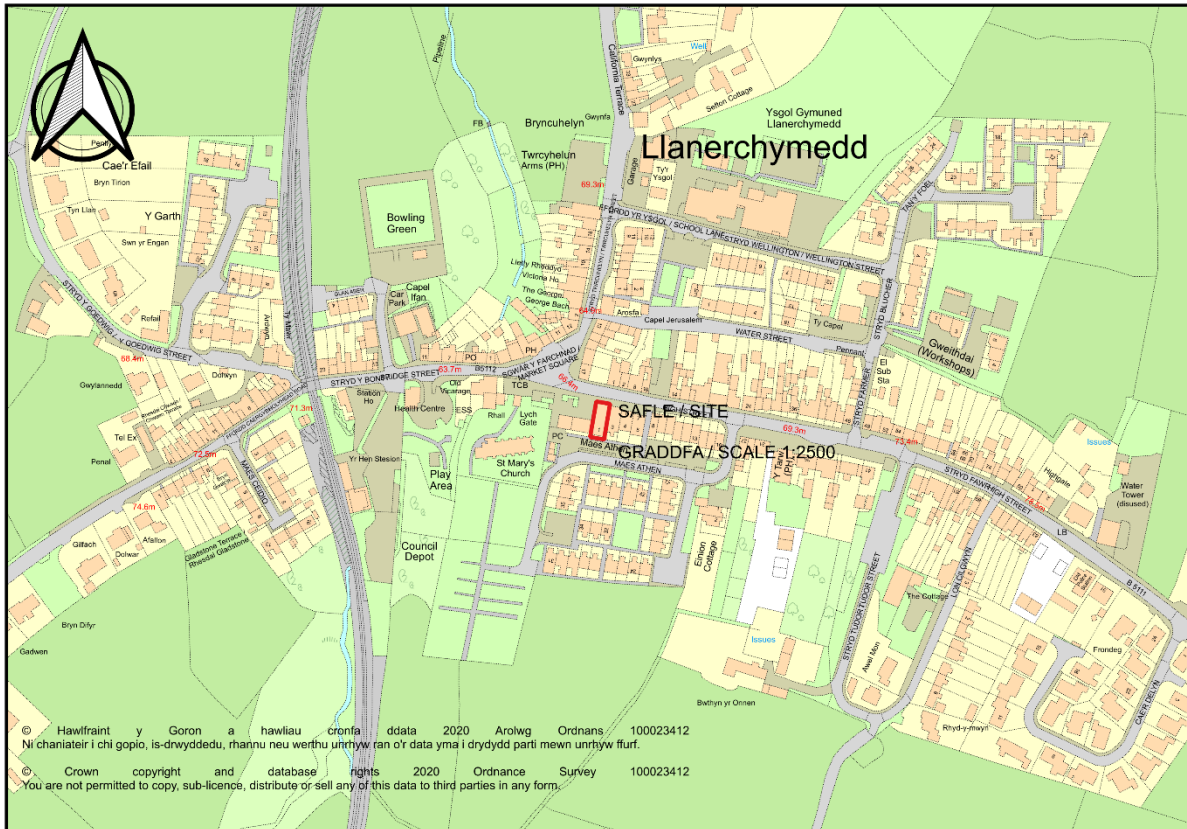
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/287

Applicant: Llanerchymedd Community Council

Description: Full application for the change of use of former shop (Use class A1) into a multi purpose hall (Use Class D1) at

Site Address: Siop 2, Maes Athen, Llanerchymedd.



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application presented is for the change of use of former shop (Use Class A1) into a D1 multipurpose hall at Siop 2, Maes Athen, Llanerch-y-medd.

Key Issues

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

Policies

Joint Local Development Plan

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

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

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Notes (TAN):

TAN 5: Nature Conservation and Planning
TAN 12: Design
TAN 16: Sport, Recreation and Open Space
TAN 20: Planning and the Welsh language

Response to Consultation and Publicity

Consultee	Response
Dwr Cymru Welsh Water	Surface Water Condition and Advisory Notes provided
Draenio Gwynedd / Gwynedd Drainage	No Response
Polisi Cynllunio / Planning Policy	No Response
Iechyd yr Amgylchedd / Environmental Health	Environmental and Health and Safety Observations provided.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No Objection. General comments and Recommendations provided. Parking Provisions received.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No ecological survey is needed at this current time. No External lighting as part of application, Biodiversity Enhancements received.
Cyngor Cymuned Llanerchymedd Community Council	No Response
Cynghorydd Llinos Medi Huws	No Response
Cynghorydd Llio Angharad Owen	No Response

Cynghorydd Jackie Lewis	No Response
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The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 09/11/2023. At the time of writing this report no letters of representation had been received at the department.

