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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 10 IONAWR, 2024 am 1:00 y.p.	WEDNESDAY, 10 JANUARY 2024 at 1.00 pm
SIAMBR Y CYNGOR AC YN RHITHIOL DRWY ZOOM	COUNCIL CHAMBER AND VIRTUALLY VIA ZOOM
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (**Vice-Chair**)
Trefor Ll 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 LI Hughes MBE
John I Jones
Robert LI 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 OF THE PREVIOUS MEETING_(Pages 1 - 16)

To present the minutes of the previous meeting of the Planning and Orders Committee held on 6 December, 2023.

4 SITE VISITS

None to be considered by this meeting.

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5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING_ (Pages 17 - 18)

7.1 FPL/2023/61 – Taldrwst, Lôn 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 19 - 36)

10.1 VAR/2023/70 - Coleg Menai, Ffordd y Coleg, Llangefni

[VAR/2023/70](#)

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_ (Pages 37 - 40)

11.1 FPL/2023/228 – Ty'n Lleiniau, Llanfigael

[FPL/2023/228](#)

12 REMAINDER OF APPLICATIONS_ (Pages 41 - 70)

12.1 FPL/2023/303 - Ysgol Syr Thomas Jones, Tanybryn Road, Amlwch

[FPL/2023/303](#)

12.2 FPL/2023/146 – Cae Graham, Pentraeth

[FPL/2023/146](#)

12.3 FPL/2023/232 - Isle of Anglesey County Council, Llangefni

[FPL/2023/232](#)

12.4 FPL/2023/227 – Ty Coch Farm, Rhostrehwfa

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[FPL/2023/227](#)

13 OTHER MATTERS

None to be considered by this meeting.

Planning and Orders Committee

Minutes of the hybrid meeting held on 6 December 2023

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Neville Evans, T LI Hughes MBE
John Ifan Jones, R LI Jones, Dafydd Roberts,
Alwen Pennant Watkin, Robin Williams and Liz Wood
- IN ATTENDANCE:** Development Management Manager (RLJ),
Group Engineer (Development Control and Traffic Management
(AR),
Team Leader (GJ),
Senior Planning Officer (JR),
Planning Portal and Systems Support Officer (MO),
Planning Assistant (HR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Jeff Evans
- Councillor Nicola Roberts – Portfolio Member for Planning, Public
Protection and Climate Change.
- ALSO PRESENT:** Local Members: Councillors Gwilym O Jones (application 7.1);
Dyfed W Jones (application 7.2); Arfon Wyn (application 7.3).
- Councillors Aled M Jones and Derek Owen
-

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor John I Jones declared a personal and prejudicial interest in application 10.1.

Councillor John I Jones declared a personal interest in application 7.3.

3 MINUTES

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

4 SITE VISITS

The minutes of the Site Visits held on 15 November, 2023 were confirmed as correct, subject to the amendment that the Team Leader (Gwen Jones) was in attendance and not the Development Management Manager.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.2 and 7.3.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 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 the site as touring caravan site at Bryn Goleu Touring Caravan Site, Bryngwran

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 1st November, 2023 the Committee resolved to approve the application contrary to the Officer's recommendation as it was considered that the proposal is in line with planning policy TWR 5 as the policy does not specifically prohibit year-round use of touring caravan sites.

The Development Management Manager reported that the application is for the variation of condition (04) (Seasonal Use) to allow all year-round use of the site as touring caravan site at Bryn Goleu Touring Caravan Site, Bryngwran. He said that at the last meeting he stressed that whilst planning policy TWR 5 does not prohibit year-round use or it would have been a departure application, 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 caravans', camping and temporary alternative camping accommodation. Permanent year round uses are considered under planning policy TWR3, which does not include touring caravans. In addition, the policy criteria make reference to units having to be able to be removed off site out of season. Criteria 3 of the policy notes that its physical connection to the ground should be limited and should be capable to be removed from the site for the winter season (end of October to beginning of March). Criteria 7 of the policy also states that the site should be touring uses only and that any unit should be removed from the site when not in use. Paragraph 6.8.83 of the Local Development Plan also notes that 'when not in use and during the winter months all units should be removed from the site'. It is considered that policy TWR3 is clear in its purpose that the site should be use on a seasonal use only during the spring and summer months. The Development Management

Manager further said that following the resolution of the Planning and Orders Committee on the 1st November, 2023, other caravan site owners and operators have contacted the Planning Department asking if they could change to 12 months operation. Approval of this scheme would pose a significant risk in setting a precedent for any similar applications in the future. The scheme is contrary to planning policy TWR 5 of the Joint Local Development Plan and there are no other material considerations that indicate the decision should be otherwise than one of refusal of the application.

Councillor G O Jones, a Local Member spoke in support of the application, and said that the Bryn Goleu Touring Caravan Site lends itself as a caravan site being close to the A5 with no highways or visibility issues. He reiterated, as in the previous meeting, that there are two laybys opposite Bryn Goleu with caravans parking in these laybys on a regular basis. Since the last meeting, a caravan was parked on the A5 layby for four consecutive nights by residents from the other side of the Island. He expressed that the Committee is advised on numerous occasions not to compare application and to deal with each application on its own merits and this application would not set a precedent in this instance. He further said that the Bodedern Community Council debated the application at length and gave their unanimous support. There have also been no objections locally to the application. He asked the Committee to reiterate their previous decision to approve the application.

The Development Management Manager in response to the comments by the Local Member and said that the Committee approved the application, against the recommendation, based on their interpretation of the planning policy TWR 5. He noted that all other future application would need to be considered in a similar manner and it would set a precedent with touring and camping site wishing to be open all year-round.

Councillor Liz Wood expressed that she considered that approval of this application would set a precedent for other similar applications.

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

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

7.2 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. At the meeting held on 1st November, 2023, it was resolved that a physical site visit be undertaken to the site. The site visit was subsequently held on 15 November 2023.

Public Speaker

Mr Owain Evans, **the applicant's agent spoke in favour of the application**, and said that the applicant, has been raised in Pentraeth and attended Ysgol Goronwy Owen in Benllech and then Ysgol David Hughes in Menai Bridge and has recently returned to his roots in Menai Bridge in the hope of creating a home for him and his wife in one of these houses. This application is the end of two years' work and as the Planning Officer states in the report, this recent application is an improvement on what was originally presented. We have worked closely with the Planning Officer, Conservation Officer, and many other agencies to get a positive response to this development. The result of this is two houses which fit into the landscape of Menai Bridge and that reflect the style that has already been permitted and established in the area, the style of the houses are acceptable and in keeping with the fabric of the area and have already been permitted from a conservation perspective. By using materials that suit the conservation area – slate, rendered stone and some cladding, the houses will fit in well here and as can be seen from the 3D images that have been created, these show the context of other houses in Menai Bridge. Consideration has been given to the concerns of neighbours that the houses have been moved from the boundary by about two meters to enable the development to have less of an effect on nearby neighbours. Two assessments of the front wall have been presented to Officers to ensure that we have taken the correct steps to re-build to the correct standard and to prove that the foundations will not affect the nearby houses which will hopefully solve the problem that has been concerning residents over time. The proposed buildings not only conform with Planning Policy but also with the County Council's strategy for the next 10 years. The development will boost the local economy by employing local workers – electricians, plumbers etc. Local building suppliers such as Huws Gray and CL Jones will be used, and it must be remembered as to how much the Building Industry contributes to the local economy. Climate change is a problem for us all, materials from the original house will be re-cycled and transported locally. The two new houses will use systems and materials that will contribute towards creating a low energy environment, low bills and the lowest possible carbon emissions over the life of the house. There are several letters from local businesses and residents that voice support for the development, which has already received conservation permission, based on it being an improvement to what was originally proposed.

The Development Management Manager reported that the application is for the demolition of the existing dwelling together with the erection of two new dwellings. The application site is located between Beach Road and Cambria Road within the designated Conservation Area and with the setting of the Grade I Listed, Menai Suspension Bridge. The proposed contemporary replacement buildings demonstrate a significant design improvement upon the previously refused application where a design of flat roof modern box architecture dominated by full glazing to the south elevation and wrap around contemporary cladding marred the local architectural character. The current proposed scale, height and design includes a gable and frontages and greatly reduced fenestration facing the Straits which allows for a far better assimilation within 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 comparable with the surrounding buildings that forms fronting the Straits. The initial proposals were amended to a slate roof, 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 the front elevation will significantly reduce its notable presence and visual impact. It is considered that these amendments allow the proposal to successfully integrate into local architectural detailing and historic context of the area. The proposed design also retains the currently restrained outward views from the conservation area (Cambria Road) toward 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 height, scale and materials of the proposed dwellings are in-keeping with the surrounding buildings. The impacts of the proposal upon the setting of adjacent or nearby listed buildings are not considered to be significant.

The Development Management Manager further reported that the Highways Department have been consulted as regard to the proposal and they have commented that whilst they acknowledge that the parking provision on the proposed site is minimal, however, 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, they have not objected to the proposed development. He further said that the application site is within Zone A of the Development Advice Map (DAM) contained in TAN 15 (2004). However, Natural Resources Wales's Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea). A Flood Consequences Assessment (FCA) was submitted with the application and Natural Resources Wales are satisfied that the FCA subject to the inclusion of a condition that the finished floor level of the development is set no lower than 6.50m. He further referred that the demolition of the existing dwelling and erection of 2 new dwellings results in the creation of 1 new dwelling and the proposal has therefore been assessed under the provisions of planning policy TAI 2 of the Joint Local Development Plan (JLDP). The indicative provision for Menai Bridge development is above capacity and the applicant must provide further information to justify the need for this proposal. The application has been reviewed by the Policy Officer who has confirmed that the submitted information is acceptable and would meet the needs of the local community. In addition, in compliance with criterion (1b) of Policy PS 1 'Welsh Language and Culture' and since this development would cumulatively provide more than the overall indicative housing provision for the settlement, a Welsh Language statement should be submitted with 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 recommendation was of approval of the application.

Councillor Robin Williams, and a Local Member said that the Menai Bridge Town Council, his fellow Local Members, local society, and several local residents disagree that the design of the proposal will be an improvement to the

current dwelling on the site which was erected in 1903. The current proposal is to demolish the dwelling and erecting 2 modern houses, with a high proportion of glazing overlooking the Menai Straits and 200 yards from the Grade 1 Listed Menai Suspension Bridge. He requested the committee refuse the application on several policies listed within the Officer's report to the Committee; he did not agree that the development conforms with the provisions of planning policies PCYFF 3, PCYFF 4, PS 20 and AT1. He noted that he requested that the site visit viewed the development site from the mainland so as to view the effects of the conservation area, both the Britannia Bridge and Menai Suspension Bridge together with the historical gardens near the site. Councillor Williams referred that the Agent said that there were several letters of support of the application, however, he referred the Committee to Page 20 of the Officer's report which states that the application was afforded two means of publicity and that 18 representations had been received and these were summarised within the report and expressions of concerns have been noted within these representations. He expressed strongly that unless similar substantial developments with a proportion of the property with extensive glazing are refused, Menai Bridge will be similar to Rhosneigr and Trearddur Bay. Councillor Robin Williams proposed that the application be refused for the reasons given.

Councillor Dyfed W Jones, a Local Member reiterated the comments made by his fellow Elected Member and expressed that the Conservation Area needs to be protected as there are historical buildings in Menai Bridge and especially the Grade 1 Listed Menai Suspension Bridge. He believed that approval of such a proposal may set a precedent in the future to have similar types of dwelling on the shore of the Menai Strait.

In response to the comments of both Local Members, the Development Management Manager responded that the Planning Officers have worked closely with the applicants Agent, Conservation Officer, and external agents to agree on the design of the proposal that is acceptable which has also received Conservation Area permission. In respect of the comments as regards to the 18 letters received in opposition to the application, he considered that these have been addressed within the Officer's report to the Committee. It was noted that as the applicant Agent has referred, there has been several letters received by the Planning Department over the last few weeks from residents and businesses supporting the application.

Councillor Geraint Bebb said that as a previous member of the Menai Bridge Town Council he is aware of the negative effects such development has on the area of Conservation. He expressed that the highways' network is poor in the areas with narrow lanes. Councillor Geraint Bebb seconded the proposal of refusal of the application.

Councillor R LI Jones ascertained whether the parking spaces afforded with the development is sufficient. The Development Management Manager responded that the parking standards are assessed as to the number of bedrooms afforded within the dwelling. He noted that consultation has been undertaken with the Highways Authority and have responded that one parking place is

sufficient for each dwelling as there are other parking provisions in the town of Menai Bridge.

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

Councillor T LI Hughes MBE expressed that he would abstain from voting as he did not attend the site visit to the site.

Following the vote of 5 for approving the application and 4 against :-

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

7.3 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, Lôn Fain, Dwyran

(Having declared a personal interest in the application, Councillor John I Jones said that he had received legal advice and was able to take part during discussion and voting thereon on).

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 1st November, 2023, it was resolved that a physical site visit be undertaken to the site. The site visit was subsequently held on 15 November 2023.

Public Speakers

Mr David Chadwick, **opposing the application**, said that he is an Environmental Scientist and has worked for Central Science laboratory and until retirement, for the Welsh Government Agricultural department. He said that he currently is a senior flood warden for Dwyran flood partnership group, with more than 12 years' experience of this area, and was speaking on behalf of the partnership group. During the site inspection the Committee will have seen that this development site slopes both towards the A4080 main road and domestic properties on the A4080. The field is agricultural land which naturally holds a great deal of water, absorbing rainfall and releases the water slowly into the water table. There does not appear to have had any kind of Environmental Impact Assessment, and there has been no flood risk assessment for this proposal. The on-site visit will have demonstrated the incline of the land and subsequent water flow. We do appreciate that the development site itself will not flood. Because of severe flooding on the A4080 and houses below the proposed site, the Isle of Anglesey County Council installed a 600cm water storage system to collect the water run-off from the Taldrwst field. This was deemed necessary by the Council to mitigate the road flooding in the future. The considerable cost was borne by Anglesey Council and was achieved by

installing twin large diameter storage pipes and a well, connected to a french drain. This is situated beneath the A4080. This stored water is released slowly into the Afon Rhyd y Valley watercourse when the tide permits. N.R.W is currently proposing a scheme close to this site to block water courses from agricultural land and reduce fast run off into Afon Rhyd y Valley. There has been no SuDs report with this application; this is surely of huge importance in this area of flooding. In this case it is vital a report is prepared and, importantly, with percolation tests done during wet winter months. Increased green field run off will be an issue with this development. 13 concrete bases and associated roadways, paths and play areas will all compact the earth reducing the capacity of the land to hold and slowly release rainwater. There will inevitably be an increase of Greenfield run-off. Soakaways from 13 lodges will exacerbate the problem by speeding up water run-off from the site. All water run-off from Taldrwst field, including soakaways, will enter the french drain and the storage and the scheme was never designed and built to accommodate an increased run-off from developments on the surrounding agricultural land; this will reduce the ability of the storage system to control the water. When the conditions are set for high tide meeting high rainfall there will be increased water run-off from this site and will lead to an increased risk of flooding of the A4080 and residential property alongside.

Councillor R LI Jones asked Mr Chadwick as to the effect of the flooding in the area.

Mr Chadwick responded that the rainwater would seep from the fields and is likely to flood the A4080 road which will have an impact on the houses on the side of the road and would make the road impassable for traffic. He noted that during the storm surge in 2017, around 2ft 6ins of water seeped into the dwelling on the side of the road on the A4080 which caused considerable damage which has resulted in the County Council installed a 600cm water storage system to collect the water run-off from the Taldrwst field. However, if the water is diverted due to this development it could have consequences for further flooding.

