

Public Document Pack



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

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

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

RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 3 EBRILL, 2024 am 1.00 o'r gloch yp	WEDNESDAY, 3 APRIL 2024 at 1.00 pm
CYFARFOD HYBRID – YN SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI AC YN RHITHIOL DRWY ZOOM	HYBRID MEETING – IN THE COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI AND VIRTUALLY THROUGH ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752516 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

MEMBERS OF THE COMMITTEE

Councillors:-

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (*Vice-Chair*)
Trefor 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_(Pages 1 - 10)

To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 6 March, 2024.

4 SITE VISITS

None to be considered by this meeting.

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

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 11 - 12)

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

7 APPLICATIONS ARISING

None to be considered by this meeting.

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 13 - 24)

10.1 – FPL/2023/359 – Pen Bryn, Rhosmeirch
[FPL/2023/359](#)

10.2 – VAR/2024/9 – Bryn Tawel, Ty Croes
[VAR/2024/9](#)

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 25 - 64)

12.1 – VAR/2024/12 - Newborough School, Pen Dref Street, Newborough
[VAR/2024/12](#)

12.2 – FPL/2024/10 – Football Gound, Llanerchymedd
[FPL/2024/10](#)

12.3 VAR/2024/4 - Former Roadking Truckstop, Parc Cybi, Holyhead
[VAR/2024/4](#)

12.4 – HHP/2024/9 – 29 Maes Hyfryd Road, Holyhead
[HHP/2024/9](#)

12.5 – FPL/2023/275 – Amlwch Industrial Estate
[FPL/2023/275](#)

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

.

13 OTHER MATTERS

None to be considered by this meeting.

PLANNING AND ORDERS COMMITTEE

Minutes of the hybrid meeting held on 6 March, 2024

PRESENT:	Councillor Ken Taylor (Chair) Councillor Glyn Haynes (Vice-Chair) Councillors Geraint Bebb, Jeff Evans, Neville Evans, John I. Jones, Trefor Lloyd Hughes, MBE, Robert Ll. Jones, Dafydd Roberts, Alwen Watkin, Robin Williams, Liz Wood. Local Members: Councillor Margaret M. Roberts and Ieuan Williams (for application 7.2)
IN ATTENDANCE:	Planning Development Manager (RLJ) Group Engineer (Development Control and Traffic Management (AR) Legal Services Manager (RJ) Committee Officer (ATH) Democratic Services Support Assistant (CH)
APOLOGIES:	Councillor Jackie Lewis, Councillor Nicola Roberts (Portfolio Member for Planning, Public Protection and Climate Change)
ALSO PRESENT:	Councillor Derek Owen, Owain Rowlands (Planning Officer) David C. Parr-Sturgess (Planning Assistant).

1. APOLOGIES

Apologies for absence were received from Councillor Jackie Lewis and Councillor Nicola Roberts (Portfolio Member for Planning, Public Protection and Climate Change).

2. DECLARATION OF INTEREST

No declaration of interest was received.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 7 February, 2024 were presented and were confirmed as correct.

4. SITE VISITS

The minutes of the Planning site visit held on 21 February, 2024 were presented and were confirmed as correct.

The Chair referred to the low attendance at the site visit on 21 February which was disappointing with four Members present and four having tendered their apologies for absence in advance meaning that five were absent without notice. He reminded Members that physical site visits are convened by decision of the Committee and are important, and he therefore believed Members have a duty to make every effort to attend. Although he appreciated that that is not always possible, he highlighted that planning site visits are held to a known schedule two weeks after the Committee meeting, thereby allowing Members if

they can, to rearrange their diary accordingly. In the event that Members are unable to attend a site visit, he respectfully asked them to give notice of their absence beforehand.

5. PUBLIC SPEAKING

There were two Public Speakers in relation to application 7.1 on the agenda.

6. APPLICATIONS THAT WILL BE DEFERRED

6.1 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

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 1 November, 2023 the Committee resolved to conduct a site visit which subsequently took place on 15 November, 2023. At its meeting held on 6 December 2023, the Committee resolved to refuse the application contrary to the Officer's recommendation on the basis that insufficient drainage information had been provided to allow Members to make a decision.

The Planning Development Manager reported that although surface water matters are outside the remit of the planning process, the developer has agreed to provide this information for the Committee's benefit in order that a decision can be made. The developer has submitted a SuDS application to the Local Authority as the SuDS approval body and that information is currently being assessed. This being so, it is the Officer's recommendation that the application be deferred to allow the information to be fully assessed and a decision on the SuDS application made.

Councillor John I. Jones proposed, seconded by Councillor Liz Wood that the application be deferred in accordance with the Officer's recommendation.

It was resolved to defer the application in accordance with the Officer's recommendation for the reason given.

7. APPLICATIONS ARISING

7.1 FPL/2023/176 – Full application for the demolition of 2 outbuildings together with the erection of 2 affordable dwellings, 4 open market dwellings with the creation of a new vehicular access on land to the rear of the Post Office, Holyhead Road, Gwalchmai

The application was reported to the Planning and Orders Committee at the request of a Local Member amid concerns regarding the new access onto the A5 and the ability of the public sewerage network to accommodate additional flows. At its meeting held on 7 February 2024 the Committee resolved to conduct a physical site visit which was held on the 21 February, 2024.

Public Speakers

Mr Oswyn Williams spoke **as an objector** to the application on behalf of Gwalchmai residents who were opposed to the application as was the Community Council.

Mr Williams referred to a lack of clarity regarding the status of the proposed dwellings and whether they will be affordable units, open market properties or market rented properties. The access to the application site is a particular cause for concern and is thought to be

unsuitable and potentially hazardous leading out as it does to the A5 in a busy location where cars, HGVs, tractors, and trailers park daily to use the nearby shop and post. The residents of the terrace houses opposite have to park their cars on the A5 close to the access to the development. This has not been given due attention by the Highways Department which refers to onsite parking but not parking on the A5 itself which obstructs visibility leading onto this busy highway.

The information provided at section 21 of the application form is inaccurate in that there is a water ditch on the boundary less than 20 metres from the proposed development. Water collects in this area due to surface water and a blockage in the ditch in January this year caused the manhole on the road to Pentreuchaf to overflow. The addition of further hardstanding areas will exacerbate the situation and create more flooding in this area and in the village. There has been regular correspondence between the Planning Department and interested parties in the past month expressing concern regarding this issue. Another source of concern are sewerage related issues especially around the Pant area of the village with there being visual evidence of raw sewerage around houses and overflows from manholes with the situation having deteriorated following further development and its connection to the fragile infrastructure.