Relevant Planning History

None

Main Planning Considerations

Proposal and Site:

The application presented is for the change of use of a vacant unit former shop (Use Class A) to a new Multi-purpose Community Space (Use Class D1) at “Siop 2” Maes Athen, Llannerch-y-medd.

The applications’ main issues are:

- i. Policy Context
- ii. Siting and Design
- iii. Impact on Adjacent Residential Properties
- iv. Biodiversity Enhancements
- v. Highways and Parking

Policy Context:

Policy ISA 2 states that the plan will help sustain and enhance community facilities by granting the development of new community facilities provided that they comply with the criteria noted. The proposal complies with the first criteria of the policy as the application site is located within the development boundary of the service village of Llannerch-y-medd. Criteria 2 is not relevant as the proposal site makes use of an existing former public use shop facility central within the village.

The third criteria is not relevant to this application as it relates to facilities being relocated. Criteria 4 states that proposals must be of an appropriate scale and type compared to the size, character, and function of the settlement. Llannerch-y-medd is classed as a Service Village in the JLDP, and it is considered that the proposed building is suitable for the local community, enhancing the facilities for village events at a central location within the village. The final criteria of policy ISA 2 states that proposed sites must be easily accessible by foot, cycle and public transport. The proposal will be for internal alterations only to the existing building, which is within the development boundary, is located on the main street of the village and is easily accessible from the village on foot or by alternative means of transport. It is considered that the proposal complies with the criteria set out in the policy and will be an asset to the community of Llannerch-y-medd.

Siting and Design:

This change of use application includes internal alterations only. It is considered the proposal has been designed in accordance with policy PCYFF 3, in which the proposal will integrate into its surrounding built environment. The site is appropriate in terms of public use as to utilise a vacant site on the main high street of the village and central to all occupants of the village. This street currently has many public use sites including a neighbouring charity shop unit and The Bull Inn Public house drinking establishment further along the street. It is considered this proposed new public use multi-use area is suitable within this location in the village.

Impact on Adjacent Residential Properties:

Being located within the main high street of Llannerch-y-medd and when viewed in the context of the adjacent existing public use commercial units, it is considered that the proposed scheme would have negligible impacts upon its neighbours in compliance with policy PCYFF 2.

Biodiversity Enhancements:

In order to comply with the Environment Wales Act (2016), all planning applications must show overall biodiversity enhancement. A Kent type bat box has been labelled to be erected on the southern elevation of the proposed plans. This addition is considered to provide overall biodiversity enhancement and complies with the requirements of the Environment Wales Act and strategic policy PS 19 and AMG 5.

Highways and Parking:

In regards to parking, the purpose of the Hwb is for the benefit of the local community and since the site is right in the centre of the village, the community anticipates that the majority of users will walk to the Hwb. However, there are also parking at the old station car-park which is also a community run facility, At the rear of the shop, (there is offroad parking for approximately 3 cars) and there is unrestricted parking within Maes Athen.

It is not anticipated that there would ever be more than approximately 10 cars associated with the Hwb at any one time. The proposed hours of opening are during daytime when the demand for parking in the village is low. The application site is in a sustainable location, easily accessible on foot and by alternative means of transport, complying with the highway policies of the JLDP.

Conclusion

It will provide an essential facility for the local service village community of Llannerch-y-medd, the existing building will be of an appropriate scale and design for the proposed change of use, it will have no greater impact upon its neighbours than the previous shop business at the site and is considered to have negligible effects on biodiversity following the enhancements proposed.

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:

- 11123-CCE-XX-XX-DR-C-0004 – Site Location Plan Rev P01
- 11123-CCE-XX-XX-DR-A-0002 – General Arrangement: As Proposed P03
- 11123-CCE-XX-XX-40:40:01-C-20-0003-S1-P02 – Elevations & Section: As Proposed
- 11123-CCE-XX-XX-DR-C-0006 – Proposed Block Plan P01

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

(03) Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: **AMG 5, ISA 2, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 5, PS 19, TRA 2, TRA 4**

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

Application Reference: FPL/2023/291

Applicant: Director of Education, Skills and Young People

Description: Full application for the change of use of the existing caretaker's bungalow for educational purpose at

Site Address: School House, Bodedern Secondary School, Bodedern



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been submitted by the Local Authority and the land that forms the application is owned by the Authority.