Mr Dafydd Jones, **in support of the application**, said that the applicant is a Welsh speaker born and raised in Newborough and runs two local businesses in Dwyran. Taldrwst Farm Bed and Breakfast is now the only pub left open in Dwyran which also offers somewhere for local families to celebrate special occasions. The Red Dragon garage is the only shop in Dwyran; this community hub is an essential service for the residents of the village, especially some older residents who are unable drive. Permitting this development will safeguard the future of the two other businesses by increasing local trade. The applicant has fully respected the planning process by considering the responses of strategic consultants and has changed the development in line with the proposed recommendations. The concerns of the Highway Department and Natural Resources Wales have been overcome by changing the location of the entrance, moving the holiday units, and changing the direction of the track serving the site so that it is outside the flood risk area according to the most recent NRW maps. Moving the holiday units has also enabled an additional distance between the development and nearby houses. We totally agree with

the detailed and thorough assessment of the planning department in their committee report regarding public opposition, several of the objections have been re-presented for each of the three revisions of the plans presented to the department. There is no basis to the objections from a planning policy perspective which is relevant to this development. 53 people have signed a petition in support of the development and from looking in detail at the names and addresses they are all local people. 50 of the 53 named Dwyran, Newborough and Llangaffo as their home address. This shows clear enthusiasm by residents for this development to continue. Since the application has been called into committee, 12 new names have been added to this petition as well as two additional letters of support by local businesses. Several misleading and untrue communications have been published in the press and on-line and social media in relation to the development which do not present a fair and correct picture of the application. The proposed development will have to seek SuDS permission to drain the surface water before work can begin, the positive land drainage tests that have been presented with the application documents as well as the modern and sustainable design of the new track means that the development will be sure to conform with the necessary requirements. To summarise, this application conforms with the relevant planning policies and the planning department recommend approval. The unfounded concerns regarding potential flooding have been overcome by amending the design, written confirmation of this has been received by Natural Resources Wales.

Councillor R LI Jones asked Mr Jones as to the effect of the flooding in the area.

Mr Dafydd Jones responded that work has been undertaken with NRW and the applicant by evaluating the flood risk area and have look upon the recent NRW flood risk maps. The location of the development has been altered to mitigate flooding issues and a sustainable track has been proposed to the site with minimal hardstanding areas on the land which will allow for rainwater to drain into the land. He said that it is considered that there will be limited water run-off from the land and the County Council has installed a drainage system to address the issues of flooding.

The Development Management Manager reported that the application site is located on the outskirts of the rural village of Dwyran near the A4080. The site is currently use for agricultural purposes, with the farmhouse used as a Bed & Breakfast facility. The proposed development is for the creation of a 13 unit holiday chalet site, including the creation of a new associated access and track connecting to the Lôn Fain road to the west of the site. The principle of such a development is considered under planning policy TWR 3 of the Joint Local Development Plan. TWR 3 supports the creation of new chalet sites subject to adherence with the relevant criteria of the policy which was outlined within the Officer's report to the Committee. For the purposes of planning policy TWR 3, 'intensification' is defined in connection to the 'Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study'. He noted that 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 a small-scale development owing to the number of proposed units. It is considered that the units will be sensitively sited as the substantial vegetation on the boundary will screen most of the site. It is not considered that the development will result in extensive units as definition with planning policy TWR 3. The chalet units will be of high quality and will be well screened from public view by virtue of the mature hedgerow/trees which form the roadside boundary with the A4080. It is considered that 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. Criterion iii of the TWR 3 planning policy 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 Lôn Fain. Despite the required access track being relatively long (some 80m), it is not considered that it would cause visual harm as it transects the existing track at the Taldrwst site and as such would not intrude any new features from a visual perspective. It is considered that the proposal conforms with the criteria of planning policy TWR 3.

The Development Management Manager further referred to flooding related matters having caused significant concern regarding this application, to both the local authority and residents. The immediate locality of the site has historic flooding issues, as has been confirmed by Natural Resources Wales (NRW), residents and the local authority Drainage team. However, the application site is not within the flood zone and the Local Planning Authority has not received any objection to the application by NRW. Since January 2019, surface water considerations have been separated from the planning process with the introduction of the SuDs process (or SAB). The applicant is not required to apply for a SuDs permission before submitting the planning application, therefore, the Planning Authority must deal with the planning issues in the first instance. The applicant will need SAB approval before any works commences on the site. He further noted that as the site itself is outside the flood area there is no requirement for an EIA or a Flood Consequence Assessment. Welsh Water has not objected to the application subject to that only foul water will be release into the public sewage system. He further referred to the highway network near the site. The initial section of the road is dual width, before eventually narrowing down to a section of single width around the area of the proposed new access. Concerns were raised by residents regarding the visibility of the new access along with the capacity of the road to accommodate traffic generated by the scheme. The Highways Department were made aware of the concerns and subsequently visited the site to view the access point and highway network. No objections were raised by the Highways Authority as they were satisfied with the scheme on the basis that 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 traffic. As the site complies with planning policy TWR 3 and is not within a flood zone and that the surface water issues are dealt with outside the planning process, and that the Highways Authority have not submitted any objection to the application, it is considered that the proposal is acceptable subject to the planning conditions within the Officer's report.

Councillor Arfon Wyn, a Local Member said that he had strong concerns as regards to this application and especially due to residents having endured extreme flooding into their homes in this area over the years. He said that the County Council have spent considerable amount of money by installing a water storage system to collect the water run-off from the Taldrwst fields. However, the Council is now recommending approval of this application to make flooding problems even worse. He further said that he disagreed that the site will be well screened, and it will have a negative effect on the AONB. Planning policy AMG 1 is a policy within the JLDP that protects the negative effects of development on the AONB if they are 2 km from an AONB area and 13 wooden chalets will not enhance the area. He considered that the proposal is contrary to planning policy PS19 of the Joint Local Development Plan (JLDP). Councillor Arfon Wyn further said that sewage has been pumped into the sea by Dwr Cymru and such a development will increase such practises. He noted that there are 3 similar sites less than a mile from this proposed development site.

Councillor Robin Williams ascertain from the Local Member as to whether it is the flooding concerns that residents are objecting to the application.

Councillor Arfon Wyn responded that residents whilst residents are concerned as regards to flooding issues they are also concerned as to the negative effects such a development will have on the nearby AONB as Taldrwst is less than 2km away from the AONB. He also said that 53 letters of objections have been submitted as part of the proposal and some have listed that 22 planning policies have been breached.

Councillor John I Jones, and a Local Member said that there is a need to listen to residents when they object to planning applications. He referred that 53 letters of objections have been received, the Community Council is opposing the development and the 2 Local Elected Members. He noted that whilst the development is considered a small development, 13 chalets is extensive in open countryside. Councillor Jones referred to flooding issues and noted that the initial planning application submitted by the applicant was refused as the access to the site was through a flood zone area. The access now is to be located through Lôn Fain which in part is a narrow single lane and visitors using this site will be unfamiliar with area and will result in traffic issues in the village of Dwyran. He referred to the application at Esgobaith Barn, Llanbedrgoch which was refused recently due to issues as regards to the narrow lanes

towards the site. He further said that the Dwyran Flooding Group have conducted detailed work to address issues of flooding in the vicinity over several years. Councillor Jones also said that he had concerns that the site will be open all year and other camping sites have been refused in the area.

The Development Management Manager address the issues raised by the Local Members and reiterated that the development site is not within the AONB area, is not within a flood zone area, and during the site visit it was evident that the site is well screened and is not visible from the A4080. He said that statutory consultees have been consulted and have raised no objections to the proposal. He further said that the proposal is a small-scale development and meet the criteria within planning policy TWR 3 of the JLDP. Whilst there are 53 letters of objection received it was noted that the application has been consulted upon on three occasions and therefore several of the letters are duplicated during these consultation processes. The issue of flooding is not a planning issues and will be addressed by the SAB. The developer will not be allowed to commence works on the site, pending planning approval, until a SAB approval is secured. The Development Management Manager further responded to the comments as regards to the Esgobaith Barn, Llanbedroch application was refused due to traffic issues and he stressed that planning applications should not be compared as the highway network towards this site is much wider.

Councillor Robin Williams ascertained whether the application could be deferred to allow for the SuD's report to be completed before a decision can be undertaken by this Committee. The Legal Services Manager responded that a planning decision needs to be in place before a SuD's application can be submitted. The Development Management Manager reiterated that the planning and SAB processes are different entities and need to be addressed separately.

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

Councillor T LI Hughes MBE expressed that he would abstain from voting has he did not attend the site visit to the site.

It was RESOLVED to refuse the application contrary to the Officer's recommendation as the Committee deemed that insufficient information was presented on the risks of surface water drainage to support the application.

(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 refusing the application).

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 FPL/2023/193 – Full application for the erection of a dwelling together with alterations to the existing access on land adjacent to Arwel, Llanddona

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

The application was presented to the Planning and Orders Committee as the proposal is a departure from the Joint Local Development Plan in which Officers are minded to approve.

The Development Management Manager reported that outline consent was afforded for the erection of a dwelling in 1986 and a reserve matters application in 1988. In May this year, a Certificate of Lawful Use was afforded to the applicant as he had proved that material work had started on the site and that permission had been lawfully implemented. There is therefore a safeguarded consent on the land for a dwelling. This application is for the change of the design of the dwelling from a three-bedroom dormer bungalow up to a height of 7.4m to a two-storey dwelling with four bedrooms with a height of 7.6m. The proposal will be larger and slightly higher than that approved previously and due to the variety of different styles of properties within the immediate area, it is not considered that it will impact on the surrounding area or immediate neighbouring properties than the previously approved 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 with ample parking provision on the site. There has been concerns by neighbouring properties that the orientation of the plot will have a negative effect on their amenities, but the property is located approximately 26m from the nearest neighbouring property.

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

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

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 VAR/2023/58 – 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 Breakwater Country Park, Holyhead

The application was presented to the Planning and Orders Committee as the County Council is the applicant and owner of the land.

The Development Management Manager reported that the proposed site is located within the Breakwater Country Park and the existing warden's visitor information centre is a single storey building with natural stone and rendered walls with a natural slate roof. The application is a retrospective application for 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 works on the site is of high standards and the visitor centre and the children's playing area is popular with visitors to the site. The application has been discussed with the relevant Heritage Advisors and no objection has been received as it is considered that the proposed variations are minor and was unlikely to have a significant impact upon the area.

Councillor R LI Jones proposed that the application be approved in accordance with the Officer's recommendation. Councillor T LI Hughes MBE seconded the proposal of approval.

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

12.2 FPL/2023/287 – Full application for the change of use of former shop (Use Class A1) into a multi-purpose hall (Use Class D1) at Shop 2, Maes Athen, Llannerchymedd

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

The Development Management Manager reported that the application is for the change of use of a former shop into a multi-purpose hall for the use of the local community. The application site is located within the development boundary of the service village of Llannerchymedd and therefore it complies with planning policy

ISA 2 as is noted within the Officer's report. Whilst the location of the proposal is within the centre of the development boundary of the village it is considered that it is easily accessible on foot or by alternative means of transport. However, there are also parking provision at the old station carpark which is also a community run facility. At the rear of the former shop there are 3 parking spaces and there is also unrestricted parking within the Maes Athen road. He noted that the existing building will be of an appropriate scale and design for the proposed change of use, and it will have no greater impact upon its neighbouring properties than the previous shop business at the site.

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

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

12.3 FPL/2023/291 – Full application for the change of use of the existing caretaker's bungalow for educational purposes at School House, Bodedern Secondary School, Bodedern

The application was presented to the Planning and Orders Committee as the County Council is the applicant and owner of the land.

The Development Management Manager reported that the application is for the change of use of the vacant caretaker's bungalow into additional classroom to provide additional facilities as pupil support centre. The property is a single storey detached dwelling which is in the grounds of Bodedern Secondary School and is within the development boundary of Bodedern. It is considered that the application conforms with planning policy ISA 2 'Community Facilities' as is noted within the Officer's report to the Committee. There is a distance of 70m between the rear of the properties at Maes Gwynfa estate, which is located to the north of the application site. There is a distance of 8.5m between the boundary of the properties fronting London Road and more than 30m between the building and the rear of the properties and it is considered that the proposal will not have a detrimental impact on the amenities of neighbouring properties.

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

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

12.4 FPL/2023/273 – Full application for a new childcare modular building at Llanfechell Primary School, Mountain Road, Llanfechell

The application was presented to the Planning and Orders Committee as the County Council is the applicant and owner of the land.

The Development Management Manager reported that the application site is a section of an outdoor playing field area, located within the curtilage of Llanfechell Primary School. The new childcare provision will be an important asset for the school which will afford essential facilities for the local community. It is considered that the application conforms with planning policy ISA 2 as is noted within the Officer's report to the Committee. There will be of a high-quality design with a combination of steel and timber cladding, grey UPVC windows and doors, together with a rubber flat roof. The outdoor area to the west of the building, will consist of two rubber soft play areas and a separate grass play area with a 2m high security fencing surrounding the area. 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. As the building will be located within the school grounds and viewed in the context of the existing school buildings, it is considered that the proposal will have a negligible impact on neighbouring properties. The childcare unit will use the existing public car park to the northeast of the school which has 20 car parking spaces.

Councillor John I Jones proposed that the application be approved in accordance with the Officer's recommendation. Councillor Neville Evans seconded the proposal of approval.

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

12.5 FPL/2023/297 – 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 Plas Arthur Leisure Centre, Llangefnï

The application was presented to the Planning and Orders Committee as the County Council is the applicant and owner of the land.

The Development Management Manager reported that the proposed development would provide a range of dual-headed, rapid, and fast EV charging units on land at Plas Arthur Leisure Centre. A total of 8 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. The location of the proposed access into the site will be from the existing access road into the Plas Arthur Leisure Centre. The Highways Authority have confirmed that they are satisfied with the parking and visibility arrangements. The proposal complies with all relevant policies listed within the Officer's report to the Committee and it is considered that it will not have a negative impact upon the nearby Listed Buildings/Conservation Area or nearby residential properties.

Councillor Geraint Bebb proposed that the application be approved in accordance with the Officer's recommendation. Councillor Neville Evans seconded the proposal of approval.