Mr Williams also spoke about the potential impact of the proposal on the Welsh language with no reference being made to policies for promoting the language or Welsh Government targets. No mention is made either of how asbestos in the storehouse situated close to the pavement will be dealt with safely when it is demolished. The removal of a boundary hedge which does not belong to the developer would affect wildlife, and allowing twelve upper floor windows to overlook would affect the privacy and amenity of neighbouring properties.

Mr Jamie Bradshaw of Owen Devenport spoke **in support** of the application confirming that the proposal is for six dwellings, two of which will be affordable on under-used brownfield site in the centre of Gwalchmai. The proposal will provide affordable, lower cost homes that will meet the needs of the community in a highly accessible location, is of good design that complements its setting and will provide ecology mitigation and enhancement to address its modest impacts. The proposal is a prime example of the type of development supported by national and local policy. The proposal would also provide a new entrance and put in place 45 metre visibility splays which is that for 30mph roads rather than the 22 metres required for the current 20mph limit. It would generate 2 to 3 movements within the morning and afternoon peak hours which is well within the capacity of the road, and there would be a good level of off-road parking and turning space.

A good mix of housing is proposed with 4 2-bedroom houses and 2 3-bedroom houses with their size and design meaning that the open market houses will be low cost and so within reach of local couples and families. A detailed Housing Mix Assessment has been submitted which shows there is considerable need for this type of housing locally supported by a survey where 22 of the 23 responses were from local residents. This report was examined by the Council's Housing Officers who agreed with its conclusions. Similarly a Welsh Language Impact Assessment has been provided and accepted by the Council's Officers.

With regard to drainage, whilst there is a concern locally about the capacity of sewers, Dŵr Cymru has assessed the scheme and has concluded that there is capacity to cater for the proposal. In relation to tree removal, the proposal only requires the removal of two trees and one small group which are lower grade. New trees are proposed to replace them. Whilst a neighbour claims that some of these are on their land, of those only group two are set for removal, and this is on the other side of the boundary wall. As such no trees would be removed on the neighbour's land.

The proposal complies with the Local Development Plan, is fully supported by the Officers and provides a good mix of high- quality homes that will be low cost and so will help to address the impact of the housing crisis on the village.

The Planning Development Manager reported that Gwalchmai is identified as a Service Village under the provisions of the Joint Local Development Plan and as such new housing in the settlement is considered under policy TAI 3 which supports the creation of new residential units in Service Villages subject to capacity within the indicative provision level of housing. Although the report shows that the proposed development would exceed the indicative provision on windfall sites in Gwalchmai, data provided by the Housing Service in relation to waiting lists indicates that there is a substantial demand for 2 and 3 bed dwellings in the Gwalchmai area. As the development consists of 2 and 3 bed dwellings, the Local Planning Authority is satisfied that it is justified and corresponds with local housing needs. The proposal also includes 2 affordable units in line with the requirements of Policy TAI 15.

The Planning Development Manager referred to the issues of concern raised locally with highway matters being the principal source of concern along with drainage and flooding and the Welsh language. One of the main issues raised is the impact of the new access on parking in reducing the ability of residents and users of the shop to park on the road thereby exacerbating existing parking problems and highway safety. The proposed new access is situated approximately 35 metres away from the shop and it is not considered reasonable to refuse the application on the basis of a need for occasional parking in order to use the shop. It might be argued that the new access will improve the parking situation by reducing the number of vehicles parked on the highway thereby leading to better traffic flow and highway safety through the village. The scheme includes 14 off road parking spaces and does not directly add to the existing parking issues; neither is it for the development to resolve existing parking issues. The Highways Service has confirmed that the proposal is acceptable and complies with the requirements for parking provision and visibility splays. It is difficult to see how one access shared by six properties 35m away from the shop will create more problems than the current seven accesses which are within 120m to the shop. With regard to drainage and sewerage issues, Dŵr Cymru as the sewerage undertaker has raised no concerns about the capacity of the network to accommodate the proposed dwellings. Dŵr Cymru did however express concern about the proximity of the proposal to the public sewer and this is addressed by condition (12) which requires the submission of a public sewer diversion scheme before any development takes place. Although concerns have been raised regarding blockages in the system, this does not mean that the system lacks capacity and is not a reason for refusing the application. As the development is not within the flood zone which extends over 140m south of the application site boundary, NRW has raised no objections. Although a small water ditch runs to the rear of the site it is not within the application site and no water is discharged directly to the ditch. NRW's flood map for Planning although it has no official status, shows that the land between the property to the rear and the ditch lies within Zone 3 for surface water and small water courses but the ditch itself does not lie within this zone. These matters will be addressed as part of the SAB approval process which is separate from the planning process. A Welsh Language Impact Assessment accompanying the application is considered acceptable by the Council's Welsh Language and Policy Manager based on the small scale of the proposal and because it meets local demand for housing and for affordable low-cost units. With regard to other issues, the Council's Ecology Advisor is satisfied with the measures proposed to safeguard the ecological features of the site including the boundary hedge; the proposal conforms with distance requirements set out in the SPG Design Guide and it is not considered that any negative impacts will arise therefrom. The issue of asbestos would be dealt with under the relevant legislation and is not a planning matter. As regards affordability, Planning Policy Wales states that any dwelling not defined as an affordable dwelling is an open market dwelling i.e. a private dwelling for sale or for rent. The developer has also updated the planning application form to reflect the fact that the proposal is within 20m of a water course.

Having considered the scheme against all relevant policies and supplementary planning guidance, no reasons for refusal have been identified and no other material considerations are present that indicate a decision other than approval is justified. It is therefore the Officer's recommendation that the application be approved subject to the planning conditions outlined and a Section 106 agreement with regard to the provision of the affordable dwellings.