The application site borders the rear garden of a property owned by a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

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

Proposal and Site

The proposal involves the change of use of the vacant caretaker's bungalow into additional classrooms to provide additional facilities as a pupil support centre.

The property is a single storey detached dwelling which is located within the grounds of Bodedern Secondary School and is within the development boundary of Bodedern. Access to the site is afforded through the school yard.

Key Issues

The applications main issues are;

- i. Compliance with Policy
- ii. Impact on neighbouring properties and locality
- iii. Biodiversity and Ecology

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy TRA 4: Managing Transport Impacts
Policy ISA 2: Community Facilities
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Dwr Cymru Welsh Water	Recommended conditional approval
Polisi Cynllunio / Planning Policy	Comments in regards to the proposals relevant policies
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested biodiversity enhancements
Cynghorydd Gwilym O Jones	No response
Cynghorydd Ken Taylor	No response
Cyngor Cymuned Bodedern Community Council	No response
Draenio / Drainage	No response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 29/11/23. At the time of writing this report no letters of representation had been received at the department.

Relevant Planning History

13LPA877/CC - Cais llawn ar gyfer creu cae synthetig, maes pel-droed, maes parcio ynghyd a codi ffens 5m a 3m o uchder o amgylch y cae synthetig yn / Full application for the creation of a synthetic pitch, grassed football pitch, car parking area together with the erection of a 5m and 3m fence around the synthetic pitch at Ysgol Uwchradd Bodedern, Bodedern. Caniatáu/Approved 13/02/2007

13LPA877A/CC - Cais ol-weithredol ar gyfer ail-leoli'r man pario a ganiatwyd o dan gais rhif 13LPA877/CC yn / Retrospective application for the re-location of the car park previously approved under planning reference 13LPA877/CC at Ysgol Uwchradd Bodedern, Bodedern - Caniatwyd / Permitted 09/05/2007

13LPA877B/CC - Cais i godi twnel poli i bwrpas addysg yn / Application for the erection of a polytunnel for educational purposes at Ysgol Uwchradd Bodedern, Bodedern - Caniatwyd / Permitted 21/05/2007

FPL/2023/178 - Cais llawn ar gyfer gosod 10 colofn golau 9m o uchder y / Full application for the installation of 10 9m high lighting columns at Ysgol Uwchradd Bodedern, Bodedern - Caniatwyd / Permitted 05/10/2023

Main Planning Considerations

i. Policy Context - Policy ISA 2 'Community Facilities' grants the development of new community facilities provided that;

- i. they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;
- ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;
- iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;
- iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;
- v. the proposal is easily accessible by foot, cycle and public transport.

As stated above the proposal is for the change of use of the vacant caretakers bungalow to provide additional educational support rooms. The bungalow has been vacant since the retirement of the former caretaker. Since 2015 the school has seen a significant rise in the number of pupils attending and the use of the former bungalow as an additional pupil support centre is considered acceptable.

ii. Impact on neighbouring properties and surrounding area - Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan requires that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses. As stated above there will be minimal impact from the proposed lighting columns to the amenities of the neighbouring properties with existing high trees, hedge screens, walls and outbuildings reducing any light spill into the gardens of adjacent properties. There is a distance of more than 70 metres between the rear of the properties on the Maes Gwynfa estate, which is located to the north of the application site, and the rear of the building. There is a distance of 8.5 metres between the gable (east elevation) of the building and boundary of the properties fronting London Road and more than 30m between the building and the rear of the properties. Due to these distances and the existing use of the site it is not considered that the proposal will have a detrimental impact on the amenities currently enjoyed by the occupants of the properties.

iii. Ecology and Biodiversity - Under Section 6 of the Environment Wales Act (2016) all developments have to show a benefit towards biodiversity. At the time of writing this report we are still awaiting amended plans illustrating the biodiversity enhancements as required by the Ecological Adviser.

Conclusion

The building is located within the grounds of the Secondary School. The property is currently vacant and it is not considered that the change of use of the building from a caretaker's bungalow into a pupil support centre complies with current policies and will not have an impact on the amenities of neighbouring properties and my recommendation is one of approval.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

**ED237-PL-01 - Location and site plan
Proposed elevations received 24/10/2023
Proposed floor plans received 24/10/2023
Planning Justification Statement**

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

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

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

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.