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

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**

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Planning Committee: 10/01/2024

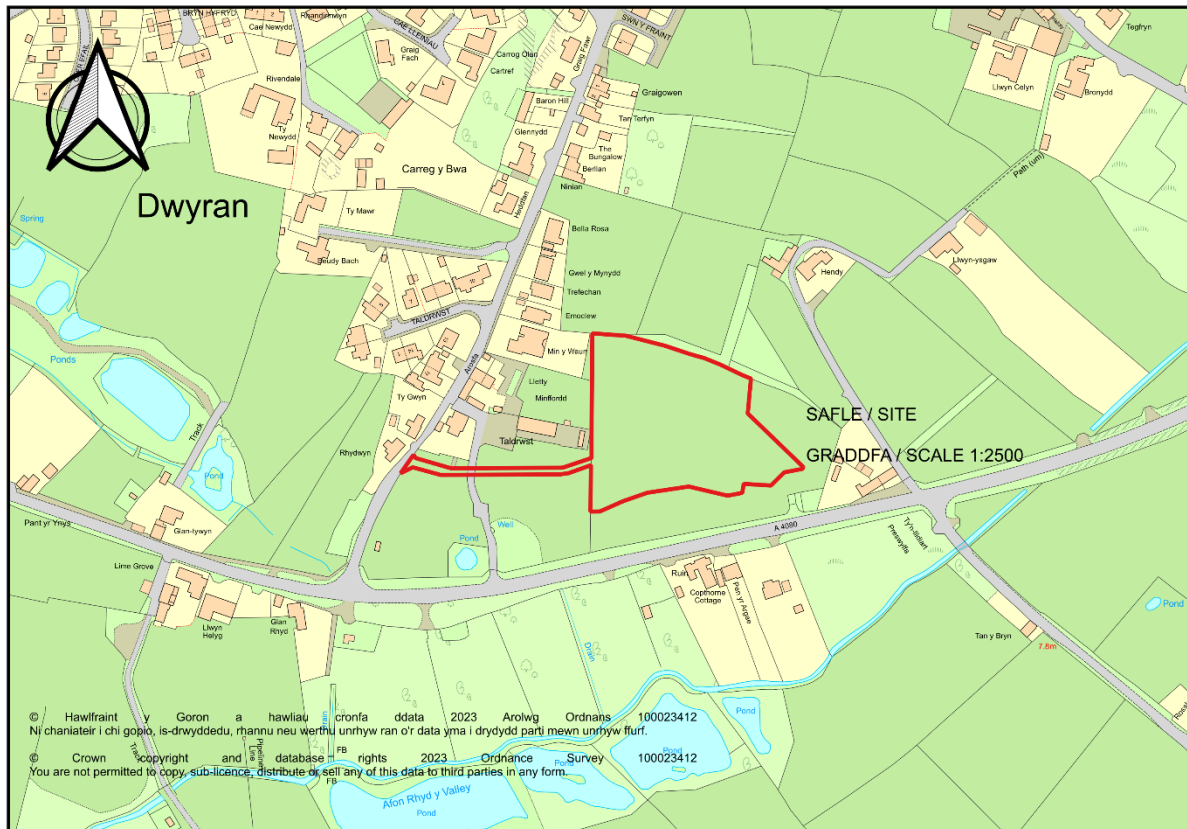
7.1

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: Defer

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.

At the committee meeting held on the 6th December, 2023, members resolved to refuse the application contrary to officer recommendation. The given reasons were as following;

- **Insufficient drainage information provided to allow members to make a decision.**

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

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

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters.

The department would again like to reiterate that surface water matters are outside of the remit of the planning process and as such it is not possible or reasonable to insist that such matters are fully addressed as part of any planning application. Despite this, the developer has agreed to provide this information for the benefit of the planning committee so as a decision may be made. At the time of writing this report, details of porosity tests have been provided in order to ascertain the acceptability of the proposed soakaways and is being considered by the Local Authority drainage team. The department propose the application is deferred until the next planning committee so as the information has been fully assessed.

Recommendation

Defer

Planning Committee: 10/01/2024

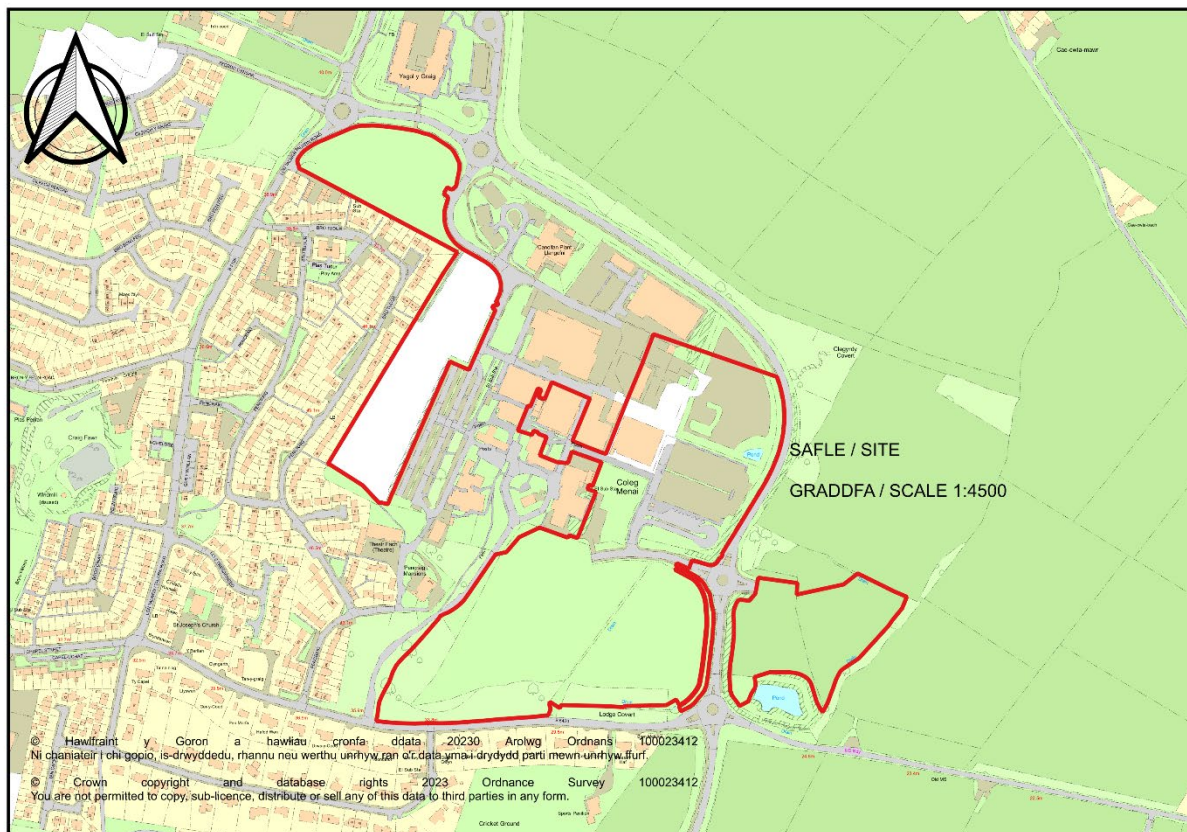
10.1

Application Reference: VAR/2023/70

Applicant: Mr Daniel Brettell

Description: Application under Section 73A for the variation of condition (16) (Details of the Play Area) and (44) (Details of the Play Area) of planning permission reference VAR/2022/44 (Hybrid application for engineering centre, car park, children's play area and outline application for residential dwellings, hotel, food and beverage and car park) so as to allow play area information to be submitted and work to be completed on the play area before the occupation of the 61st dwelling at

Site Address: Coleg Menai, Ffordd y Coleg, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is reported to the Planning Committee as the original planning application was a departure application subject to Planning Committee approval.

Proposal and Site

This is an application under Section 73A for the variation of condition (16) (Details of the Play Area) and (44) (Details of the Play Area) of planning permission reference VAR/2022/44 (Hybrid application for engineering centre, car park, children's play area and outline application for residential dwellings, hotel, food and beverage and car park) so as to allow play area information to be submitted and work to be completed on the play area before the occupation of the 6¹st dwelling at Coleg Menai, Llangefni.

Key Issues

- Policy Considerations
- Background and reason for amending the wording of the conditions

Policies

Joint Local Development Plan

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

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 2: Infrastructure and Developer Contributions

Strategic Policy PS 1: Welsh Language and Culture

Policy ISA 1: Infrastructure Provision

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

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Policy PCYFF 2: Development Criteria

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 6: Water Conservation

Policy PCYFF 5: Carbon Management

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

Policy TAI 15: Affordable Housing Threshold & Distribution

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Paul Charles Ellis	No response.
Cynghorydd Dylan Rees	No response.
Cynghorydd Non Lewis Dafydd	No response.
Cyngor Tref Llangefni Town Council	No observations
Anne Swyddog Strategol Gofal Plant a Chwarae/ Strategic Childcare and Play Officer	Happy to receive the payment so that they can provide open space in Llangefni

The proposal has been advertised by placing an advert in the local newspaper and through distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 22/12/2023. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

34C304K/1/EIA/ECON - Hybrid application for the creation of an engineering centre and outline planning for residential development and hotel at - Coleg Menai, Llangefni

MAO/2020/16 - Minor amendments to scheme previously approved under planning permission 34C304K/1/EIA/ECON so as to allow development to commence on plot 2 on land at - Coleg Menai, Llangefni - Permit

RM/2020/10 - Minor amendments to scheme previously approved under planning permission 34C304K/1/EIA/ECON so as to allow development to commence on plot 2 on land at - Coleg Menai, Llangefni - Permit

RM/2020/11 - Application for reserved matters for the erection of 91 dwellings together with associated development on land at - Coleg Menai, Llangefni - Permit

MAO/2021/1 - Minor amendments to scheme previously approved under planning permission 34C304K/1/EIA/ECON so as to allow development to commence on separate plots within Site B on land at - Coleg Menai, Llangefni - Permit

VAR/2022/24 - Application under Section 73 for the variation of outline planning permission 34C304K/1/EIA/ECON and Condition (01) of planning permission reference RM/2020/10 (Erection of 60 dwellings) so as to allow amended plans at - Coleg Menai, Llangefni – Permit

DIS/2021/82 - Application to discharge conditions (05) (Species and Habitat Conservation Plan) and (09) (Construction Traffic Management Plan) of planning permission RM/2020/10 (reserved matters for erection of 60 dwellings) on land at - Coleg Menai, Llangefni - Condition Partially Discharged

DIS/2021/83 - Application to discharge condition (23) (Construction Environmental Management Plan) of planning permission 34C304K/1/EIA/ECON: Hybrid application applying for full planning permission for the creation of a new engineering centre, car parking, children's play area and associated works and applying for outline planning permission with some matters reserved for a residential development of 153 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at - Coleg Menai, Ffordd y Coleg, Llangefni - Condition Partially Discharged

34C304N/1/DIS - Application to discharge condition (07) (Landscaping) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304P/1/DIS - Application to discharge condition (05) (Construction Environmental Management Plan) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304Q/1/DIS - Application to discharge condition (15)(a) (Programme of Archaeological work) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304R/1/DIS - Application to discharge conditions (02) and (03) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304T/1/DIS - Application to discharge condition (13) (Surface Water) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304U/1/DIS - Application to discharge condition (08) (Lighting) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304V/1/DIS - Application to discharge condition (10)(Drainage Scheme) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304W/1/DIS - Application to discharge condition (09) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

VAR/2022/44 - Application under Section 73 for the variation of condition (33) (travel plan) and condition (35) (highways and drainage) of outline planning permission 34C304K/1/EIA/ECON (Hybrid application for engineering centre, car park, children's play area and outline application for residential dwellings, hotel, food and beverage and car park) so as to approve the details after commencement of work on site

DIS/2023/49 - Application to discharge condition (44) (Children's play area) of planning permission VAR/2022/44 at - Coleg Menai, Llangefni - Condition Discharged 1/8/23

Main Planning Considerations

Planning permission was approved under planning application 34C304K/1/EIA/ECON on the 25/7/17 for a hybrid application for the creation of an engineering centre and outline planning for residential development and hotel at - Coleg Menai, Llangefni. A Section 73 application was submitted (VAR/2022/44) for amendments to the wording of highways and drainage conditions.

Detailed planning applications have been received for the residential elements which have been approved under RM/2020/10.

This application is to amend the wording of condition (16) and (44) (Details of Play Area) on planning application VAR/2022/44 and provide a financial contribution towards open space.

Policy Consideration

Policy ISA5: Provision of Open Spaces in New Housing Developments states that open space must be provided for residential development of 10 or more units.

Due to the scale of this planning application, it is a requirement that this proposal provides adequate open space to cater for the 153 residential units approved under this consent.

Background and the reason for amending the wording of the conditions

The request to amend the wording of the conditions has been made by Clwyd Alun to regularise the current breach of conditions (16) and (44) of planning permission VAR/2022/44.

Site 1 was for 23 Residential Units and Children's Play Area currently owned by Coleg Menai.

Site 2 and 3 was for 60 affordable residential units owned and developed by Clwyd Alun.

Site 4 was for 70 residential units. This development has not commenced.

Site 5 was for a hotel. This development has not commenced.

The land subject of the original planning consent has been sold to several different companies. The children's play area is located on land owned by Coleg Menai (originally identified as Site 1); however, the residential units has not yet commenced on this parcel of land.

The children's play area should have been completed prior to the occupation of the 1st dwelling on the site, this included the affordable residential units on Site 2, 3 and 4.

Some of the residential dwellings developed by Clwyd Alun on Site 2 and 3 are already occupied, this has resulted in a breach of these conditions.

As the children's play area is on land owned by Coleg Menai, Clwyd Alun has requested that the wording of the conditions is amended to allow the children's play area to be completed prior to the occupation of the 6th dwelling. This allows Clwyd Alun to occupy all 60 affordable dwellings on Site 2 and 3 without being in breach of conditions (16) and (44). Clwyd Alun has confirmed that they will provide a financial

contribution of £18,164.13 towards providing a children's play area within Llangefni Town. The financial contribution has been calculated on the need resulting from the 60 affordable dwellings developed by Clwyd Alun on sites 2 and 3.

Condition (16) is currently worded as follows:-

(16) Full details of the Play Area shall be submitted to and approved in writing by the Local Planning Authority and it shall be completed prior to the occupation of any dwelling constructed in pursuance of the outline consent forming part of this planning permission. A management and maintenance plan shall accompany these details and thereafter be implemented in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well designed and suitably equipped play area.

The applicant has requested that the condition is amended to the following:-

(16) Full details of the Play Area shall be submitted to approved in writing by the Local Planning Authority and it shall be completed prior to the occupation of the 61st dwelling forming part of this planning permission. A management and maintenance plan shall accompany these details and thereafter be implemented in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well designed and suitably equipped play area.

Condition (44) is currently worded as follows:-

(44) Full details of the proposed children's play area shall be submitted to and approved in writing by the Local Planning Authority and shall be completed in accordance with the approved details prior to the occupation of any dwelling. A management and maintenance plan shall accompany these details and thereafter implemented be in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well designed and suitably equipped play area.

The applicant has requested that the condition is amended to the following:-

(44) Full details of the proposed children's play area shall be submitted to and approved in writing by the Local Planning Authority and shall be completed in accordance with the approved details prior to the occupation of the 61st dwelling. A management and maintenance plan shall accompany these details and thereafter implemented be in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well-designed and suitably equipped play area.

Conclusion

Policy ISA5 of the Joint Local Development Plan states that it is a requirement to provide Open Space for residential units of 10 or more.

The request made by Clwyd Alun to amend the wording of the condition is acceptable. Clwyd Alun will provide a financial contribution of £18,164.13 and this financial sum will allow the Isle of Anglesey County Council to provide open space provision within the community of Llangefni. The financial contribution has been calculated on the need resulting from the 60 affordable dwellings developed by Clwyd Alun.

Recommendation

That the application is permitted subject to the following conditions:

Full planning permission

The following conditions (numbered 01 to 17 inclusive) relate to the full planning permission ("Site A") which for the avoidance of doubt include the following components; the New Engineering Centre ("the Centre"), 254 space car park ("the Car Park") and children's play area ("the Play Area").

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

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Prior to the commencement of work on the car park a strategy ("the Planting Strategy") for "Site A" shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that planting connectivity ("Planting connectivity" means; A line, or lines, of continuous/ near continuous planting which allow and facilitate the free movement of wildlife species (such as red squirrel) along the corridor, normally between (or close to) areas of favourable habitat, and also facilitate spread of woodland ground flora over longer timeframes, thereby enabling greater overall ecological sustainability and viability in a given area.) will be adequately maintained. The Planting Strategy shall include; the corridor to be retained/established, the planting required with species composition to be undertaken and lighting specifications to be utilized along this corridor and adjacent areas where light spill may affect the corridor, and a management and maintenance plan ensuring that the Planting Strategy is thereafter implemented in full in accordance with the approved details throughout the lifetime of the development.