Councillor Neville Evans spoke as a Local Member and a member of the Trewalchmai Community Council and he repeated the concerns voiced by Mrs Oswyn Williams in his address to the Committee regarding the access to the development and the challenges that that might create in terms of traffic generation and parking on an already busy road. He referred to longstanding issues in relation to sewerage, drainage and flooding which have deteriorated with recent heavy rains and housing development within the village. He said that he had been called out several times this winter because of problems with flooding and overflowing which were thought to be due to the system being old and unable to cope. He was surprised that neither Dŵr Cymru nor the Council had any comments to make regarding the situation. He questioned the idea of affordability and whether the proposed dwellings would be affordable for local people even those designated as such, and he also raised concerns about developers being granted planning permission in Gwalchmai and elsewhere on the basis of providing affordable homes and then seeking to withdraw the affordable provision later. The impact of open market estates on small Welsh villages such as Gwalchmai and the Welsh language is becoming increasingly apparent. Councillor Evans said that he had wanted to show the Committee some photographs to illustrate technical planning matters in relation to highway and flooding issues and was disappointed that the request had been declined and although he respected the Officer and Chair's decision in this regard, he thought there needed to be greater clarity around which requests to show photographs are allowed and which are not, given that a similar request had been allowed at the last meeting.

The Planning Development Manager said that many of the issues raised by the Local Member had been addressed in his presentation and he reiterated that notwithstanding the road is busy, the shop is some distance away from the application site, Dŵr Cymru as the professional body and statutory consultee has no concerns regarding the capacity of the network to accommodate the development and the condition regarding diverting the public sewer crossing the site may provide an opportunity to improve the situation. The ditch and surface water issues are a matter for the SAB approval process and affordability means under market value.

Councillors R. Llewelyn Jones and Jeff Evans referred to the need for housing across Anglesey particularly low-cost affordable housing and accepted the assessment by the Housing Service of there being substantial demand for 2 and 3 bed dwellings in the Gwalchmai area. Councillor Jones asked about the carbon emissions in building the homes. Councillor Evans said that it was difficult to understand what affordable means with regard to housing without there being a value or figure attached. He noted that Dŵr Cymru was satisfied with drainage arrangements and saw no reason for not approving the proposal.

Councillor Dafydd Roberts queried whether the new diverted public sewer would be tested to ensure it is structurally sound and in working order.

Councillor John I Jones said that he understood that the two proposed affordable dwellings would be 2 rather than 3-bedroom properties and he questioned whether they would benefit or be attractive to families which is what the area needs. He asked about education provision and whether the Learning Service had required a contribution from the developer and he expressed some dissatisfaction with the location and design of the proposed development

thinking that it was being squeezed into its location and that it raises privacy issues with regard to neighbouring properties. For those reasons, he proposed that the application be refused contrary to the Officer's recommendation. The proposal was seconded by Councillor Neville Evans.

The Planning Development Manager advised in response to the points raised by the Committee that whilst it is not possible to monitor the carbon emissions of individual dwellings, new housing is built to high specifications in terms of sustainability and carbon neutrality and a carbon management plan is required for large scale development. With regard to the diversion of the public sewer, Dŵr Cymru would assess the structure for soundness and for compliance with its own requirements and the provision of a new sewer pipe might present an opportunity for improving the drainage situation in the area. In relation to affordability, as every area is different as regards the factors that affect affordability it is not possible to provide a universal figure that comprises every area. An affordable home is a home that is for sale at 20% to 30% below the market value for housing in a given area. The Planning Development Manager confirmed that the Learning Service had not required a contribution from the developer with regard to school places. He further advised that the scheme is considered acceptably designed, that it fits in with its surroundings and conforms with the distance requirements specified in the SPG Design Guide. As the site is set back and is at a lower level than the highway, the development will not be prominent in the street scene.

Councillor Jeff Evans proposed, seconded by Councillor R. Llewelyn Jones that the application be approved in accordance with the Officer's recommendation. In the ensuing vote the proposal to approve the application was carried.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions set out therein and subject also to a Section 106 agreement to secure the provision of the affordable dwellings.

7.2 FPL/2023/146 – Full application for the demolition of the existing dwelling and erection of a new dwelling together with associated works at Cae Graham, Pentraeth

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 1 February 2024 the Committee resolved to refuse the application contrary to the Officer's recommendation the reasons being the proposed dwelling is not on the same footprint as the existing dwelling, the size of the proposed replacement at approximately 50% greater than the existing dwelling exceeds the 20% maximum cited in the Supplementary Planning Guidance (SPG) Replacement Dwellings and Conversions in the Countryside, and the proposed dwelling would have a detrimental impact on designated Dark Skies.

The Planning Development Manager addressed the reasons for refusing the application contrary to the Officer's recommendation advising that the existing dwelling was granted a Certificate of Lawfulness for use as a Class C3 residential dwelling in 2016 and so the proposed dwelling is not a replacement for a caravan or holiday chalet that has legal residential status. The Officer acknowledging that this might be difficult for someone outside the planning process to understand referred to the criteria under Policy TAI 13 which proposals for the replacement of a dwelling must meet, specifically criterion 5 which states that outside development boundaries, the proposed dwelling should not be a replacement for a caravan or holiday chalet that has legal residential status. The Officer explained that it is possible for someone to apply for a lawful use certificate for residential use of a caravan or holiday chalet providing they can provide evidence that it has been lived in and used for this purpose continually for a period of 10 years or more. This would allow them to live lawfully in

the caravan/holiday chalet without the Council taking enforcement action against them. Criterion 5 is designed to ensure that a holiday unit that has been granted a lawful certificate for residential use is not eligible for a new dwelling. This is not the case in Cae Graham where the unit has been built and used solely as a residential unit in the period leading to the granting of the lawful use certificate, namely from 2009 to 2016 which means that the change of use is not one from holiday to permanent residential use. Consequently the applicant has only to demonstrate permanent use of the unit as a residential dwelling for 4 years or more rather than the 10 years required for change of use. The residential use of the unit has been proven and a certificate of lawful use for Class C3 residential use has been granted rather than a certificate for the present use of holiday accommodation as a residential dwelling. The fact that the unit is constructed of wood and resembles a chalet does not make it a holiday chalet and the unit is too large to fall within the definition in the Caravan Act. Additionally, a Certificate of Lawful Use is based on evidence and makes no reference to policy.