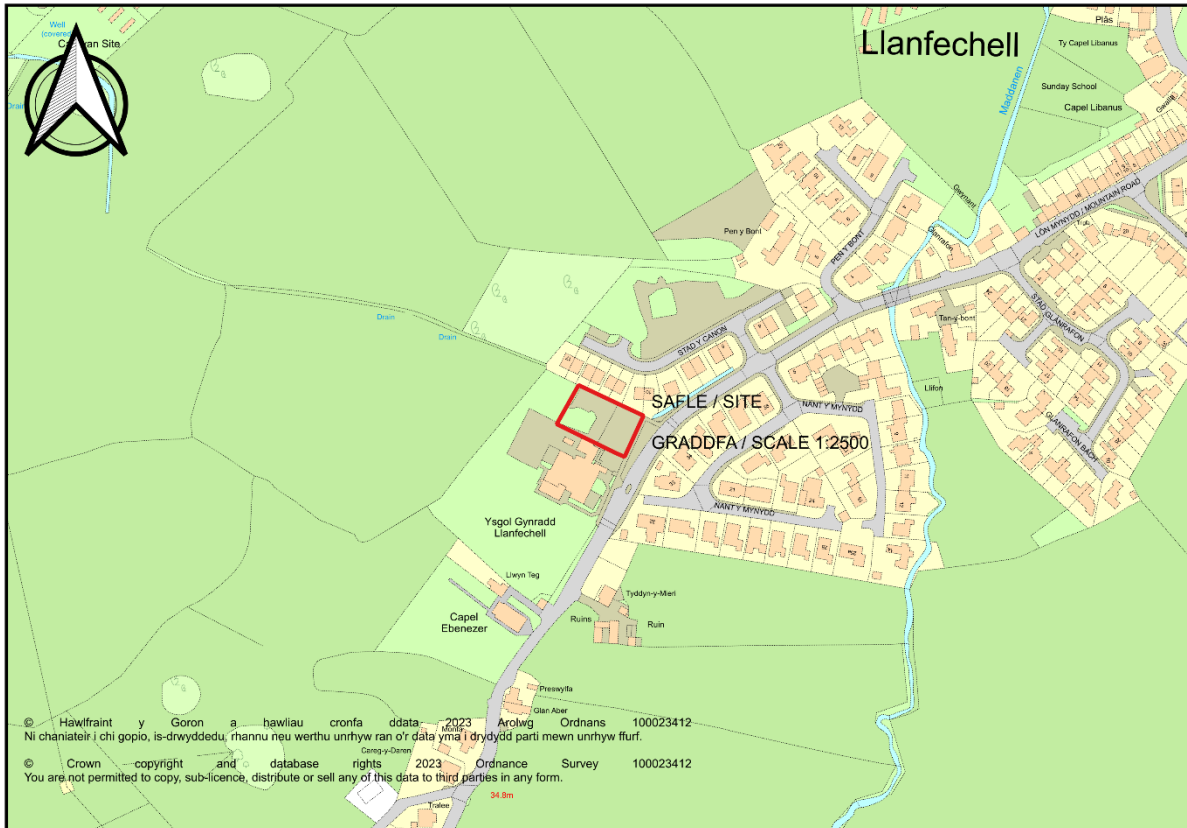
The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3, PCYFF 4, AMG 3, TRA 4 and ISA 2.

Application Reference: FPL/2023/273

Applicant: Head of Service Highways, Waste & Property

Description: Full application for a new child care modular building at

Site Address: Llanfechell Primary School, Mountain Road, Llanfechell.



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application presented is for the erection of a new childcare modular building.

The application site is a section of an outdoor playing field area, located within the curtilage of Ysgol Gynradd Cymuned Llanfechell. The school is located along Mountain Road within the development boundary of Llanfechell 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 5: Local Biodiversity Conservation
Policy ISA 2: Community Facilities
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

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

Planning Policy Wales (Edition 11, February 2021) Wellbeing of Future Generations Act 2015

Technical Advice Notes (TAN):

TAN 5: Nature Conservation and Planning
TAN 12: Design
TAN 16: Sport, Recreation and Open Space
TAN 20: Planning and the Welsh language

Response to Consultation and Publicity

Consultee	Response
Sport Wales FIT	No Response
Draenio / Drainage	No Response
Dwr Cymru Welsh Water	Condition and Advisory Notes Provided
Priffyrdd a Trafnidiaeth / Highways and Transportation	Department are satisfied that the proposed development will not have an impact on the highway network. Additional information regarding lorry unloading requested and received with confirmation of what is proposed is considered acceptable.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Observations – Construction and rock breaking work times to be conditioned, proposal must comply with Building act 1984 and no waste materials to be burnt on site.
Iechyd yr Amgylchedd / Environmental Health	Environmental and Health and Safety Observations provided
Arolygaeth Gofal Cymru / Care Inspectorate Wales	No Response