Reason: To protect any protected species.

Condition (02) discharged under application reference 34C304R/1/DIS.

(03) Prior to the commencement of work on the Car Park a Biosecurity Risk Assessment ("the Assessment") shall be submitted to and approved in writing by the Local Planning Authority. The Assessment as approved shall be implemented during the course of the development in accordance with a timetable within the Assessment and shall include a management and maintenance plan ensuring that the Assessment as approved is thereafter implemented in full throughout the lifetime of the development.

Reason: To protect the wildlife present.

Condition (03) discharged under application reference 34C304R/1/DIS.

(04) Prior to the occupation or first use of the Centre alternative habitats (Bat boxes) shall be installed in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter implemented in full in accordance with the agreed scheme's details throughout the lifetime of the development.

Reason: In the interests of preserving the wildlife of the site.

(05) Prior to the commencement of any works a Construction Environmental Management Plan (including a Construction Travel Plan) ("the Plan") shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following matters and the times and duration for when such steps shall be operative:

- Protective measures to trees and shrubs

- Signage for the construction traffic, pedestrians and other users of the site,
- Controls on the arrival and departure times for the construction vehicles;
- Piling methods (if employed)
- Earthworks;
- Hoardings to the site,
- Hours of working,
- Details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated
- Waste management and disposal and material re use,
- Prevention of mud / debris being deposited on public highway;
- Protection of the amenities of nearby residential occupiers
- Materials storage; and hazardous material storage and removal.
- Emergency Containment Procedures
- The routing to and from the site of construction vehicles, plant and deliveries
- The parking of vehicles for site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials
- Wheel washing facilities where appropriate
- A system for the management of complaints from local residents

The developer shall ensure that the requirements of the approved Plan shall be adhered to throughout the construction of the development.

Reason: To ensure the construction environment is not harmful to the amenities or wildlife of the locality.

Condition (05) discharged under application 34C304P/1/DIS and DIS/2021/82 for Site 2 and Site 3.

(06) With the exception of those identified in the Tree Retention & Removal Plan (drawing number CS087795-CAP-XX-00-DR-L-0011 Rev P3 dated 13.12.2016) the prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on “Site A” subject to this full planning permission or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority at the same time as obtaining the prior agreement.

Reason: the interests of amenity.

(07) The site (“Site A”) shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced.. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained throughout the lifetime of the development and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interests of amenity.

Condition (07) discharged under application reference 34C304N/1/DIS.

(08) Full details of any lighting, its luminosity and hours of use to be included as part of the development shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and any lighting installed shall be done and thereafter operated in full in accordance with the approved details throughout the lifetime of the development.

Reason: In the interests of amenity.

Condition (08) discharged under application reference 34C304U/1/DIS.

(09) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority prior to their installation or erection and thereafter implemented and maintained in full in accordance with the approved details throughout the lifetime of the development.

Reason: In the interests of amenity.

Condition (09) discharged under application reference 34C304W/1/DIS and DIS/2021/82 for Site 2 and Site 3.

(10) The Centre, as shown on Drawing No. CS087795-CAP-XX-00-DR-L-0001 Rev P1 – Site Location Plan, shall not be occupied or used until a drainage scheme (“the Drainage Scheme”) has been submitted to and agreed in writing by the Local Planning Authority and implemented to its written satisfaction. The Drainage Scheme shall demonstrate how the Centre will be effectively drained to the public sewerage system and how the foul flows will eventually drain to:

i) The 150 mm combined sewer at manhole reference number SH46746801 as indicated on the Dwr Cymru Welsh Water.extract of the Sewerage Network Plan. attached to this decision notice.

or

ii) Another point of connection on the public sewerage system is identified by a hydraulic modelling assessment.

In either case the drainage connection approved by the Local Planning Authority shall be made in accordance with the recommended connection options following the implementation of any necessary improvements to the sewerage network as may be identified by the hydraulic modelling assessment.

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.

Condition (10) discharged under application reference 34C304V/1/DIS.

(11) The proposed development site is crossed by a 400mm public rising main and a 150mm public combined sewer. No operational development shall be carried out within 3 metres either side of the centreline of the 150mm public combined sewer and 4 metres either side of the centreline of the 400mm public rising main.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(12) The proposed development site is crossed by trunk/distribution watermains. No operational development shall be carried out within 3 metres either side of the centreline of the public watermains.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(13) No surface water from within the curtilage of the development site (“site A”) shall discharge onto the county highway. The Centre and the Car Park shall not be occupied or brought into use

until full design details for the surface water drainage of the site have been submitted to and approved in writing by the Local Planning Authority and been implemented in accordance with those approved details. The approved details shall thereafter be maintained throughout the lifetime of the development

Reason: To ensure the site is adequately drained without detriment to the adjoining highway.

Condition (13) discharged under application reference 34C304T/1/DIS.

(14) The occupation or first use of the Centre shall not take place until a travel plan (“the Travel Plan”) has been submitted to, approved in writing by and deposited with the Local Planning Authority. The Travel Plan shall set out proposals to positively encourage visitors, staff and contractors to travel to and from the site by alternative means of travel to that of single occupancy private car. The Travel Plan shall set out a timetable for implementation and a programme and methodology for monitoring and review of the Travel Plan. The approved Travel Plan shall be implemented in accordance with the approved details and timetable contained within it.

Reason: To encourage travel to and from the Site by more sustainable means than single occupancy cars.

(15) a) No development of the Car Park (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work (“the Programme”) 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 Programme.

b) A detailed report on the archaeological work undertaken pursuant to the Programme, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork or completion of the development, whichever is the sooner.

Reasons:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

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).

Condition (15a) discharged under application reference 34C304NQ/1/DIS.

(16) Full details of the Play Area shall be submitted to approved in writing by the Local Planning Authority and it shall be completed prior to the occupation of the 61st dwelling forming part of this planning permission. A management and maintenance plan shall accompany these details and thereafter be implemented in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well designed and suitably equipped play area.

(17) The development permitted by this consent shall be carried out strictly in accordance with the listed drawings and plans submitted below and as required to be approved under the conditions imposed;

Drawing number	Dated.	Plan
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		Description
CS087795-CAP-XX-00-DR-L-0009 P1 & P2 Rev P6	10.02.2017	Landscape Strategy
CS087795-CAP-XX-00-DR-L-0010 Rev P1	23.09.2016	New Engineering Centre Masterplan
ENG-CAP-CP-00-DR-D-0301 Rev PO1	23.09.2016	Fencing Layout & Detail
ENG-CAP-CP-00-DR-D-0701 Rev P-01	23.09.2016	Pavement Layout
ENG-CAP-EB-CM-DR-D-1301 Rev P-01	23.09.2016	Road Lighting & Illuminated Traffic Signs
ENG-CAP-CP-CM-DR-D-0502 Rev P-01	23.09.2016	Proposed Foul & Surface Water Drainage layout
ENG-CAP-CP-00-XX-DR-E-017 Rev P2	23.09.2016	External Lighting & CCTV
ENG-CAP-CP-00-DR-D-0602 Rev P01	23.09.2016	Earthworks Site Cross Section
ENG-CAP-CP-00-DR-D-1101 Rev P-01	23.09.2016	Kerbs, Footways and Paved areas Car Park Layout
ENG-CAP-CP-EB-CM-DR-D-0501 Rev P-01	23.09.2016	Proposed Foul & Surface Water Drainage layout
NEC-LAW-0-0-DEL-AR-061001 Rev P3	23.09.2016	New Engineering Centre Elevations Sheet 1
NEC-LAW-0-0-DSC-063001 RevP1	23.09.2016	New Engineering Centre Typical Section

NEC-LAW-0-U01-DFP-061002 Rev P3	23.09.2016	New Engineering Centre First Floor-General Arrangement Plan
NEC-LAW-0-U03-DFP-061004 Rev P3	23.09.2016	New Engineering Centre Third Floor-General Arrangement Plan
NEC-LAW-0-0-DEL-AR-061002 Rev P4	23.09.2016	New Engineering Centre Elevations Sheet 2
		Soft Landscaping Materials Palette
NEC-LAW-0-G01-DFP-061001 Rev P3	23.09.2016	New Engineering Centre Ground Floor-General Arrangement Plan
NEC-LAW-0-U02-DFP-061003 Rev P3	23.09.2016	New Engineering Centre Second Floor-General Arrangement Plan
NEC-LAW-0-U04-DFP-061005 Rev P1	23.09.2016	New Engineering Centre Roof-General Arrangement Plan
CS087795-CAP-XX-00-DR-L-0008 Rev P3	05.12.2016	Masterplan
CS087795-CAP-XX-00-DR-L-0011 Rev P3	13.12.2016	Tree Retention & Removal Plan

Under planning application reference 34C304K/1/EIA/ECON and VAR/2023/70.

Reason: For the avoidance of doubt.

Outline planning permission

The following conditions (numbered 18 to 46 inclusive) relate to the outline planning permission (“Site B”) which for the avoidance of doubt include the following components; residential development (“the Residential Development”) , hotel (“the Hotel”) and ancillary food and drink facility with associated car parking (“the Facility”).

(18) Approval of the following reserved matters shall be obtained for Plots 1 – 5 (hereafter referred to individually as a “Plot” and together as “Plots”) of the site subject to this outline planning permission (hereafter referred to as “Site B”) prior to the commencement of development within

the relevant Plot viz. the layout, scale, appearance of the buildings and the landscaping. Reserved matters may be submitted in relation to any or all of the Plots.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(19) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(20) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(21) Prior to the commencement of work on the car park a strategy (“the Planting Strategy”) for plots 1-5 within “Site B” shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that planting connectivity (“Planting connectivity ” means; A line, or lines, of continuous/ near continuous planting which allow and facilitate the free movement of wildlife species (such as red squirrel) along the corridor, normally between (or close to) areas of favourable habitat, and also facilitate spread of woodland ground flora over longer timeframes, thereby enabling greater overall ecological sustainability and viability in a given area) will be adequately maintained. The Planting Strategy shall include; the corridor to be retained/established, the planting required with species composition to be undertaken and lighting specifications to be utilised along this corridor and adjacent areas where light spill may affect the corridor, and a management and maintenance plan ensuring that the Planting Strategy is thereafter implemented in full on each plot in accordance with the approved details throughout the lifetime of the development.

Reason: To protect any protected species.

(22) Prior to commencement of development within a Plot, a Biosecurity Risk Assessment (“the Assessment”) relating to that Plot shall be submitted to and approved in writing by the Local Planning Authority. The Assessment as approved shall be implemented during the course of the development of the relevant Plot in accordance with a timetable within the Assessment and shall include a management and maintenance plan ensuring the Assessment as approved is thereafter implemented in full throughout the lifetime of the development of the relevant Plot.

Reason: To protect the wildlife present.

(23) Prior to commencement of any works within a Plot a Construction Environmental Management Plan (including a Construction Travel Plan) (“the Plan”) relating to that Plot shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following matters and the times and duration for when such steps will be operative:

- Protective measures to trees and shrubs
- Signage for the construction traffic, pedestrians and other users of the site,
- Controls on the arrival and departure times for the construction vehicles;
- Piling methods (if employed)
- Earthworks;
- Hoardings to the site,
- Hours of working,
- Details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated

- Waste management and disposal and material re use,
 - Prevention of mud / debris being deposited on public highway;
 - Protection of the amenities of nearby residential occupiers
 - Materials storage; and hazardous material storage and removal.
 - Emergency Containment Procedures
 - The routing to and from the site of construction vehicles, plant and deliveries
 - The parking of vehicles for site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials
 - Wheel washing facilities where appropriate
 - A system for the management of complaints from local residents
- The Plan shall be adhered to through the construction of the development of the relevant Plot

Reason: To ensure the construction environment is not harmful to the amenities or wildlife of the locality.

Condition 23 partially discharged by planning application DIS/2021/83 for Site 2 and 3.

(24) Alternative habitats (Bat boxes) shall be installed in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority and thereafter implemented in full in accordance with the approved details throughout the lifetime of the development of the relevant Plot on which such bat boxes are to be installed.

Reason: In the interests of preserving the wildlife of the site.

(25) Details for the construction, extent and features of ponds included as part of the scheme shall be submitted to the Local Planning Authority for its written approval prior to the commencement of those works and thereafter such ponds shall be implemented in full in accordance with the approved details throughout the lifetime of the development.

Reason: To ensure there is no harm to the environment.

(26) An Arboricultural Implications Assessment and Arboricultural Method Statement to BS: 5837 2012, based on the submitted Amenity Tree Care Tree Survey and Constraints Report shall accompany any full or reserved matters application and the approved details of such Assessment and Method Statement shall thereafter be implemented in full throughout the lifetime of the development.

Reason: In the interests of amenity.

(27) A Woodland Management Plan outlining the way woodland is to be managed, covering matters such as aims, list of operations to be performed, timetable, and provision for review. Operations may include thinning of planted trees, removal of guards and ties, removal of dead/ diseased limbs, actions to encourage particular wildlife species, and provision of control of invasive species and other actions, as appropriate shall accompany any full or reserved matters application for Plot 4 and shall be approved in writing by the Local Planning Authority prior to commencement of development on Plot 4 pursuant to the relevant reserved matters approval and thereafter implemented in full throughout the lifetime of the development on Plot 4.

Reason: In the interests of amenity.

(28) With the exception of those identified in the Tree Retention & Removal Plan (drawing number CS087795-CAP-XX-00-DR-L-0011 Rev P3 dated 13.12.2016) the prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on a Plot or on the boundaries of the site are lopped, topped or felled and if any such trees or hedges are felled they shall be replaced in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority at the same time as obtaining their prior agreement.

Reason: the interests of amenity.

(29) Prior to the commencement of Development of a Plot, a scheme detailing the landscaping and tree and shrub planting required for that Plot shall be submitted to and agreed in writing by the local planning authority. This planting and landscaping work for the relevant Plot shall be carried out in full accordance with the approved scheme to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) on the relevant Plot or the completion of the development of the relevant Plot, whichever is the sooner. The said trees and shrubs shall be maintained throughout the lifetime of the development of the Plot and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interests of amenity.

(30) Full details of any lighting, its luminosity and hours of use to be included as part of the development shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and any lighting installed shall be done and thereafter operated in full in accordance with the approved details throughout the lifetime of the development.

Reason: In the interests of amenity.

(31) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority prior to their installation or erection and thereafter implemented and maintained in full in accordance with the approved details throughout the lifetime of the development.

Reason: In the interests of amenity.

(32) No part of the development the subject of outline consent shall be commenced until the all stages of the Llangefni link road are completed and operational to the written satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

(33) Prior to the commencement of development of a Plot a Travel Plan relating to that Plot shall be submitted to and approved in writing by the Council. The relevant Travel Plan shall set out the proposals to positively encourage visitors, staff and contractors to travel to and from the relevant Plot by alternative means of travel to single occupancy private car, set out a timetable for implementation and a programme and methodology for monitoring and review. The approved Travel Plan shall be implemented on each Plot in accordance with the approved timetable for that Plot.

Reason: To encourage travel to and from the Site by more sustainable means than single occupancy cars.

Condition 33 discharged under planning application VAR/2022/44 for Plot 2 and 3 only.

(34) Before any development commences on a Plot, details shall be submitted to and approved by the Local Planning Authority in connection with the following reserved matters relating to that plot:

- i) Full details of the means of access to the site.**
- ii) The proposed road layouts, extent and position of vehicle turning facilities, car parking facilities and delivery & loading and unloading facilities.**

- iii) A scheme for surface water drainage and means of disposal including the position of gullies, chambers and outfalls, with pipe diameters and design data.
- iv) A scheme for street and outdoor lighting.