With regard to the reasons given for refusing the application, whilst the proposed replacement dwelling would not be precisely in the same location as the existing dwelling, there would be some overlap of the building footprints which would ensure that the existing dwelling would need to be demolished for the replacement dwelling to be erected. Its siting on slightly lower ground would serve to lessen its visual impact and consequently it is not considered that it would give rise to unacceptable landscape or visual impact on the designated AONB or the amenities of adjoining uses. In terms of size, guidance contained in the SPG states that where justification has been received which would mean that the floor area would need to be larger than that of the original building, 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 that every application should be assessed individually according to merit. The SPG also states that if the replacement building is on a larger scale than the original but would not have a significantly greater visual impact then the proposal would conform with the principles of Policy TAI 13. Although the proposal is for a dwelling with a floor area some 50% larger than that of the existing dwelling, is it of a high-quality design and the use of dark natural materials along with appropriate landscaping would represent an improvement on the existing development and integrate well into the landscape. Being nestled into the hillside and well screened by existing tree and topography it would not result in a significantly greater or unacceptable visual impact on the character and appearance of the area or the AONB. In response to comments by the Ecological Advisor regarding potential light pollution, a lighting splay plan has been submitted which includes mitigation measures to ensure that there will be no impact on wildlife or the Dark Skies and this is considered satisfactory. A condition requiring details of any external lighting would also be attached to any permission. The proposal is considered acceptable and the Officer's recommendation remains one of approval.

Councillor Margaret N. Roberts, a Local Member highlighted that since last month's Committee meeting it has emerged that the hut which is the subject of the application was removed from the Indefatigable in 1995 upon its closure and was used as a chicken hut in Bryn Hyrddin Farm before being removed to its existing location in 2005. She said that the structure has gone through many forms and uses including as a chalet and Airbnb in 2015 but never a dwelling and definitely not a two-storey house with a tower. She referred to criterion 5 of Policy TAI 13 which she quoted and was clear on this point and she emphasised the need for consistency asking the Committee to keep to its previous decision of refusing the application.

Councillor Ieuan Williams, also a Local Member also referred to criterion 5 of Policy TAI 13 and to photographs which were shown to the Committee at its previous meeting. He highlighted that the Architect in the location plan calls the structure "a chalet" Furthermore, the SPG states that "it's noted that applications for demolition and replacement are only

relevant to permanent units. Applications to replace a caravan/chalet with a permanent residential unit are not eligible in accordance with criterion 5 of Policy TAI 13.” The Officer in his presentation to the Committee at its meeting last month describes the structure as a timber framed construction stating that such buildings have a limited lifespan which means that it is not permanent and is therefore contrary to the SPG. The structural survey also confirms that the structure is not permanent. Councillor Williams believed that in order to interpret a policy or rule one has to go back to the intention of the author. In this case that means going back to the draft 2015 policy which states that “outside development boundaries the proposed dwelling is not a replacement for temporary residential accommodation or a building constructed of short life materials. This policy will not permit the replacement of a temporary residential accommodation such as caravans, chalets etc. or buildings constructed from short life materials such as prefabricated houses.” The structure which is the subject of the application is a chalet with lawful residential use – an old hut from Indefatigable which was also a chicken hut from Bryn Hyrddin farm before its removal to its present site. Councillor Williams thought it clear that the Officer’s recommendation was contrary to criterion 5 of Policy TAI 13 and that the application should be refused for that reason.

The Planning Development Manager said that he had given an overview of the interpretation of the policy and the legislation with regard to the Certificate of Lawful Use and that it is a fact that the structure has lawful residential Class 3 use. In describing the structure as having a limited lifespan and not being a permanent structure at last month’s meeting, the Officer clarified that he was quoting from the structural survey accompanying the application which led to the conclusion that renovating and retaining the structure was not economically feasible and that replacing it would be a more appropriate and long-term solution. With regard to the draft policy from 2015, Planning Officers have to work with current policy and legislation.

The Legal Services Manager advised that if the Committee is still minded to refuse the application it must judge the application on its planning merits. He informed the Committee that a challenge to the Certificate of Lawful Use had been received and evidence presented by individuals who assert that the Certificate was not valid to be granted. Notwithstanding, the certificate of lawful use stands for the purpose of this meeting as there is a legal process to be followed in that case which allows the landowner to see the evidence for challenging the certificate before the Planning Officers come to a decision on the matter. The Legal Services Manager referred to the context and background to the granting of the Certificate of Lawful Use which leads to the circumstances in which criterion 5 in Policy TAI 13 applies. At its February meeting, the Committee heard challenges to the Certificate of Lawful Use on the basis of there being no evidence of residential use, the process being defective and a discrepancy between the place name on the application and the name by which the place is known to people locally (the Legal Services Manager explained that he had examined the evidence and provided Planning Officers with advice to make the decision they had made with regard to granting the Certificate of Lawful Use in 2015/16 and was declaring an interest on that basis). Both the applicant and tenant made a sworn declaration at the time and photographs of the structure and site were provided and show that regardless of its origin, the structure was a wooden building at the time of the application in 2015. The application stated that the structure had undergone works to bring it to the condition in which it was in at that time. Furthermore, a note from a site visit by a Planning Officer in November 2015 states that “when visited, car outside and clear signs the property was being used as a dwelling.” A challenge has also been made on the grounds that the application was not advertised. However, a notice was posted on the road to the site, the nearest neighbour was sent a notification as were the Local Members and the Community Council with the only response being from the Community Council which stated that it had no comments on the application. The process followed is therefore undisputable and the Certificate of Lawful Use was consequently granted. Although claims have been made of the chalet being used as

holiday chalet around 2018, there is no record of any complaint to the Council's Enforcement Section at that time. Objections have only been raised upon the submission of a planning application with no complaints having been made in the eight years of usage prior to that. The chalet was sold for £189k in 2016 which is the price of a dwelling which is the status conferred on the chalet by the Certificate of Lawful Use and which allows the chalet to be used unconditionally as a dwelling. This brings the Committee to Policy TAI 13 against which the proposal must be judged on its merits.

Councillor John I Jones although he was sympathetic to the Local Members' concerns thought that because a Certificate of Lawful Use for residential use Class 3 had been granted, a refusal could not be justified and he therefore proposed that the application be approved in accordance with the Officer's recommendation. The proposal was seconded by Councillor Liz Wood.

Councillor Dafydd Roberts proposed that the Committee's previous decision to refuse the application be reaffirmed on the basis that the proposal for a two-storey dwelling and tower is on a greater scale and size than the existing chalet thereby creating a visual impact greater than the existing structure contrary to criterion 7 of Policy TAI 13. The proposal was seconded by Councillor Alwen Watkin. In the ensuing vote the proposal to reaffirm the Committee's previous decision of refusal was carried.