GCAG / GAPS	No comments to be made in this instance.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comment to be make on the proposed development.
Cynghorydd Jackie Lewis	No Response
Cynghorydd Llio Angharad Owen	No Response
Cynghorydd Llinos Medi Huws	Dim Ymateb
Cyngor Cymuned Mechell Community Council	No Response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 31/10/2023. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

LPA/45 – Conversion of lavatories onto a water- system at Llanfechell County Primary School – 26/02/1958
LPA/45/A – Siting of 3 Mobile classrooms at Llanfechell County Primary School – 06/03/1968
LPA/45/B – Erection of a new primary school on part OS no 656 adjacent to the existing Primary School, Llanfechell – 03/09/1969
LPA/45C/CC – Community Extension to Llanfechell Primary School – 28/01/1981
LPA/45/D – Siting of a mobile classroom at Ysgol Gynradd, Llanfechell 4/10/1989
LPA/45/E/CC – Retention of the mobile classroom at Ysgol Gynradd, Llanfechell 03/04/1996

Main Planning Considerations

Proposal and Site:

The application presented is for the erection of a new childcare modular building.

The applications' main issues are:

- i. Policy Context
- ii. Siting and Design
- iii. Impact on Adjacent Residential Properties
- iv. Biodiversity Enhancements
- v. Highways and Parking

Policy Context:

Policy ISA 2 states that the plan will help sustain and enhance community facilities by granting the development of new community facilities provided that they comply with the criteria noted. The proposal complies with the first criteria of the policy as the application site is located within the development boundary of Llanfechell. Criteria 2 states that in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings. The proposed childcare unit is considered an important new building within the school complex, that will provide an essential service without impeding on the existing school buildings.

The third criteria is not relevant to this application as it relates to facilities being relocated. Criteria 4 states that proposals must be of an appropriate scale and type compared to the size, character, and function of the settlement. Valley is classed as a Local Village in the JLDP, and it is considered that the proposed building is suitable for the village, enhancing the childcare services provided at the school. The final criteria of policy ISA 2 states that proposed sites must be easily accessible by foot, cycle and public

transport. The childcare unit will be at the existing school site, which is within the development boundary, is a paved area and is easily accessible from the village on foot or by alternative means of transport. It is considered that the proposal complies with the criteria set out in the policy and will be an asset to the community of Llanfechell.

Siting and Design:

It is considered a high-quality design in accordance with policy PCYFF 3, which will integrate into its surrounding natural and built environment.

The building will be finished with a combination of steel and timber cladding, grey UPVC windows and doors, together with a rubber flat roof. It is considered a high-quality design in accordance with policy PCYFF 3, which will integrate into its surrounding natural and built environment. There will be an outdoor area to the west of the building, consisting of two rubber soft play areas and a separate grass play area with a 2m high security fencing surrounding it. The building and outdoor area will be seen in the context of the existing school buildings and the materials are considered acceptable in this location, with a range of different designs and styles in the vicinity.

Impact on Adjacent Residential Properties:

Being located within the school grounds and viewed in the context of the existing school buildings, it is considered that the proposed scheme would have negligible impacts upon its neighbours in compliance with policy PCYFF 2.

The new modular building is to be sited south to the adjacent estate of new build properties that are rear facing the proposal site. The proposed new unit is approx. 3.1m high at its highest point which is considered an acceptable height as to not create a new overshadowing aspect or loss of amenities to the occupants of the neighbouring properties. The proposed side elevation windows for the new nursery classroom which face the adjacent neighbouring properties is labelled to be obscure glazing (Level 5), this is to ensure that no additional overlooking element is created with this proposal, safeguarding the amenities of the occupants of the neighbouring properties. It is considered that any noise generated from the proposal would be no greater than the existing school playing field and the public playground, both which are closer to neighbouring properties. Given the small-scale nature of the development, the distance to the neighbours and the mitigating factors, it is considered that there will be no greater impact on the adjacent residential properties.