Reason: In the interests of amenity and highway safety.

(35) No development of a Plot shall commence until details of measures to secure the maintenance of the roads and drainage serving that Plot have been submitted to and approved in writing by the local planning authority and thereafter such measure shall be implemented on the Plot in accordance with the approved details.

Reason: To comply with the requirements of the Highway Authority, in the interests of safety and amenity to ensure there is safe and convenient access to the various parts of the development site

Condition 35 discharged under planning application VAR/2022/44 for Plot 2 and 3 only.

(36) Development on Plot 1 shall not commence until a drainage scheme for Plot 1, as identified on Drawing No. CS087795-CAP-XX-00-DR-L-001 Rev P1 – Site Location Plan has been submitted to and agreed in writing by the Local Planning Authority. The Scheme shall demonstrate the foul flows only from no more than 23 dwellings shall discharge to the public sewer in Lon Talwrn between manhole reference number SHH46767151 and SH46767152 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.

(37) No development shall commence on Plots 2 – 5, as shown on Drawing No. CS087795-CAP-XX-00-DR-L-0001 Rev P1 – Site Location Plan, until a drainage scheme relating to the relevant Plot has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate how the relevant Plot will be effectively drained to the public sewerage system and how the foul flows will eventually drain to:

i) The 150 mm combined sewer at manhole reference number SH46746801 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

or

ii) Another point of connection on the public sewerage system is identified by a hydraulic modelling assessment, which shall be first submitted to and approved by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection options following the implementation of any necessary improvements to the sewerage network as may be identified by the hydraulic modelling assessment.

Thereafter the connection for the relevant Plot shall be made in accordance with the recommended connection options following the implementation of any necessary improvements to the sewerage network as may be identified by the hydraulic modelling assessment.

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.

(38) The agreed drainage scheme for each Plot shall be delivered in full and remain in operation for the duration of the use of each Plot prior to occupation of any building on the relevant Plot hereby approved.

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.

(39) The proposed development site is crossed by a 400mm public rising main and a 150mm public combined sewer with their approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located and marked out on Plot 4 before works commence on Plot 4 and no operational development on Plot 4 shall be carried out within 3 metres either side of the centreline of the 150mm public combined sewer and 4 meters either side of the centre line of the 400mm public rising main.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(40) Plot 4 is crossed by a trunk/distribution watermains with their approximate position being marked on the attached plan. Their position shall be accurately located and marked out on Plot 4 before works commence on Plot 4 and no operational development on Plot 4 shall be carried out within 3 meters either side of the centreline of the public watermains.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

(41) No surface water from within the curtilage of the Plots shall be discharged into the county highway. No development shall commence on each Plot until full design details for the drainage of the relevant Plot have been submitted to and approved in writing by the Local Planning Authority. No building car park or access road hereby approved shall be brought into use on a Plot until the approved scheme for that Plot has been implemented in full in accordance with the approved details.

Reason: To ensure the site is adequately drained without detriment to the adjoining highway.

(42) (a) No development of Plot 1, Plot 4 or Plot 5 (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological works for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. The development at Plot 1, Plot 4 and Plot5 shall be carried out and all archaeological work completed in strict accordance with the approved details for the relevant Plot.

(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 twelve months of the completion of the archaeological fieldwork or completion of the development at Plot 1, Plot 4 and Plot 5 (as relevant) whichever is the sooner.

Reason:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

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).

(43) 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 twelve months of the completion of the archaeological fieldwork or completion of the development, whichever is the sooner.

Reasons:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

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).

(44) Full details of the proposed children’s play area shall be submitted to and approved in writing by the Local Planning Authority and shall be completed in accordance with the approved details prior to the occupation of the 61st dwelling. A management and maintenance plan shall accompany these details and thereafter implemented be in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well-designed and suitably equipped play area.

Condition (44) discharged under application reference DIS/2023/49.

(45) The development permitted by this consent shall be carried out strictly in accordance with the listed drawings and plans submitted below and as required to be approved under the conditions imposed;

Drawing number	Dated.	Plan Description
CS087795-CAP-XX-00-DR-L-0009 P1 & P2 Rev P6	10.02.2017	Landscape Strategy
CS087795-CAP-XX-00-DR-L 0010 Rev P1	23.09.2016	New Engineering Centre Masterplan
ENG-CAP-CP-00-DR-D-0301 Rev PO1	23.09.2016	Fencing Layout & Detail
ENG-CAP-CP-00-DR-D-0701 Rev P-01	23.09.2016	Pavement Layout
ENG-CAP-EB-CM-DR-D-1301 Rev P-01	23.09.2016	Road Lighting & Illuminated Traffic Signs
ENG-CAP-CP-CM-DR-D-0502 Rev P-01	23.09.2016	Proposed Foul & Surface Water Drainage layout
ENG-CAP-CP-00-XX-DR-E-017 Rev P2	23.09.2016	External Lighting & CCTV
ENG-CAP-CP-00-DR-D-0602	23.09.2016	Earthworks Site Cross Section

Rev P01		
ENG-CAP-CP-00-DR-D-1101 Rev P-01	23.09.2016	Kerbs, Footways and Paved areas Car Park Layout
ENG-CAP-CP-EB-CM-DR-D-0501 Rev P-01	23.09.2016	Proposed Foul & Surface Water Drainage layout
NEC-LAW-0-0-DEL-AR-061001 Rev P3	23.09.2016	New Engineering Centre Elevations Sheet 1
NEC-LAW-0-0-DSC-063001 RevP1	23.09.2016	New Engineering Centre Typical Section
NEC-LAW-0-U01-DFP-061002 Rev P3	23.09.2016	New Engineering Centre First Floor-General Arrangement Plan
NEC-LAW-0-U03-DFP-061004 Rev P3	23.09.2016	New Engineering Centre Third Floor-General Arrangement Plan
NEC-LAW-0-0-DEL-AR-061002 Rev P4	23.09.2016	New Engineering Centre Elevations Sheet 2
		Soft Landscaping Materials Palette
NEC-LAW-0-G01-DFP-061001 Rev P3	23.09.2016	New Engineering Centre Ground Floor-General Arrangement Plan
NEC-LAW-0-U02-DFP-061003 Rev P3	23.09.2016	New Engineering Centre Second Floor-General Arrangement Plan
NEC-LAW-0-U04-DFP-061005 Rev P1	23.09.2016	New Engineering Centre Roof-General Arrangement Plan
CS087795-CAP-XX-00-DR-L-0008 Rev P3	05.12.2016	Masterplan
CS087795-CAP-XX-00-DR-L-0011 Rev P3	13.12.2016	Tree Retention & Removal Plan

Under planning application reference 34C304K/1/EIA/ECON and VAR/2023/70.

Reason: For the avoidance of doubt.

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

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Planning Committee: 10/01/2024

11.1

Application Reference: FPL/2023/228

Applicant: Mr & Mrs D Bailey

Description: Full application for extension to residential curtilage at

Site Address: Tyn Lleiniau, Llanfigael.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is reported to Committee as the applicant is related to a serving councillor as defined in section 4.6.10.2 of the Council's Constitution. The application has been scrutinised the Monitoring Officer in accordance with the requirements of section 4.6.10.4 of the Constitution.

Proposal and Site

The proposed site is located in the Llanfigael area adjacent to a single lane country road within the open countryside as defined by the Joint Local Development Plan. The existing dwelling is a detached 4 bedroom bungalow cottage which has a hard surfaced garden area to the rear used for car parking and the siting of static caravan used as ancillary accommodation.

The proposed development is the extension to the residential curtilage.

Key Issues

The key issues are whether the proposal complies with planning policies and would have a negative impact on the neighbouring dwellings or surrounding area.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping

SPG – Design Guide for the Urban and Rural Environment
Technical Advice Note 12: Design (2016)
Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Jackie Lewis	No observations received to date.
Cynghorydd Llio Angharad Owen	No observations received to date.
Cynghorydd Llinos Medi Huws	No observations received to date.
Cyngor Cymuned Llanfachraeth Community Council	No observations received to date.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Do not anticipate to have an affect on the highway network.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested confirmation on plans of native hedges to be planted together with mitigation for hedgehog holes to be included within the new boundary fence.
Draenio / Drainage	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 29/11/2023. At the time of writing this report no letters of representation have been received.

Relevant Planning History

27C44 - Dymchwel y siediau presennol ac ail godi modurdy ynghyd ac ystorfeydd i'w defnyddio a pwrpasau domestig yn / Demolition of existing sheds along with the construction of a garage , store and garden store building for domestic use only at Ty'n Lleinion, Llanddeusant. Cwblhau'n Derfynol / Finally Disposed Of 09/12/2007

27C44A - Codi ystafell haul ynghyd a cadw'r modurdy/storfa yn / Erection of a conservatory together with the retention of the garage/store at Tyn Lleiniau, Llanfigael, Llanfachraeth. Caniatau/Approved 29/09/2004

27C44B - Addasu ac ehangu yn / Alterations and extensions at Tyn Lleiniau,Llanfigael. Caniatau/Approved 10/10/2006

Main Planning Considerations

The application is for the extension to the residential curtilage and is to be determined by the committee as Councillor Ken Taylor is related to the applicants.

The main planning considerations are whether the proposal complies with planning policies and would have a negative impact on the neighbouring dwellings or surrounding area.

(i) The original application submitted

The original planning application submitted proposed the erection of a detached single storey annexe and the extension to the residential curtilage of the property. The planning department informed the applicant and agent that the proposed annexe would be unacceptable as its distance from the existing dwelling would create a separate self-contained unit which would not be considered ancillary to the existing dwelling. The applicant and agent amended the proposed development by removing the proposed annexe and extending the extension to residential curtilage to match the neighbouring dwelling.

(ii) Proposed extension to curtilage

The amended proposed development is the change of use of agricultural land to the East of the existing residential curtilage. The area of land measures approximately 0.11 hectares. The neighbouring property of Trem Y Mynydd is on land adjacent to the North and has a very large garden area that extends to the East of the dwelling. The proposed extension to residential curtilage would match the length and scale of the neighbouring dwellings garden. There is an existing boundary fence along the curtilage between the dwellings and gardens with its height preventing any overlooking. The change of use of the land would not have a negative impact on the existing dwelling, would be similar in scale to the neighbouring dwellings garden and would not impact the surrounding area.

(iii) Ecological advisor consultation response

The council's ecological advisor has requested ecological enhancements as part of the change of use of the land. The agent has made amendments to the proposed plans to show the ecological enhancements for the planting of a native hedge and providing hedgehog holes within the fence so as to comply with the ecological advisor's comments. Both the ecological enhancements will be conditioned.

Conclusion

The proposed extension to the residential curtilage is considered acceptable as it would not have a negative impact on existing site, neighbouring property or surrounding area and complies with planning policies PCYFF 2 and PCYFF 3 of the JLDP.

Recommendation

That the application is permitted subject to the following conditions:

(01) The change of use of land 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.

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

· **Site Plan & Site photos – 999014/01 – Revision I – Dated 12/12/2023**

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

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

Reason: In the interests of residential and visual amenity.

(04) All planting in the approved details of landscaping contained in drawing Site Plan & Site photos – 999014/01 – Revision I – Dated 12/12/2023 shall be carried out in the first planting seasons following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.

Reason: In order that the proposal integrates into the area as required in JLDP Policies AMG 1, PCYFF 3 and PCYFF 4.

(05) The extension to the residential curtilage shall only be used incidental to the dwelling house Tyn Lleiniau, Llanfigael as shown within the red outline of the Site Plan & Site photos – 999014/01 – Revision I – Dated 12/12/2023 provided.

Reason: For the avoidance of doubt and to ensure that inappropriate uses do not take place in the locality

(06) Prior to the use of the extended residential curtilage hereby approved the proposed boundary fence with small holes at the bottom of the fence for hedgehogs as labelled on drawing Site Plan & Site photos – 999014/01 – Revision I – Dated 12/12/2023 shall be completed and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

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

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

Planning Committee: 10/01/2024

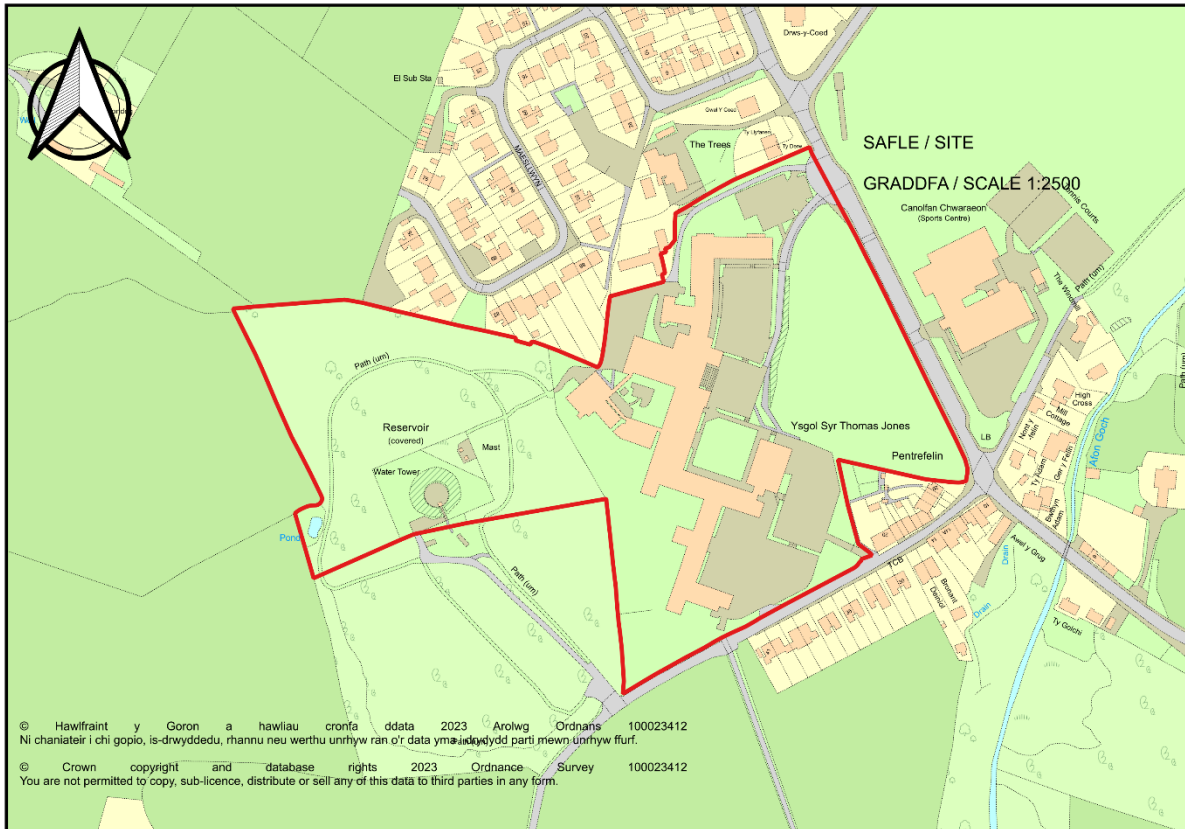
12.1

Application Reference: FPL/2023/303

Applicant: Ysgol Syr Thomas Jones

Description: Full application for the installation of an outdoor canopy, 3 outdoor table tennis tables, 2 basketball posts and an outdoor timber frame gazebo at

Site Address: Ysgol Syr Thomas Jones, Tanybryn Road, Amlwch.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee as the application is made on land which is owned by the County Council.