It was resolved to reaffirm the Committee's previous decision to refuse the application contrary to the Officer's recommendation for the reason given.

8. ECONOMIC APPLICATIONS

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

9. AFFORDABLE HOUSING APPLICATIONS

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

10. DEPARTURE APPLICATIONS

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

11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12. REMAINDER OF APPLICATIONS

12.1 DIS/2024/1 – Application to discharge conditions (09) (Construction Management Plan) and (10) (Construction Environmental Management Plan) of planning permission FPL/2023/42 (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 as it is to discharge conditions imposed by the Committee in determining planning application reference FPL/2023/42 "Full application for the demolition of the existing dwelling together with the erection of two new dwellings at Treiddon, Menai Bridge" at its meeting on 6 December 2023.

The Planning Development Manager reported that condition (09) requires the submission and approval of a Construction Management Plan (CTMP) and condition (10) requires the submission and approval of a Construction Environmental Management Plan (CEMP). Information pursuant to the above conditions has been submitted to the Local Planning

Authority and following consultation with the Highways Department and the Ecological Advisor, revisions have been made to the document to address issues raised by both consultees. Both consultees have subsequently confirmed that the information submitted is acceptable and meets the requirements of the conditions such that they may be discharged.

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

It was resolved to approve the application in accordance with the Officer's recommendation and report and that conditions (09) and (10) are thereby discharged.

13. OTHER MATTERS

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

Councillor Ken Taylor
Chair

Planning Committee: 03/04/2024

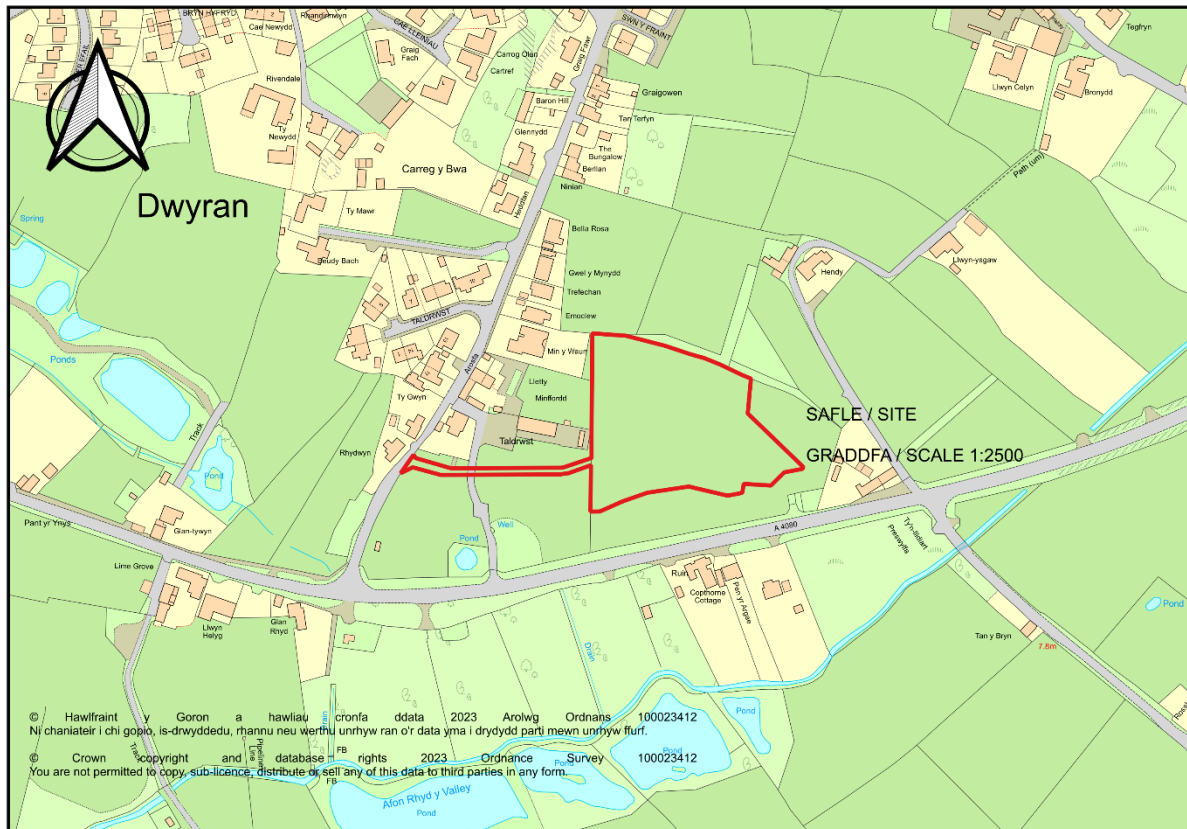
6.1

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, the developer has submitted a SuDS application to the Local Authority as the SuDS Approval Body and the information is currently being assessed. The department propose the application is deferred until the next planning committee so as the information can be fully assessed and a decision can be made on the SuDS application.

Recommendation

That the application is deferred.