Biodiversity Enhancements:

In order to comply with the Environment Wales Act (2016), all planning applications must show overall biodiversity enhancement. The proposed site plan labels a proposed bird box and bug hotel to be sited at the location as part of this proposal as well as 3 downward facing LED external lights to be low luminance and on the warm white spectrum. These lights are noted to be on a timer to reduce light pollution and disturbance. It is confirmed that all existing trees and planting at the site are to be retained. The additions are considered to provide overall biodiversity enhancement and complies with the requirements of the Environment Wales Act and strategic policy PS 19 and AMG 5.

Highways and Parking:

The childcare unit will use the existing public car park to the north east of the school, which has around 20 car parking spaces. Confirmation was received regarding the routes the lorries will take after unloading, the unloading of construction delivery on a weekend date as to avoid disruption on days in which the school is open. The Highways department have no objections to the development as the parking facilities are deemed adequate and as the application will not affect highway safety. The application site is in a sustainable location, easily accessible on foot and by alternative means of transport, complying with the highway policies of the JLDP.

Conclusion

The proposed scheme involves the erection of a building to be used as a childcare unit at Ysgol Llanfechell. It is considered that the proposed development will comply with the relevant policies. It will provide an essential facility for the local village community of Llanfechell, the building will be of an appropriate scale and design, it will have no greater impact upon its neighbours than the existing school, and it will have negligible effects on biodiversity following the enhancements proposed.

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:

- AL03 – Proposed Site Location
- AL06 Rev a – Proposed Site Plan
- AL05 Rev a – Proposed Elevations
- AL04 Rev a– Proposed Floor Plan
- AL07 – Proposed Traffic Management Plan
- Proposed Fencing data sheets.

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

(03) Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers

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

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AMG 5, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 5, PS 19, TRA 2, TRA 4

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

Application Reference: FPL/2023/297

Applicant: Head of Service, Highways, Waste & Property

Description: Full application for the construction of a car park including EV charging units, cabinet, extension to the proposed footway, lighting, landscaping and associated development on land at

Site Address: Plas Arthur Leisure Centre, Llangefni.



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is made by the Isle of Anglesey County Council and the land is owned by the Council.

Proposal and Site

This is a full planning application for the construction of a car park including EV charging units, cabinet, extension to the proposed footway, lighting, landscaping and associated development on land adjacent to Plas Arthur Leisure Centre, Llangefni.

The proposed development would provide a range of dual-headed, rapid and fast EV charging units. A total of 8 no car parking spaces will be provided. The site comprises an area of approximately 0.23 ha of unused land located opposite the entrance to Plas Arthur Leisure Centre, Llangefni. There is a substation on the land; however, this substation will remain in situ.

Key Issues

The application's key issues are as follows:-

- Need for the development
- Policy Considerations
- Lighting
- Conservation Area/Setting Listed Building
- Highways/Access
- Biodiversity/Landscaping
- Drainage
- Impact upon adjacent residential properties

Policies

Joint Local Development Plan

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

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

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

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

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

Policy AMG 5: Local Biodiversity Conservation

Strategic Policy PS 1: Welsh Language and Culture

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 24: The Historic Environment (2017)

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

Response to Consultation and Publicity

Consultee	Response
Swyddog awyr dywyll / Dark skies officer	The Dark Skies officer comments and requested that the light colour temperature to be reduced to 2700K and ensure that lights are fully shielded.

Iechyd yr Amgylchedd / Environmental Health	Confirmation has been received from the Environmental Health that the lighting should be in accordance with the details submitted and standard advice in relation to hours of construction.
Draenio / Drainage	No response
Dwr Cymru Welsh Water	Conditional Approval. No surface water shall connect to the public sewerage system.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments in relation to reducing light strength and colour. The ecologist has confirmed that the hedgerow enhancement planting will enhance biodiversity on the site.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response
Cynhorydd Geraint Ap Ifan Bebb	No response.
Cynghorydd Nicola Roberts	No response.
Cyngor Tref Llangefni Town Council	No objection.
GCAG / GAPS	No response.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority is satisfied with the parking arrangements and the visibility.

The application was advertised by means of individual letters to neighbouring properties. The expiry date to receive representations ended on the 8th November, 2023. To date 1 letter had been received, the main comments as follows:-

- Loss of parking for nearby residents
- Lighting impact nearby properties
- Why is the existing car park not used

In response to the comments received

- The existing parking spaces for nearby residents is unaffected.
- The lighting information submitted with the planning application shows that there will be no light spill towards neighbouring properties. The lights will also be dimmed during night times and a condition has been placed on the permission for the avoidance of doubt
- The LPA have to consider each planning application received.

Relevant Planning History

None

Main Planning Considerations

Proposed Development.