Proposal and Site

The application is made for the installation of an outdoor canopy, 3 outdoor table tennis tables, 2 basketball posts and an outdoor timber frame gazebo.

The application site is the listed Ysgol Syr Thomas Jones along Tanybryn Road, located within the development boundary of Amlwch, as defined in the JLDP.

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 or the listed building.

Policies

Joint Local Development Plan

Policy PCYFF 2 – Development Criteria
 Policy PCYFF 3 – Design and Place Shaping
 Policy AMG 5: Local Biodiversity Conservation
 Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

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

Technical Advice Note 16: Sport, Recreation and Open Space

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	No objections - informatives provided for the applicant.
Cynghorydd Derek Owen	No response.
Cynghorydd Aled Morris Jones	No response.
Cynghorydd Liz Wood	No objections.
Cyngor Tref Amlwch Town Council	No objections.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections – satisfied with the requested biodiversity enhancements.
Sport Wales FIT	No response.
Ymgynghorydd Treftadaeth / Heritage Advisor	The proposed development is located within the curtilage of a listed building. The heritage advisor attended a site meeting with the applicant on 09/10/2023 to discuss the proposals and agree suitable locations for the proposed features, so that the developments would not have a significant impact upon the setting of the listed building. The submitted plans and supporting information are as agreed at the meeting. Consequently, there are no built heritage objections.

Publicity:

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper due to the development being located within the curtilage of a listed building. The latest date for the receipt of any representation was the 06/12/2023. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

11LPA101G/CC – No information available.

11LPA101H/CC – No information available.

11LPA101K/CC – Extensions comprising of 2 art rooms, pottery room and stores with link corridor at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 30/07/1986.

11LPA101M/CC – Gosod dysgl i ddibenion addysg yn / Installation of satellite dish in school for educational purposes at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 05/09/1990.

11LPA101N/LB/CC – Caniatad Adeilad Rhestredig ar gyfer adnewyddu yr labordy gwyddoniaeth yn / Listed Building Consent for the refurbishment of the science laboratory at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Dychwelwyd i'r Ymgeisydd / Returned to Applicant - 24/05/2002.

11LPA101P/LB/CC – Caniatad Adeilad Rhestredig er mwyn defnyddio rhan o storfa fel toiled ir anabl yn / Listed Building Consent for the use of part of store room as disabled W.C. at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Dychwelwyd i'r Ymgeisydd / Returned to Applicant - 24/05/2002.

11LPA101W/LB/CC – Caniatad Adeilad Rhestredig ar gyfer ailwampio ystafelloedd newid y gampfa yn / Listed Building Consent for the refurbishment of the gym changing rooms at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 24/10/2006.

11LPA101Y/LB/CC – Cais Adeilad Rhestredig ar gyfer gwaith mewnol ac allannol yn / Application for Listed Building Consent for internal and external works at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 11/08/2008.

11LPA101A/1/LB/CC – Cais am ganiatad adeilad rhestredig ar gyfer ail-wampio'r ystafell economeg y cartref yn / Application for listed building consent for the refurbishment of the home economics room at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 11/08/2008.

11LPA101D/1/CC – Newidiadau allannol a mewnol yn / External and internal alterations to Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 14/08/2009.

11LPA101E/1/LB/CC – Caniatad Adeilad Rhestredig ar gyfer newidiadau allannol a mewnol yn / Listed Building Consent for external and internal alterations to Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 15/10/2009.

11LPA101F/1/LB/CC – Caniatad Adeilad Rhestredig ar gyfer gwaith mewnol i / Listed Building Consent for internal works to Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 16/06/2010.

11LPA101G/1/LB/CC – Caniatad Adeilad Rhestredig ar gyfer newidiadau mewnol yn / Listed Building Consent for internal alterations to Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 16/06/2010.

11LPA101H/1/LB/CC – Caniatad Adeilad Rhestredig ar gyfer gwaith i uwchraddio'r system gwresogi yn / Listed Building Consent for works to up-grade the existing heating system at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 11/10/2012.

11LPA101J/1/LB/CC – Caniatâd Adeilad Rhestredig ar gyfer gwaith adnewyddu mewnol yn y prif doiledau ar gyfer y bechgyn gan gynnwys ciwbiclau, troethfeydd, systemau IPS ac unedau ymolchi newydd ynghyd â lwfrau allanol a griliau awyriant mewnol newydd i orchuddion y ffenestri yn y to yn / Listed Building Consent for internal refurbishment of main boys toilet, to include new cubicles, urinals, IPS system and vanity unit together with new external louvers and internal ventilation grills to upstands of glass pot rooflight at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 18/07/2014.

11LPA101K/1/LB – Caniatâd Adeilad Rhestredig ar gyfer llunio 4 hatsh mynediad yn y llawr gwaelod crog yn/Listed Building Consent for the formation of 4 no access hatches in the suspended ground floor at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 02/11/2015.

11LPA101M/1/LB/CC – Caniatâd Adeilad Rhestredig ar gyfer gwaith yn/ Listed Building Consent for works at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 19/09/2016.

11LPA101Z/LB/CC – Caniatâd Adeilad Rhestredig ar gyfer gwaith mewnol (peintio) yn / Listed Building Consent for internal works (painting) at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 23/03/2017.

FPL/2023/108 – Cais llawn ar gyfer gosod amryw o ffensys 2.2 metr, 2.9 metr, a 3.2 metr o uchder, gyda giatiau i gydfynd yn / Full application for installing various fences measuring 2.2 meters, 2.9 meters, and 3.2 meters high fences, with matching gates at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 08/06/2023.

LBC/2023/9 – Caniatâd Adeilad Rhestredig ar gyfer ailosod ffenestri a drysau pren gyda ffenestri a drysau alwminiwm newydd, ynghyd â sgrin newydd sy'n gwrthsefyll tân yn/ Listed Building Consent for the replacement of timber windows and doors with new aluminium windows and doors, together with a new fire resistant screen at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 27/07/2023.

Main Planning Considerations

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

The application site is the listed Ysgol Syr Thomas Jones along Tanybryn Road, located within the development boundary of Amlwch, as defined in the JLDP.

The application is made for the installation of an outdoor canopy, 3 outdoor table tennis tables, 2 basketball posts and an outdoor timber frame gazebo. The outdoor canopy, 3 table tennis tables, and 2 basketball posts will be situated on the Eastern wing of the site on the hard standing play yard, and the outdoor timber frame gazebo will be situated in an enclosed outdoor space at the centre of the site. The development will enable numerous subjects to be taught in an alternative way, as well as providing a safe space for pupils of the school.

The outdoor timber frame gazebo will measure 6 meters x 6 meters. It will measure 2.4 meters in height to the lowest point of the roof and will measure 3.7 meters in height to the highest point of the roof.

The outdoor canopy measures 15.4 meters x 4 meters. It will measure 3 meters in height to the lowest point of the roof and will measure 3.6 meters in height to the highest point of the roof.

In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, a Bird Box as stated on drawing 'AL/15081/01 – Proposed site plan', will be installed on a nearby mature tree on the Eastern boundary of the site. Furthermore, the pupils will plant and maintain a wildflower section of the garden, as well as grow native species further enhancing their knowledge on biodiversity.

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site. The siting is considered acceptable given that the proposed development is situated far enough away from the public road. In addition, the design and appearance is considered acceptable given the design is using high quality materials. The scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area or the listed building. Furthermore, effective biodiversity enhancements have been introduced on the site.

The site is well surrounded and screened by a plethora of trees and hedges, greatly reducing the visual impact from nearby properties. As the development is situated on the school playing field/yard, the site has a history of associated noise, especially during school hours. No objections were received for this proposal, and it is considered that this proposal will have no greater impact on the privacy and amenity of neighbouring properties. The closest property is 19-20, Pentrefelin, Rhos Beuno Road, Amlwch, which measures approximately 8 meters away. Given the previous use of this land, this proposal is not considered to impact the neighbouring properties to such a degree to warrant a refusal. It is considered that neighbouring properties will not be affected by this proposal, and that the proposal complies with Policy PCYFF 2.

Strategic Policy PS 20 recognises the importance, where appropriate, of protecting the setting of a heritage asset. Considerable damage can be done to the architectural or historic interest of an asset if the development is insensitive in design, scale or positioning. The proposed development is located within the curtilage of a listed building. The heritage advisor attended a site meeting with the applicant on 09/10/2023 to discuss the proposals and agree suitable locations for the proposed features, so that the developments would not have a significant impact upon the setting of the listed building. The submitted plans and supporting information are as agreed at the meeting. Consequently, there are no built heritage objections.

Conclusion

The proposed development demonstrates high quality design and complements and enhances the character and appearance of the site. This proposal is considered a small scale development that will enable numerous subjects to be taught in an alternative way, as well as providing a safe space for pupils of the school. It is not considered that the proposed development will adversely impact the character of the listed building or the surrounding area. The proposal is not considered to have a negative impact upon the amenity of adjacent residential properties due to effective screening along the site boundaries. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan policies. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin no later than five years from the date of this decision.

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

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

- **LP/15081/01 – Location plan.**
- **AL/15081/01 – Proposed site plan.**
- **Gazebo dimensions.**
- **A101 – Canopy dimensions.**
- **Canopy & Tennis Tables specification.**
- **Gazebo & Basketball Hoops specification.**

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

(03) Prior to the use of the development hereby approved, a Bird Box as stated on drawing 'AL/15081/01 – Proposed site plan', shall be installed on a nearby mature tree on the Eastern boundary of the site at least 3 meters above the ground prior to work commencing on site, and shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

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

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

Application Reference: FPL/2023/146

Applicant: Mr Matt Sharp

Description: Full application for the demolition of the existing dwelling and erection of a new dwelling together with associated works at

Site Address: Cae Graham , Pentraeth



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 Margaret Murley Roberts.

Proposal and Site

The application is for the demolition of the existing dwelling and the erection of a new dwelling together with associated works at Cae Graham, Pentraeth.

The application site is located within a designated Area of Outstanding Natural Beauty in a wooded area to the South of Red Wharf Bay situated along a track off Lon Y Traeth.

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 and impact upon the character and appearance of the designated AONB.

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
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy TRA 4: Managing Transport Impacts
Policy TRA 2: Parking Standards
Policy TAI 13: Replacement Dwellings
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

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

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

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Anglesey AONB Management Plan 2023-2028

Response to Consultation and Publicity

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response at time of writing report.
Cynghorydd Euryn Morris	No response at time of writing report.
Cynghorydd Ieuan Williams	No response at time of writing report.
Cynghorydd Margaret Murley Roberts	Request that the application be referred to the Planning Committee for determination.
Cyngor Cymuned Pentraeth Community Council	No response at time of writing report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments in relation to ecology and biodiversity matters.
Ymgynghorydd Tirwedd / Landscape Advisor	No response at time of writing report.
Polisi Cynllunio / Planning Policy	Comments and advice in relation to the relevant policy framework.

Iechyd yr Amgylchedd / Environmental Health	Comments in relation to environmental considerations.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection / comments.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection / comments.
Dwr Cymru Welsh Water	No observations.
Draenio / Drainage	Comments in relation to SuDS requirements and flood risk.

The application was afforded three means of publicity. These were the posting of personal notification letters to the occupiers of the neighbouring properties, the posting of a site notice and the publication of an advert in the local press. The latest date for the receipt of representations was the 22/11/2023. At the time of writing this report, 9 representations had been received and the main points are summarised below:

- Concern regarding surface water drainage/flooding – during heavy rain a lot of surface water flows down the tracks/hillside, concern that the development would exacerbate issues with surface water / *No concerns have been raised in this regard from relevant statutory consultees and in any case separate SuDS approval will also be required.*
- The track to the site is unsuitable/inadequate for more permanent residents and there is no vehicular right of way along the track which is not within the applicants ownership / *The proposal is for a replacement dwelling and will not therefore increase the number of residents. Certificate B and appropriate notices have been served on the landowner as part of the application, this is ultimately a private legal matter and the onus is upon the applicant to ensure that the relevant rights of way are in place.*
- Claim that the existing property has never been used as a permanent residence, queries regarding the granting of a Lawful Use Certificate / *The property was granted a Certificate of Lawfulness in January 2016 (ref 42C249/LUC). No such claims were submitted to the LPA at the time of dealing with the CLEUD. The matters raised in the objections to this application were referred to the Council's Legal Department who reviewed the CLEUD application and was satisfied that it was dealt with and determined in the appropriate manner.*
- Concern regarding visual impact and impact on AONB / *Addressed in the main body of the report.*
- Concern regarding the size, scale and prominence of the new dwelling / *Addressed in the main body of the report.*
- Concern regarding traffic, noise, disturbance during construction works and the impact this would have on the surface of the track and wall/bridge over river. / *Whilst acknowledging that such works would give rise to some disturbance, this would be a short term impact and is not grounds upon which the application could be refused.*
- Concern regarding the stability of the land to accommodate a new permanent dwelling / *This is a matter for Building Control.*
- No information submitted in relation to viability/cost of retaining/renovating/upgrading existing dwelling / *The LPA are satisfied that due to the method of construction and poor thermal and weather resistance that the building has a limited lifespan and that its replacement with a permanent building is a more economical option, consequently, viability/cost information is not required in this instance.*
- Concern regarding impact on wildlife, ecology, biodiversity, trees etc. / *Addressed in the main body of the report.*
- Concern that the proposed new dwelling would be used as a holiday home/let. / *The application is made for a replacement dwelling however consent would not be required for its use as a second home 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.*
- The existing dwelling was constructed without planning permission / *Notwithstanding that that may be the case, the property has nevertheless been granted a Certificate of Lawfulness (ref 42C249/LUC granted on 6.1.16)*

- The proposed replacement dwelling is not on the footprint of the existing dwelling / *Addressed in the main body of the report.*
- Concern regarding overlooking/loss of privacy / *It is not considered that the proposal would give rise to an unacceptable degree of overlooking/loss of privacy due to existing screening/tree cover, topography and that there is sufficient separation between the proposed dwelling and neighbouring properties.*
- Proposal is contrary to the provision of policy TAI 13 / *Addressed in the main body of the report.*

Relevant Planning History

42C249/LUC - Cais am Dystysgrif Datblygiad Cyfreithlon ar gyfer defnydd presennol fel annedd preswyl yn / Application for a Lawful Development Certificate for the existing use as a residential dwelling at Y Mynydd, Pentraeth - Cyfreithlon / Lawful 6.1.16

Main Planning Considerations

The application is made for the demolition of the existing dwelling and erection of a new dwelling together with associated works at Cae Graham, Pentraeth.

The application site is located in the open countryside in a designated Area of Outstanding Natural Beauty.

LANDMAP describes the area as '*Rising steeply from Red Wharf Bay to 157m, this hillside provides a fine backdrop to the coast and offers a grand view across the bay. When seen from inland, this area is noticeably craggy, with gorse-covered knolls interspersed with marshy hollows, but is not much higher than the adjacent farmland plateau. Within this area, the settlement of Llanddona is spread out around a series of small greens. From Llanddona steep lanes lead down the hillside, passed scattered houses overlooking the bay. Altogether this is an attractive landscape*'.

Its overall Value is noted as **High** as a '*Distinct hillside backdrop to Red Wharf Bay, with pattern of small scale enclosures, excellent views, attractive scattered houses. Masts mar a little*'.

The main issues in this case is whether the proposal accords with relevant development plan policies and the impact of the proposed development upon the designated landscape and the amenities of the area and neighbouring properties.