Planning Committee: 03/04/2024

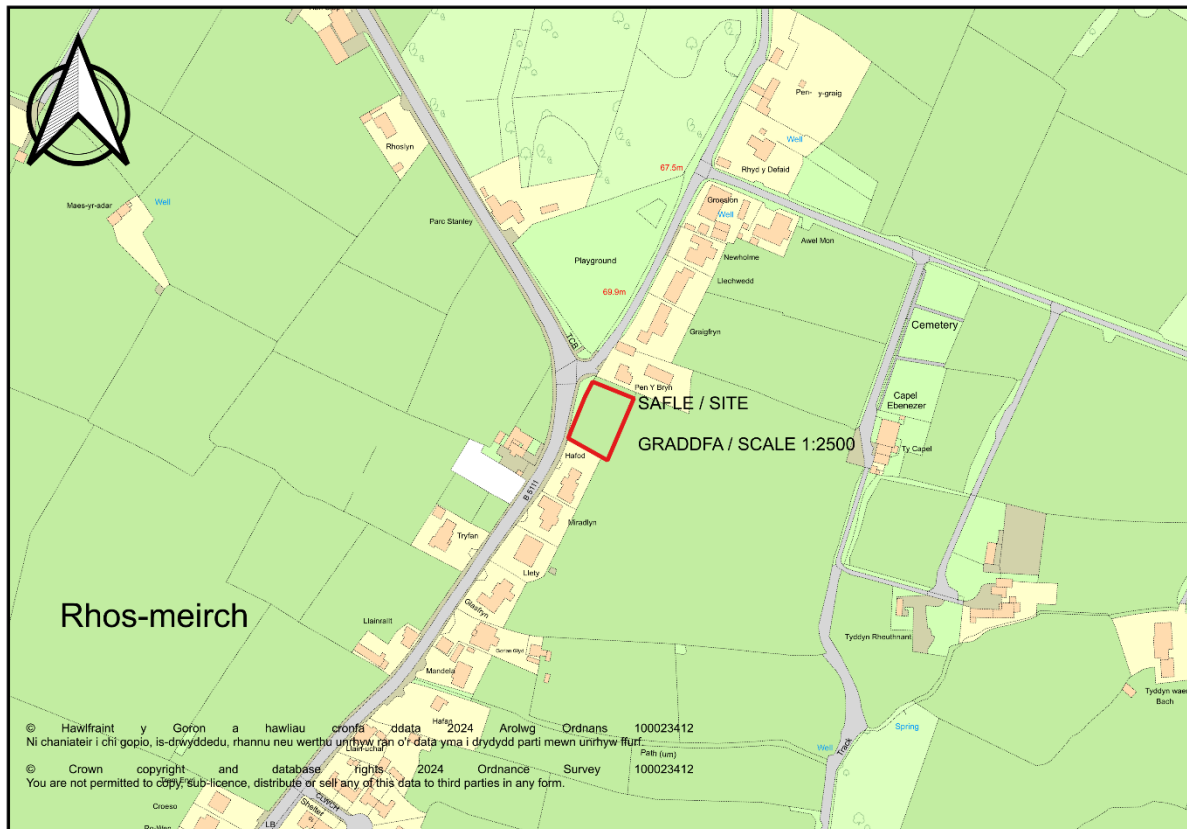
10.1

Application Reference: FPL/2023/359

Applicant: Mr. Chris Owens

Description: Full application for amended plans for the erection of a dwelling previously approved under planning permission reference FPL/2021/47 on land adjacent

Site Address: Pen Bryn, Rhosmeirch



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

Recommendation: Permit

Reason for Reporting to Committee

The application is being presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan which the Local Planning Authority is minded to approve.

Proposal and Site

This is a full application for amended plans for the erection of a dwelling previously approved under plannign permission reference FPL/2021/47 on land adjacent to Pen y Bryn, Rhosmeirch.

Key Issues

The key issue is whether or not the proposed amendments are acceptable.

A fallback position exists (extant consent) however, the subsequent change in policy following the adoption of the Joint Local Development Plan (JLDP) is a material factor which must be taken into account.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 17: Settlement Strategy
Strategic Policy PS 16: Housing Provision
Policy TRA 2: Parking Standards
Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy TAI 6: Housing in Clusters
Policy AMG 5: Local Biodiversity Conservation
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Paul Charles Ellis	No response at the time of writing the report.
Cynghorydd Dylan Rees	No response at the time of writing the report.
Cynghorydd Non Lewis Dafydd	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	No objection.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No comments.
Dwr Cymru Welsh Water	Comments/conditions
Draenio / Drainage	Comments regarding SuDS and flood risk.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments regarding ecology and biodiversity.
Swyddog Llwybrau Troed / Footpaths Officer	Comments.
GCAG / GAPS	No observations.

The application was afforded three means of publicity; these were by the posting of a notice near the site, the serving of personal notifications on the owners of neighbouring properties and an advert in the local press. The latest date for receipt of representations as 26/01/2024.

At the time of writing the report, no representations had been received at the Department following the publicity period.

Relevant Planning History

34C716 - Outline application for the erection of a dwelling with all matters reserved on land near - Pen Y Bryn, Rhosmeirch – Granted 19/6/17

RM/2020/9 - Application for reserved matters for the erection of dwelling on land adj - Pen Bryn, Llangefni – Granted 7/8/20

FPL/2021/47 - Cais llawn ar gyfer cynlluniau diwygiedig ar gyfer codi annedd a ganiatawyd gynt dan cais amlinellol rhif 34C716 a cais materion a cadwyd yn ôl rhif RM/2020/9 ar dir ger / Full application for amended plans for the erection of a dwelling previously approved under outline application reference 34C716 and reserved matters application reference RM/2020/9 on land adjacent to Pen Bryn, Rhosmeirch - Caniatau/Granted - 24/06/2021

LUE/2023/23 - Cais am Dystysgrif Cyfreithlondeb o ddatblygiad presennol mewn perthynas a cychwyn gwaith materol ar ganiatad cynllunio rhif FPL/2021/47 ar dir ger / Application for a Certificate of Lawfulness of existing development in relation to a material start having been made on planning permission reference FPL/2021/47 on land adjacent to Pen Bryn, Rhosmeirch - Cyfreithiol/Lawful - 05/10/2023

Main Planning Considerations

The application is made for amended plans for the erection of a dwelling previously approved under planning permission reference FPL/2021/47 at Pen Bryn, Rhosmeirch.

In October 2023 a Lawful Development Certificate was granted under reference LUE/2023/23 which established that a lawful material start had been made on the development thereby safeguarding the planning permission in perpetuity.

Since the adoption of the Joint Local Development Plan, Rhosmeirch is identified as a Cluster under the provision of Policy TAI 6 where new dwellings will be approved providing there is a need for an affordable house for local need.

However, there is a fallback position of an extant and lawful planning permission for the erection of an open market dwelling on the land. Therefore the following must be considered:-

- Is there a likelihood that the existing planning permission can be implemented.
- Are the amendments to the permission an improvement to that previously approved.

The permission has been implemented and benefits from a Lawful Development Certificate which safeguards the permission in perpetuity.

The proposed amendments include:

- Amendments to the site boundaries, siting, design and means of access.

The proposed plot is extended to the North East, utilising a section of the field previously left vacant. Public footpath number 17 runs between the plot and Pen Y Bryn to the North East and will be demarcated by a 1.2m high boundary fence.

The proposed dwelling will be re-sited centrally within the plot and the access relocated from the Northern to the Southern corner of the site.

There are also amendments to the design of the proposed dwelling from a red brick dormer bungalow with attached double garage to a two storey facing brick and painted render dwelling with attached single garage.

The proposed amendments are considered to be acceptable in terms of scale, siting, design and are considered to be of a higher quality an improvement to the previously approved scheme which is more in keeping with the generally form of development in the locality.