The proposed development would provide a range of dual-headed, rapid and fast EV charging units. A small electrical GRP cabinet will be installed to the south of the parking area, this cabinet will measure 1.5m wide x 1m long x 0.5m height. The site comprises an area of approximately 0.23 ha of unused land and the existing track will be removed and replaced with soft landscaping where it is located beyond the proposed footway/parking area. The existing hedgerow between the site and the residential property to the rear will be enhanced with native species and to the south of the car park area a new native species

hedgerow buffer is proposed to act as screening. A total of 8no car parking spaces will be provided. A lighting scheme has been developed for the car park which provides 4no pole top luminaires mounted on 6m columns. The proposal also includes an uncontrolled crossing point and an extension to the footway. There is a substation on the land; however, this substation will remain in situ.

Need for the development.

The Isle of Anglesey County Council (IOACC) have set out to deliver the changes and necessary infrastructure to achieve net-zero carbon emissions by 2030. This ambition is detailed through the Council's EV Charging Plan, which seeks to provide charging facilities at 10% of parking spaces at Council run services and facilities by 2025, increasing to 20% of spaces by 2030. The Council's Plan, in respect to Climate Change, also highlights that by 2028 IOACC will have created 'extensive low carbon travel options for the island's residents and visitors'. This ambition is also emphasised by Welsh Government guidance, that seeks to increase the provision of fast chargers available in Wales by 2030.

The IOACC have identified an opportunity to provide an EV charging facility on land near Plas Arthur Leisure Centre. The provision of the charging points can be used by any member of the public, but it will be of great advantage to those using Plas Arthur leisure facilities.

Policy Consideration

Policy PS6 – Alleviating and Adapting to the Effects of Climate Change states that in order to adapt to the effects of climate change, proposals to reduce energy demand and energy efficiency will be supported.

Policy PCYFF2 of the JLDP relates to development criteria and states that proposals will be refused where the development would have an unacceptable impact on health, safety or amenity of occupiers of local residences due to increased disturbance, light pollution, noise etc.

Policy PCYFF3 of the Joint Local Development Plan (JLDP) requires proposals 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. Innovative and energy efficient design will be particularly encouraged. The proposed car park has been sited so that the orientation works with the site topography and surrounding features, including access road and residential properties.

Policy PCYFF4 of the JLDP is relevant and the proposed development has been designed to retain and supplement the existing landscape along the northern boundary and proposed new native species hedgerow buffer to the south of the car park as means of screening views into the site.

Strategic Policy PS4 of the JLDP emphasises that development will be located to minimise the need to travel. The proposal is located in close proximity of the Plas Arthur Leisure Centre and within easy reach of public footways which lead to Llangefni Town.

Policy TRA2 of the JLDP emphasises that parking provision should be in accordance with the Council's Parking Standards. The proposal provides 8no EV car parking spaces which accord with the minimum widths set out in the Parking Standards.

Policy PS5 of the JLDP relates to sustainable development and reducing the amount of water used and wasted. A drainage strategy has been prepared and the drainage from the site is to be discharged to the existing highway sewer via a proposed SuDS drainage scheme.

Strategic Policy PS20 and Policy AT1 of the JLDP relates to enhancing heritage assets and the need to ensure that development will not affect the setting and/or significant views into and out of Conservation Areas. The proposal is located approximately 72m away from the Conservation Area and approximately 111m away from the nearest Listed Building. There are also intervening uses between the Conservation Area and Listed Buildings.

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, the proposal includes further landscaping which will contribute towards enhancing biodiversity on the site.

Strategic Policy PS1 of the JLDP promotes and supports the use of the Welsh language. This particular development does not constitute the need for a Welsh language statement but the applicant has provided a statement indicating how the Welsh language has been considered.

Paragraph 4.1.41 of Planning Policy Wales encourages the provision of Ultra Low Emission Vehicle charging points as well as EV charging points for new developments, noting that they must not cause an obstruction to walking or cycling, should be resistant to vandalism, and located where there is good lighting and natural surveillance.

The Electric Vehicle Charging Strategy for Wales (2021) sets out the vision for electric vehicle charging in Wales. The vision is underpinned by the Well-being for Future Generations (Wales) Act 2015. The strategy notes that there is a 'need for a substantial increase in the number of slow, fast and rapid/ultra rapid chargers available in Wales'. Furthermore, the Strategy highlights that there will be a need for between 30,000 and 55,000 fast chargers available for use by 2030.

Lighting

A lighting scheme has been developed for the car park which provides 4no pole top luminaires mounted on 6m columns.