Policy PCYFF 1 of the JLDP relates to Development Boundaries and states that the plan identifies Development Boundaries for the Sub-regional Centre, Urban Service Centres, Local Service Centres, Service Villages and Local/Rural/Coastal Villages. Proposals within Development Boundaries will be approved in accordance with other policies and proposals of this Plan, national planning policies and other material planning considerations.

Outside development boundaries development will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The application site lies outside of any defined development boundary and therefore falls to be considered against other specific plan policies.

Policy PCYFF 2 of the JLDP relates to development criteria and states that proposals should demonstrate compliance with relevant plan policies and/or national planning policy and guidance.

Policy PCYFF3 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 and sets out a number of criteria against which proposals must be assessed.

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 principal gateways into Gwynedd or Anglesey, its effects on the 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.

Policy PCYFF 4 relates to Design and Landscaping and requires that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused. 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 the local and strategic views;
4. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;
5. Identify trees, hedgerows, water courses and topographical features to be retained;
6. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;
7. Provide details of any proposed new landscaping together with a phased programme of planting;
8. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species;
9. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and
10. Provide permeable hard surface landscaping

Policy AMG 1 relates to Area of Outstanding Natural Beauty Management Plans and states that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

The most relevant development plan policy against which to assess the application is policy TAI 13: Replacement Dwellings, together with other more general policies relating to design and place shaping etc.

Policy TAI 13 states that proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted.

1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;
2. The building is not listed
3. The existing dwelling is of no particular architectural and/or historic and/or visual merit, for which it should be conserved;
4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/or it is demonstrated that the repair of the existing building is not economically feasible;
5. Outside development boundaries, the proposed dwelling is not a replacement for a caravan or holiday chalet that has legal residential status;
6. Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality;

7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;
8. In area at risk from flooding and outside a Coastal Change Management Area;
 - i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified.
 - ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication 'Improving the flood performance of new buildings; flood resilient construction';
 - iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overlapping of the tidal defences;
 - iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.
9. Exceptionally, when a recently or inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

Planning permission for a replacement dwelling may be subject to a condition to ensure:

1. The demolition of the original dwelling and where appropriate the demolition of outbuildings on the completion of the new dwelling and/or
2. That permitted development rights are removed.

The above policy is supported by Supplementary Planning Guidance (SPG): Replacement Dwellings and Conversions in the Countryside which was adopted on the 6th September 2019 and which provides further guidance and advice in relation to applications for replacement dwellings in the countryside.

The proposal relates the replacement of an existing unlisted dwelling with lawful residential status and is not a replacement of a lawful residential caravan or chalet (as defined under the Caravan Sites and Control of Development Act 1960), in addition it is not considered that the existing dwelling is of any particular architectural, historic or visual merit such that it should be conserved, the proposal therefore meet criteria 1, 2, 3 and 5 of the policy.

Criterion 4 of the policy requires that the existing dwelling is not capable of retention through renovation and extension and/or it is demonstrated that the repair of the existing building is not economically feasible.

Further guidance is contained in the SPG which states that it should be demonstrated that repairing the existing building is not economically practical and that a structural report should be provided that notes the suitability of the building for reuse, furthermore the structural survey should be supported by a Financial Viability Report detailing the cost of undertaking the restoration/adaption of the building compared to the costs associated with demolition and replacement. A house that requires modernisation is not eligible to be considered for demolition and replacement. Any Viability Assessment should include the costs associated with repairing the identified problem, the costs in terms of repairing the building should not include work that is part of the applicant's aspiration.

A Structural Survey has been submitted as part of the application which confirms that the existing building is of timber frame construction of poor thermal performance and weather resistance. Such buildings generally have a limited lifespan and whilst it may be possible to undertake repairs to the building, clearly the works necessary to bring to the property to an acceptable standard are significant and by its very nature would serve to only prolong the life of the building in the short term, consequently it is therefore accepted that the renovation and retention of the existing dwelling is not economically feasible in this instance and its replacement is an appropriate and sustainable long term solution, in accordance with criterion 4 of policy TAI 13.

The existing dwelling is located towards the rear of the site and faces North East. The proposed dwelling would be sited slightly forward of and lower than the existing dwelling and oriented to face the North West to take advantage of open views. Whilst the proposed replacement dwelling would not be in precisely the same location as the existing, there would be some overlap of the building footprints which would ensure that the existing dwelling would need to be demolished in order to erect the replacement dwelling, furthermore it is not considered that the proposed siting would give rise to unacceptable landscape or visual impacts upon the designated AONB or upon the amenities of adjoining uses. On balance it is therefore considered that the proposal accords with criterion 6 of the policy.

Criterion 8 and 9 of the policy are not relevant to this development.

Criterion 7 states that outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling which does not lead to significantly greater visual impact could be supported.

Further guidance is contained in the SPG which states that where justification has been received which would mean that the floor area would need to be larger than the original building, it is considered that this addition should be no larger than 20% of the floor area of the original unit. It notes that this figure is not a target to be achieved and every application will be assessed individually according to merit. It should be ensured that the addition in the floor area is totally essential in terms of practicality and should not be part of an aspiration for a larger house. It is further notes that no outbuilding should be considered when calculating the floor area of the residential unit and that nearby buildings that are larger in size are not a reasonable justification to increase the size of the residential unit that is subject to replacement.

The proposal would replace the existing single storey dwelling with a larger, partially two-storey property. LDP Policy TAI 13 permits proposals for replacement dwellings, subject to a range of criteria being met, with further guidance provided in the Council's adopted Supplementary Planning Guidance 'Replacement Dwellings and Conversions in the Countryside' (SPG).

Criterion 7 requires the siting and design of replacement dwellings to be of a similar scale and size as the existing dwelling, and that proposals should not result in a significantly greater visual impact. It goes on to state that in exceptional circumstances a larger well-designed dwelling that does not lead to significantly greater visual impact could be supported.

Whilst the proposal would lead to a dwelling some 50% larger than the dwelling that currently exists, it is of a high quality design and use of dark natural materials which along with appropriate landscaping would represent an improvement upon the existing development and integrate well into the landscape. The dwelling would be nestled into the hillside and be well screened by existing trees and topography and would not result in a significantly greater or unacceptable visual impact upon the character and appearance of the area or designated AONB.

It is therefore considered that the proposal complies with the provisions of policies PCYFF3, PCYFF4, TAI13 and AMG 1 of the JLDP.

Policy TRA 2 (Parking Standards) requires that parking provision for all modes of transport should be in accordance with the Council's parking standards. The proposal includes adequate parking provision.

The highways department have been consulted on the proposal and have raised no objection subject to a conditions.

An Ecological Appraisal and Bat Survey Report have been submitted as part of the application. The report found evidence of bats and of the presence of invasive non-native species (Variegated Yellow Archangel and Wall Cotoneaster) on the site consequently the permission will be subject to relevant conditions as appropriate.

The proposal also includes appropriate bat mitigation and biodiversity enhancements in accordance with policy AMG5 and the Section 6 Duty of the Environment Wales Act 2016.

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 visual impact upon character and appearance of the designated area or the amenities of nearby properties.

Recommendation

That the application is permitted subject to the following conditions:

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

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

(02) The site shall be landscaped in accordance with the landscaping and planting scheme detailed on drawing No. 1243 A DR 010 Rev. E during the first planting season following the occupation of the dwelling or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged, or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

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

(03) Full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter the works shall be carried out and maintained in accordance with the approved details.

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

(04) No development shall commence until a method statement detailing measures to prevent the spread of non-native invasive species has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To prevent the spread of non-invasive species.

(05) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan reference 1243 A DR 010 Rev. E before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(06) 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.

(07) 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.

(08) The development hereby approved shall be carried out in accordance with the Recommendations detailed in sections 5 of the Ecological Appraisal November 2022 and the Mitigation Measures detailed in section 5.2 of the Bat Survey Report 2023 by Rachel Hacking Ecology.

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

(09) 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.

(10) 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.

(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:

- Site Location Plan: 1243 A DR 000 Rev. A
- Proposed Site Plan: 1243 A DR 010 Rev. E
- Proposed Plans: 1243 A DR 011 Rev. C
- Proposed Elevations: 1243 A DR 012 Rev. B
- Proposed Levels: 1243 A DR 014 Rev. A
- Lighting Splay: 1243 A DR 015 Rev. B
- Drainage Design GA: 1093-WML-00-XX-DR-C-1001 Rev. P02
- Ecological Appraisal, Rachel Hacking Ecology, November 2022

- **Bat Survey Report 2023, Rachel Hacking Ecology**
- **Arboricultural Impact Assessment, WC-133.1a, Woodsage Consulting, 1 December 2022**
- **Structural Report, WML Consulting**
- **Design and Access Statement, JDA Architects**

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: PS5, PS6, PS19, PCYFF1, PCYFF2, PCYFF3, PCYFF4, TRA2, TRA4, TAI13, AMG1, 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/2023/232

Applicant: Head of Highways, Waste and Property

Description: Full application for the erection of solar photovoltaic panel structures with car port parking below at

Site Address: Isle of Anglesey County Council, 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 application for the erection of solar photovoltaic panel structures with car port parking below the PV panels which are to be located on two of the Isle of Anglesey Car Parks located to the East and South East of the Council Headquarter building.

Between the both car parks a total of 1,062 solar PV panels will be installed and it is estimated that these panels will produce 389.55MWh. The panels are expected to have a lifespan of 30 years. The solar PV structures will be installed on 3.3m high poles with a clearance of 2.3m on one side and a clearance of 3.3m on the opposite side, this will allow cars to park underneath the PV panels. No car parking spaces will be lost as a result of the development.

The electricity generated from the PV system will be consumed by all buildings/accessories connected to the Isle of Anglesey County Council building and electric vehicle chargers. Any electricity generated not used will go back into the grid. Although not part of this planning application, a battery storage solution can be added at a later date to allow for excess energy to be stored for future use.

Key Issues

- Policy Considerations
- Biodiversity and Green Infrastructure
- Highways/Access
- Impact upon adjacent buildings

Policies

Joint Local Development Plan

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 TRA 2: Parking Standards
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 7: Renewable Energy Technology
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy AMG 5: Local Biodiversity Conservation
 Policy ADN 2: PV Solar Energy

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

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The proposal has been amended to provide ecological enhancements such as bird and bee boxes. The ecologist is satisfied with the ecological enhancements provided with the planning application.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional approval subject to a Construction Traffic Management Plan
Dwr Cymru Welsh Water	Conditional Approval in relation to no surface water shall be allowed to connect directly or indirectly with the public sewerage network.

GCAG / GAPS	No comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	Confirmation that the proposed development does not affect a matter listed in the Consultation Topics.
Cyngor Tref Llangefni Town Council	No objection
Cynghorydd Nicola Roberts	No response
Cynghorydd Geraint ap Ifan Bebb	Support for the application. Confirmation that this planning application is a positive step for the future and generation of renewable energy.
Iechyd yr Amgylchedd / Environmental Health	Standard Advice in relation to hours of construction
Draenio / Drainage	No response
Polisi Cynllunio / Planning Policy	Standard Advice in relation to relevant policy considerations

The proposal has been advertised through distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 15/11/2023. At the time of writing this report, one letter of representation had been received at the department.

The main comments confirmed that the development would not affect them unless roads are to be closed off.

In response to the above comments, no roads are planned to be closed off as a result of this development.

Relevant Planning History

No relevant planning history

Main Planning Considerations

Policy Considerations

Both national and local planning policy is generally supportive of solar developments, providing the proposal would not have a detrimental impact on the surrounding area.

The main policy consideration is Policy ADN 2 which supports solar development subject to adherence with the following criterion;

1. All impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;

The solar PV panels will be located on an existing car park within the Industrial Estate at Llangefni. It is not considered that there will be any impacts on the landscape character, biodiversity or heritage designations. The site is well screened by large industrial units and the Council Headquarters building. There are some mature trees and hedges on the boundaries of the car park which will also help mitigate any impact.

2. The proposal will not result in significant harm to the safety or amenity of sensitive receptors including effect from glint and glare and will not have an unacceptable impact on roads, rail or aviation safety;

It is not considered that there will be any glint and glare and unacceptable impact on roads. Large industrial units are located between the main highway and the application site and the LPA is satisfied that there will be no impact upon highway safety.

3. The proposal will not result in significant harm to the residential visual amenities of nearby residents;

There are no residential properties located nearby. The site is within the Industrial estate of Llangefni. There are industrial units nearby; however, it is not considered that the proposal will cause any harm to these industrial units.

4. The proposal will not have unacceptable cumulative impacts in relation to existing solar PV farms and those which have permission and other prominent landscape features;

There are no other solar PV farms in the immediate vicinity of the site.

5. The panels and associated infrastructure will, at the end of the operational life of the facility, be removed in accordance with a restoration and aftercare scheme submitted to and agreed by the Local Planning Authority.

A condition will be placed on the permission to remove the PV panels and structures when they come to the end of their operational life

6. That a Construction Environmental Management Plan (CEMP) is provided to demonstrate that any potential negative effects arising during construction and decommissioning phases are avoided.

As the development is located on an Industrial Estate away from any neighbouring properties it is not considered that the proposal would have negative effects during construction and decommissioning. Limited work would be required to install the structures and it is not considered that a Construction Environmental Management Plan is required in this instance. However, the Highways Authority has requested that the applicant provide a Construction Traffic Management Plan to deal with construction traffic and this will be a condition that will require to be discharged prior to the commencement of work on site.

Strategic policy PS 7 states that the Council will promote renewable energy technologies within development proposals which support energy generation from a variety of sources. This is reiterated in section 5.9.1 of Planning Policy Wales, which states that local authorities should facilitate all forms of renewable and low carbon energy development. Section 5.9.10 continues by stating that planning authorities should ensure that development plan policies are supportive of renewable and low carbon energy development.

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 considers 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.

Policy PCYFF4 of the JLDP is relevant and the proposed development has been designed to retain all existing trees and hedges on the boundaries of the car park.

Policy TRA2 of the JLDP emphasises that parking provision should be in accordance with the Council's Parking Standards. The proposal does not impact have an impact on the number of car parking spaces. The proposal has been designed to ensure that cars are able to park underneath the PV panels.

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, the proposal includes bird and bee boxes within existing mature trees on the boundary of the site.

The proposal also complies with the Well-being of Future Generations Act 2015 as the proposal will help achieve 4 of the 7 well-being goals; A prosperous Wales, A resilient Wales a healthier Wales and a globally responsible Wales.

Biodiversity and Green Infrastructure

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

In accordance with the requirements of Policy AMG5 of the Joint Local Development Plan, Chapter 6 of the Environment Wales Act and the latest advice in PPW the proposal ensures that no existing trees will be affected by the development. The proposal includes bird and bee boxes to be installed on mature trees on the boundary of the car park. It is considered that the proposal is acceptable and complies with the requirements of Policy AMG5, the Environment Wales Act and the latest changes to Chapter 6 of PPW.

Highways and Access

The proposal has been designed so that cars are able to park underneath the PV structures. No parking spaces will be lost as a result of the development. The Highways authority has confirmed that they are satisfied with the proposal subject to a Construction Traffic Management plan being submitted prior to the commencement of work on site.

Impact upon adjacent buildings

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. There are no residential properties nearby, but there are industrial units located in close proximity of the proposal. Due to the orientation of the nearby industrial units it is not considered that these Solar PV panels will have a negative impact upon nearby land users.

Conclusion

The proposal will help achieve net zero and will assist the Isle of Anglesey County Council to promote renewable energy technologies, this in turn will reduce energy demand and assist with the energy efficiency of the Council HQ building and its functions.

The proposal provides biodiversity net gain without any impact on existing trees or hedges on the site. It is not considered that the proposal will have a negative impact upon neighbouring uses, on the landscape or on Highway safety.