The Highways Department have been consulted in relation to the revised means of access and have raised no objections.

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 a Green Infrastructure Statement, new planting and landscaping, bat and bird boxes. 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.

Conclusion

The application is contrary to Policy TAI 6 of the JLDP; nevertheless a fallback position exists as the site benefits from an extant permission which has been lawfully implemented and benefits from a Lawful Development Certificate.

The proposed amendments to the site boundary, siting, design and means of access are considered to be acceptable and an overall improvement to the scheme previously approved and it is not considered that the development will have an unacceptable impact upon the character and appearance of the area or the amenities of neighbouring properties.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

(03) No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and include a detailed design outlining the measures proposed to accommodate the public sewer. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development.

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

(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 access shall be laid out and constructed strictly in accordance with the submitted plan, Drawing No. SHA-403-03(E) before the dwelling is occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

(06) The car parking accommodation shall be completed in full accordance with the details as shown on drawing reference SHA-403-03(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.

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

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

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

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

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

- **Site Location Plan: SHA-403-01(A)**
- **Site Layout Plan: SHA-403-03(E)**
- **Proposed Plans & Elevations: SHA-403-02(A)**
- **Green Infrastructure Statement, Cambrian Planning, December 2023**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS5, PS17, PS16, PS19, TRA2, AMG5, TAI6.

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.

Applicant: Mr. Neil Richard Hughes

Site Address: Bryn Tawel, Ty Croes.



Reason for Reporting to Committee

Proposal and Site

Page 19

Key Issues

The key issue is whether the proposal would have a negative impact on the previously approved dwelling and garage, the neighbouring dwellings and the surrounding area.

Policies

Joint Local Development Plan

Strategic Policy PS5 – Sustainable Development
TRA 4 – Transport Network Developments
PCYFF1 – Development Boundaries
PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF4 – Design and Landscaping
TAI 4 – Housing In Local, Rural & Coastal Villages
AMG5 - Local Biodiversity Conservation

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

Technical Advice Note 6 – Planning for sustainable rural communities (2010)

Planning Policy Wales (Edition 12, February 2024)

Response to Consultation and Publicity

Consultee	Response
Draenio / Drainage	As the application does not propose to make any changes to the surface water drainage previously approved the Drainage Team have no objections to this application.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection to the application and informatives for the applicant.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No major concerns to the new location of the garage and requested external lights and ecological enhancements be sited correctly on the plans.
Dwr Cymru Welsh Water	Requested a condition for surface water from the site not drain to the public sewer system together with advice for applicant.
Cynghorydd Douglas Massie Fowlie	Requested confirmation that the garage cannot be used as a residential dwelling. The determining officer confirmed that the garage would be conditioned to be used a garage ancillary to the dwelling and for no other use.
Cynghorydd Neville Evans	No observations received to date.
Cyngor Cymuned Llanfaelog Community Council	No observations received to date.
Polisi Cynllunio / Planning Policy	No observations to make on the application.

Publicity

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, an advert in the local newspaper and a site notice with the expiry date for receiving representations was the 01/03/2024. At the time of writing this report no letters of representation have been received.

Relevant Planning History

FPL/2023/23 - Full application for the erection of a detached garage together with alterations to the scheme approved under planning application reference 28C257B/DA at Bryn Tawel, Ty Croes.- Permit 07/09/2023

MAO/2020/23 - Mân newidiadau i gynllun a gymeradwywyd yn flaenorol o dan ganiatâd cynllunio 28C257A ac amod (02) (Cynlluniau a Ganiatawyd) o faterion a gadwyd yn ôl cais cyfeirnod 28C257B/DA er mwyn diwygio'r dyluniad ar dir ger / Minor amendments to scheme previously approved under planning permission 28C257A and condition (02)(Approved Plans) of reserved matters application reference 28C257B/DA so as to amend the design on land adjacent to - Elstone, Ty Croes. Caniatáu / Permit 21/10/2020

28C257 - Demolition of existing building together with the erection of a dwelling and alterations to existing access at Workshop near Ty'n Llan, Llanfaelog, Rhosneigr. Gwrthod / Refused 03/07/1998

28C257A - Outline application for the erection of a dwelling together with full details of the vehicular access on land adjacent to - Bryn Maelog, Llanfaelog. Permit 02/08/2016

28C257B/DA - Application for reserved matters for the erection of a dwelling and construction of a vehicular access on land adjacent to - Elstone, Ty Croes. Permit 31/08/2018

28C257E/DEL - Deletion of Conditions (05) No surface water to connect to public sewage system from planning permission 28C257A - Withdrawn 18/07/2018

28C354A - Section 73 for removal of condition (05) No surface water to connect to public sewage system from planning permission 28C257A - Approved 5/6/06 -

S106/2022/6 - Application for the variation of Section 106 Agreement, in order to amend the land that was included as part of the property, of planning permission 28C354A at Glan y Gors, Ty Croes - Approved 20/9/23.

Main Planning Considerations

The Joint Local Development Plan (JLDP), Policy TAI4 – Housing In Local, Rural & Coastal Villages states proposals for *'open market housing in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:*

- i. That the size, scale, type and design of the development corresponds with the settlement's character,*
- ii. The site is within the settlement's development boundary.'*

Previously approved outline planning permission reference 28C257A granted planning permission for a new dwelling together with a new vehicle access under previous Local Development Plans with the Reserved Matters planning permission granting permission under the current Joint Local Development Plan.

The application site is located approximately 120m outside the development boundary of Llanfaelog and 180m from the nearest designated housing cluster of Bryn Du. Under current JLDP policies the site would

be within the open countryside and the proposed market dwelling would be considered contrary to local and national planning policies.

The principle of developing the site has already been established under planning application reference 28C257A and 28C257B/DA where permission was granted for the erection of a dwelling and the construction of a new vehicular access. Work has commenced on site with the construction of the vehicle access and the dwelling partially erected with work stopped before the erection of the roof.

The last application approved on the site was planning permission reference FPL/2023/23 which granted alterations to the dwelling and a new detached garage.

The main planning considerations is whether re-positioning the garage on site would have a negative impact on the previously approved dwelling and garage, the neighbouring dwellings and the surrounding area.

Main Planning Considerations

(ii) Siting, scale, design and appearance of the proposed garage

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 compliment or enhance the existing site and surrounding area.