The lighting information submitted has considered sensitive receptors such as the residential properties nearby to ensure that light spill and mitigation measures are considered so that the lighting scheme does not have a negative impact upon the amenities of these residential properties. The proposed lighting scheme has been designed so that the lights are downward facing to ensure that light spill is avoided to surrounding properties and to protect the dark skies. A 4000K colour temperature has been selected to match the existing surrounding lighting on the access road.

The applicant has confirmed that the light will be on continuous throughout the night; however, after 10.30pm the lights will be dimmed to 5 lux. This will ensure that nearby residential properties will not be affected by the lights during the night. A condition will be placed on the permission to ensure that lighting is in accordance with the information submitted.

Conservation Area/Setting of Listed Buildings

Strategic Policy PS20 and Policy AT1 of the JLDP relates to enhancing heritage assets and the need to ensure that development will not affect the setting and/or significant views into and out of Conservation Areas.

The site lies within the development boundary of Llangefni and within approximately 72m of the Llangefni Conservation Area. The Former National School and Schoolhouse and Llangefni County School War Memorial are all Grade II Listed Buildings which are located approximately 111 metres to the east of the site. Due to the distance and intervening uses it is not considered that this small scale development will have a negative impact upon the setting of the Listed Buildings or the Llangefni Conservation Area.

Highways and Access

The proposed access into the site will be from the existing access road into the Plas Arthur Leisure Centre and Ysgol Gyfun Llangefni, close to the junction with Cildwrn Road at the north of the site. The proposals also provide for an uncontrolled crossing point on the access road to the Leisure Centre, just to the immediate north-east of the entrance. An extended footway is proposed from Cildwrn Road on the western side of the access road.

The Highways Authority have confirmed that they are satisfied with the parking and visibility arrangements.

Biodiversity and Landscaping

In accordance with the requirements of Policy AMG5 of the Joint Local Development Plan and the Chapter 6 of the Environment Wales Act. There is a requirement to enhance biodiversity.

The proposal includes a new native species hedgerow to the South West boundary as well as improving the hedgerow on the North boundary. It is considered that the proposal is acceptable and complies with the requirements of Policy AMG5 and the Environment Wales Act.

Drainage

A drainage system has been designed for the proposals. To the north of the car park, a raingarden is proposed with 200mm temporary storage depth and overflow gully is provided. This will collect water from the car park via a linear drainage channel. Water will then flow through a proposed Geocellular Storage System and proposed flow control chamber towards the north of the site, where the water will discharge through an outfall to the existing highway sewer network.

Impact on adjacent residential properties.

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

Regard has been given in terms of impact on the amenity/impact of the proposed lighting scheme upon adjacent residential properties. The nearest residential property is 'Morswyn' which is located to the rear of the proposed site. Careful consideration has been given to whether the proposal and lighting scheme would impact the neighbouring property. The lighting information submitted with the planning application confirms that the lighting columns will be downward facing and that no light will spill outside of the site. As the charging units will be available to members of the public it will be necessary for continuous lighting of the site. The applicant has confirmed that after 10.30pm the lights will be dimmed to 5 lux, this will ensure that neighbouring properties will not be affected by the lights at night.

It is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties.

Conclusion

This development will provide 8 no additional car parking spaces with a variety of dual-headed, rapid and fast EV charging units. The proposal complies with all policies listed in the main body of the report and will not have a negative impact upon the nearby Listed Buildings/Conservation Area or nearby residential 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) 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

(03) The external lighting hereby approved shall be dimmed to 5 lux between 10.30pm and 6am Monday to Saturday and between 4.30pm and 8.30am on Sundays and Bank Holidays.

Reason: To protect the amenities of nearby residential occupiers.

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

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

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

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

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

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

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

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

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

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

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

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

(06) The site shall be landscaped strictly in accordance with ARP-DR-C-004 Rev P02 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

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

(07) 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 – ARP-DR-C-001 Rev P02

Proposed General Arrangement – ARP-DR-C-004 Rev P03

Vehicle Swept Path Analysis – ARP-DR-C-005 Rev P02
Drainage Strategy – ARP-RP-C_001 Rev P01
Planning Statement
External Lighting Design and Assessment of Potential Artificial Light Impact
Junction Visibility Splay – ARP-DR-C-006 Rev P01

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: PS6, PCYFF2, PCYFF3, PCYFF4, PS4, TRA2, PS5, PS20, AT1, PS19, AMG5, PS1

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

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