The proposal complies with all relevant policies listed in the main body of the report and is 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) Where the solar PV panels hereby approved have not been used for the generation of energy for a continuous period of 6 months or at the end of the operational life of the panels, whichever is the sooner, the solar PV panels shall be removed from the site and the land reinstated to its former condition with the said reinstatement completed within 2 months of the cessation of use.

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

(03) The bird and bee boxes as indicated on the location plan submitted with the planning application shall be installed within 3 months of the completion of the development.

Reason: In order to ensure that the development provides overall biodiversity gain in accordance with Policy AMG5.

(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

(05) 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**
- **Location Plan showing bird and bee boxes**
- **Topographic Survey – 23147/01**
- **Topographic Survey – 23147/02**
- **Car Park PV Roof Layout – RES00251-01 Rev 02**
- **Car Port Elevations Carport A -RES00251-05 Rev 00**
- **Car Port Elevations Carport B + C – RES00251-06 Rev 00**
- **Car Port Elevations Carport D – RES00251-07 Rev 00**

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

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

- i. **Vehicle parking for site operators and visitors**
- ii. **Loading and unloading machinery and materials**
- iii. **Storage of equipment and materials used in the construction of the development**
- iv. **Wheel washing facilities (if appropriate).**
- v. **Hours and days of operation and control and operation of construction and delivery vehicles.**

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.

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, PCYFF1, PCYFF2, PCYFF3, PCYFF4, TRA2, PS5, PS7, PS19, AMG5, PS1, ADN2

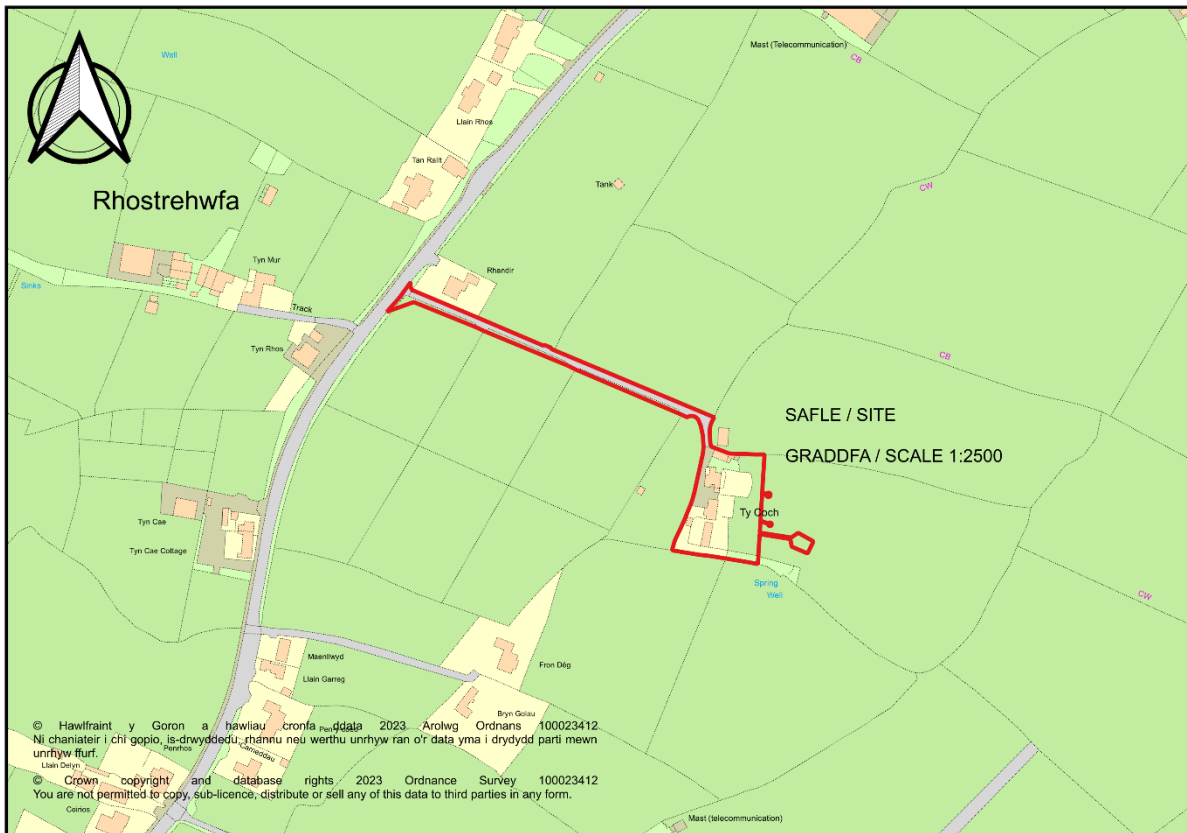
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/227

Applicant: Mr G Gibson

Description: Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling, together with alterations to existing access, private treatment plant, and associated works at

Site Address: Ty Coch Farm, Rhostrehwfa,



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

Recommendation: Refuse

Reason for Reporting to Committee

The existing access/track is retained in the freehold ownership of the David Hughes Charitable Estate, whereby the Council is the sole trustee. The applicant has a formal right of way along the track to access their property and authority has been provided to permit this application.

Proposal and Site

The proposed site is located along a single lane track that is accessed from the public road between Rhostrehwfa and Llangefni. The site is not with a development boundary or a cluster of dwellings and is considered within the open countryside as defined by the Joint Local Development Plan. The existing site

has an existing two storey farmhouse dwelling, two outbuildings and agricultural land owned by the applicant on land adjacent to the East and West.

The proposed development is the demolition of the existing dwelling and one of the outbuildings together with the erection of a replacement dwelling, alterations to existing vehicle access onto the public road, installation of a private treatment plant, extension to the residential curtilage together with soft and hard landscaping.

Key Issues

The key issues are whether the proposal complies with planning policies, SPGs and the siting, scale, design and appearance would have a negative impact on the site and the surrounding area.

Policies

Joint Local Development Plan

PS 2 Infrastructure and developer contributions
 ISA 1 Infrastructure Provision
 PS 4 Sustainable transport, development and accessibility
 TRA 2 Parking standards
 TRA 4 Managing transport impacts
 PS 5 Sustainable development
 PS 6 Alleviating and adapting to the effects of climate change
 PCYFF 1 Development boundaries
 PCYFF 2 Development criteria
 PCYFF 3 Design and place shaping
 PCYFF 4 Design and Landscaping
 PCYFF 5 Carbon Management
 PCYFF 6 Water conservation
 TAI 13 Replacement Dwellings

Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside
 Supplementary Planning Guidance: Design Guide For The Urban & Rural Environment

Technical Advice Note 12: Design

Planning Policy Wales (Edition 11 February 2021)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Geraint ap Ifan Bebb	No observations received to date.
Dwr Cymru Welsh Water	Requested the applicant discuss with Welsh Water regarding the watermain crossing the vehicle access onto the public road and that the watermain might be able to be diverted.
Cynghorydd Nicola Roberts	No observations received to date.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Stated there are no comments to be made in this instance.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The Ecological Advisor had concerns regarding the removal of hedgerow along the vehicle access

	track and the application would need to mitigate more hedgerow on site.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The first consultation response requested further information and plans as to the alterations to the vehicle access onto the public road. The agent provided the requested plans and information. The Highways Authority support the improvements to the vehicle access on the condition that a section 171 is agreed for the works being carried out to the verge. The other proposed works to the access, it is a matter of agreement between the local authority's property department, David Hughes Charitable Estate, and the applicant regarding the rest of the works into the field to open the splay of the access up.
Iechyd yr Amgylchedd / Environmental Health	Provided advice and comments regarding environmental issues, contaminated land and possible development vibrations.
Cyngor Cymuned Llangristiolus Community Council	Requested more time to consult on first consultation request but no observation received. The second consultation there has been no observations received to date.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	The footpaths officer has concerns that the proposed boundary treatments would block the existing footpath. The agent has confirmed on the amended plan that the boundary is an existing hedgerow and would not block the footpath. Footpath officer has confirmed that they are satisfied with the arrangement.
Polisi Cynllunio / Planning Policy	Provided comments on how the proposed application will need to comply with all criteria within JLDP Planning Policy TAI 13.
Adain Eiddo / Property Section	Confirmed the ownership of the vehicle access and track.
Draenio / Drainage	Advice for applicant regarding SAB application.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection to the proposed development and advice for the applicant.

Publicity

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, a site notice put on site together with an advertisement within the local newspaper with the expiry date for receiving representations was the 15/12/2023. At the time of writing this report no letters of representation have been received.

Relevant Planning History

FPL/2023/47 - Cais llawn i ddymchwel yr annedd bresennol ynghyd â chodi annedd newydd, ynghyd a garej newydd, system trin carffosiaeth, a gwaith cysylltiedig yn / Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling, together with a new garage,

treatment plant, and associated works at Ty Coch Farm, Rhostrehwfa, Llangefni. Tynnwyd yn ôl / Withdrawn 15/05/2023.

Main Planning Considerations

The application is for the demolition of the existing dwelling and one of the outbuildings together with the erection of a replacement dwelling, alterations to existing vehicle access onto the public road, installation of a private treatment plant, extension to the residential curtilage together with soft and hard landscaping and is to be determined by the council as the vehicle access track from the public road is owned by the Isle of Anglesey County Council.

The main planning considerations are if the proposal complies with planning policies, SPGs and the siting, scale, design and appearance would have a negative impact on the site and the surrounding area.

(i) Planning Policy TAI 13

JLDP Policy TAI 13 states

Proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted:

1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;

There is no record that the existing dwelling has been abandoned at any point.

2. The building is not listed;

The building is not listed.

3. The existing dwelling is of no particular architectural and/ or historic and/ or visual merit, for which it should be conserved;

The existing dwelling is a two-storey detached house and has some character as a farmhouse dwelling with slate roofs, stone wall construction with rendered walls. The dwelling does not have any particular architectural merit but is located within close proximity to public rights of way footpaths that run through the site and can be seen from the A5114 road leading into Llangefni. In the context of the site this dwelling has a farmhouse character with surrounding fields and existing outbuildings on site.

4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/ or it is demonstrated that the repair of the existing building is not economically feasible;

The structural survey report provided with the application concluded that it would be more favourable to demolish and build a replacement dwelling. The cost comparison provided does state that refurbishment would cost a significant amount of money but when comparing the refurbishment costs and the costs of extensions and a replacement dwelling the refurbishment is much less. **The proposed dwellings scale and design is significantly more costly than the refurbishment and is contrary to criteria 4 of policy TAI13 and the council's SPG.**

5. Outside development boundaries, the proposed dwelling is not a replacement for a caravan or holiday chalet that has a legal residential use;

The proposed is a replacement dwelling not a replacement of a caravan or holiday chalet that has a legal residential use.

6. Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality;

The proposed siting of the replacement dwelling is not located in the same footprint of the existing dwelling. The proposed dwelling is located to the South East of the existing dwelling with parking spaces assigned to where the existing dwellings footprint is. The applicant/agent has provided written confirmation and justification as to the need to move the proposed dwelling away from the existing dwellings footprint. **The proposed scale, design and appearance of the building in its proposed location would have not lesson its visual impact but have a negative impact on the visual appearance of the site from footpaths running through the site and from the A5114 road leading into Llangefni.**

7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;

The total floor area of the ground floor and approximate first floor levels of the existing dwelling is approximately 141.1 metres squared total. The proposed replacement dwelling's floor areas of the ground and first floor level are 557.2 metres squared in total. The percentage increase in floor area from the existing dwelling to the proposed dwelling is approximately 295%. The agent has provided examples of other dwellings that have had planning permission previously and the determining officer has assessed all of these referenced applications. These previous applications for replacement dwellings were larger in scale than the existing dwellings but each application and their sites are different and need to be considered individually rather than as precedents for all planning applications.

Justification letters and a Design and Access Statement have been provided to explain how the applicant and agent believe the proposed development would comply with JLDP Planning Policies and Supplementary Planning Guidance. The proposed scale of the development is much greater in footprint, greater overall floor area and greater in height than the existing dwelling. The proposed design of the dwelling is modern in its style with the walls being angled not perpendicular but at 45 degrees or less than 45 degrees. This design gives the dwelling a different characteristic for each part of the proposed dwelling. The proposed slate roofs have four pitched roof characteristics but with the different roof heights in different sections of the house the overall design is very uncharacteristic to the site and area. The material choices for the proposed dwelling are slate pitched roofs, dark metal profiled cladding on the walls first floor, rendered walls on the lower ground floor, one section of the dwelling have red brick walls and large glazing windows on the South East elevation. **The proposed material choices, the much greater scale of the dwelling, its siting on site together with its appearance do not prevent or lessening its visual appearance on site and would have a negative impact on site and the surrounding area, contrary to criteria 7 of the policy TA113 and the council's SPG.**

8. In areas at risk from flooding and outside a Coastal Change Management Area:

i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified;

ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication 'Improving the flood performance of new buildings: flood resilient construction';

iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/ overtopping of the tidal defences;

iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.

The site is not within a flood risk zone.

9. Exceptionally, when a recently inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

The existing dwelling has not been destroyed.

(ii) Planning Policies PCYFF 2, PCYFF 3 and PCYFF 4

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.

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.

JLDP Policy PCYFF 4 states 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.

As previously stated above the proposed replacement dwelling will be sited in a location which can be seen more from the public footpaths and roads together with its greater scale, modern design and material choices would harm the visual amenity of the site, would not enhance or complement the existing site or the surrounding area which is contrary to planning policy PCYFF 2 and PCYFF 3.

The application has proposed to retain existing trees and hedges on site together with planting new hedges along the new residential curtilage. **The existing and new vegetation on site do not provide sufficient landscaping to improve or help integration of the replacement dwelling on site which is contrary to planning policy PCYFF 4.**

(iii) Supplementary Planning Guidance – ‘Replacement dwellings and conversions in the countryside’ states:

The unit’s original floor area should be considered when considering if the development’s scale is similar to the original. Where justification has been received that would mean that the floor area would need to be larger than the original building, it is considered that this addition should be no larger than 20% of the floor area of the original unit. It is noted that this figure is a guide and not a target and every application will be assessed individually on its merit. It should be ensured that the addition in the floor area is essential in terms of practicality and should not be part of an aspiration for a larger house.

The applicant and agent has provided justification statements on why they believe the proposed works comply with JLDP Planning Policies and the Supplementary Planning Guidance. The need of the applicants for a larger more accommodating dwelling that can accommodate their family has been considered as part of this determination. **Unfortunately, the proposed developments scale is approximately 295% more than the existing dwelling which is considered to be aspirational more than essential together with the design and appearance being out of character with the area and having a negative visual impact on site the proposed development is contrary to the council’s SPG.**

Conclusion

The justification statements, design and access statements and cost comparisons appraisal do not justify the proposed development, together with the proposed developments siting, scale and design having a negative impact on the sites and surrounding area visual appearance the proposed development does not comply with the relevant planning policies and the councils supplementary planning guidance.

Recommendation

The application is refused for the following reasons:

(01) The demolition of the existing dwelling together with the erection of a replacement dwelling is contrary Policies TAI 13, PCYFF2, PCYFF3 and PCYFF4 of the Anglesey and Gwynedd Joint Local Development Plan and the Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (2019) and Planning Policy Wales (11th edition).

(02) The proposed replacement dwellings siting, scale, design and appearance would not enhance the character or appearance of the site or the surrounding area and would therefore be contrary to Policies TAI 13, PCYFF2, PCYFF3 and PCYFF4 of the Anglesey and Gwynedd Joint Local Development Plan and the Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (2019) and Planning Policy Wales (11th edition).