The previous planning permission reference FPL/2023/23 granted approval for the construction of a detached garage building. The detached garage as part of this planning permission would be sited close to the Western boundary of the site within 1.8m of the dwelling and 1.2m from the boundary wall shared with neighbouring property 'Bryn Maelog'. The scale of the garage measured 5.7m in width, 6.2m in length, 2.8m to the roofs eaves and 4.8m to the roof ridge. The garage would have a two pitched slate roof with a single garage door together with a single door and window.

The proposed new siting of the garage would be closer to the Eastern boundary of the site, have a covered entrance hallway connecting the garage to the dwelling and would be 1.9m from the boundary wall shared with neighbouring property 'Tir Rol'. The scale of the proposed garage is 5.7m in width, 6.2m in length, 2.8m to the roofs eaves and 4.8m to the roof ridge. The garage would have a two pitched slate roof with a single garage door together with a single door and window.

The proposed garage's siting, scale, design and appearance is considered acceptable as it would not have a negative impact on existing site, neighbouring properties and complies with planning policies PCYFF 2 and PCYFF 3 of the JLDP.

Ecology/Green Infrastructure

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 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.

The proposal includes 2 no Schwegler Bat Box, 4 no Schwegler bird box and 1 Schwegler Swift cup, all of which are shown on the proposed plans

The proposal is 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.

Conclusion

The application is contrary to Policy TA14 of the Joint Local Development Plan but has been safeguarded through commencement of works on site complying with previously approved planning permissions 28C257A, 28C257B/DA and FPL/2023/23.

The amendment to the previously approved garage is considered acceptable as it complies with Policies PCYFF2, PCYFF3 of the Joint Local Development Plan and the guidance within the SPG - Design Guide for the Urban and Rural Environment (2008).

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be carried out in strict conformity with the details shown on the 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 / Block Plan – 2311-A3-02 – Dated January 2023 – Received with planning permission VAR/2024/9**
- **Proposed Elevations - 2311-A3-03 – Dated January 2024 – Received 08/03/2024 - Received with planning permission VAR/2024/9**
- **Proposed Ground Floor Plan - 2311-A3-06 – Dated January 2024 – Received with planning permission VAR/2024/9**
- **Proposed First Floor Plan - 2311-A3-05 – Dated January 2023 – Received 26/04/2023 - Received with planning permission FPL/2023/23**

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

(02) Prior to the use of the balcony hereby approved the balcony screen at first floor level on the proposed West and East elevations as labelled on the drawing Proposed Elevations - 2311-A3-03 – Dated January 2024 – Received 08/03/2024 shall be 1.8 metres in height, be fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.

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

(03) Prior to the use of the dwelling and garage hereby approved the bird nest boxes, swift nest cup and bat boxes shall be installed on the buildings as per drawing Proposed Elevations - 2311-A3-03 – Dated January 2024 – Received 08/03/2024 and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(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 access shall be laid out and constructed strictly in accordance with the submitted plan Location / Block Plan – 2311-A3-02 – Dated January 2023 – Received with planning permission VAR/2024/9 before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To ensure visibility at the access.

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

Reason: In the interests of amenity.

(07) The access shall be constructed with 2.4 meter by 90 metre splays on either side. Within the vision splay lines nothing exceeding 1 meter in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: To ensure visibility at the access.

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

Reason: To ensure visibility at the access.

(09) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and operational before the use hereby permitted is commenced.

Reason: In the interests of amenity.

(10) No surface water from the within the curtilage of the site to discharge onto the county highway.

Reason: To ensure that the site is satisfactorily drained.

(11) The garage hereby permitted shall only be used as a private garage incidental to the enjoyment of the adjoining residential dwelling and for no commercial or business use whatsoever.

Reason: To ensure that inappropriate uses do not take place in this locality.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS5, TRA4, PCYFF 1, PCYFF2, PCYFF 3, PCYFF 4, TAI 4, AMG 5

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

Planning Committee: 03/04/2024

12.1

Application Reference: VAR/2024/12

Applicant: Mr. Drew Walls

Description: Application under Section 73A for the variation of conditions (04) (CEMP), (11) (CTMP), (17) (measures in place to secure the future maintenance of the access and estate road), (20) (Biosecurity Risk Assessment), (22) (Foundation designs) and (24) (Affordable housing) of planning permission FPL/2022/60 (erection of 14 dwellings together with the creation of an internal access road and associated works) so as to allow the submission of requested information following the commencement of work on site on the former site of

Site Address: Newborough School, Pen Dref Street, Newborough



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

Recommendation: Permit

Reason for Reporting to Committee

The land that forms the application site is owned by the Local Authority.

Proposal and Site

The proposal is an application under s73 for the variation of conditions (04) (CEMP), (11) (CTMP), (17) (measures in place to secure the future maintenance of the access and estate road), (20) (Biosecurity Risk Assessment), (22) (Foundation designs) and (24) (Affordable housing) of planning permission FPL/2022/60 that was approved on 02/12/2022 by the Planning and Orders Committee for the erection of 14 dwellings, construction of an internal estate road together with associated works in order that the required details are submitted following the commencement of works on site.

The land is located within the development boundary of Newborough as identified within the Joint Local Development Plan (JLDP) on the former Primary School Site at Pendref Street, Newborough. The former primary school has been demolished but the electrical sub-station building still remains on site at present. There are residential properties located to the North, South and West, with an area of undeveloped land to the East.

Key Issues

The key issues are whether it is acceptable to approve the required details following the commencement of works on site.

Policies

Joint Local Development Plan

Policy TAI 3: Housing in Service Villages
Policy TAI 8: Appropriate Housing Mix
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 5: Carbon Management
Policy PCYFF 6: Water Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy AMG 5: Local Biodiversity Conservation
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting
Policy ISA 1: Infrastructure Provision
Policy ISA 2: Community Facilities
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 2: Infrastructure and Developer Contributions
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 16: Housing Provision
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Response to Consultation and Publicity

Consultee	Response
Draenio / Drainage	Standard comments regarding the need for a sustainable drainage system
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Further information requested in regards to invasive species and CEMP
Ymgynghoriadau Cadw Consultations	No response to date
Dwr Cymru Welsh Water	No objection
Strategol Tai / Housing Strategy	No response to date
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response to date
Iechyd yr Amgylchedd / Environmental Health	Support application
Cynghorydd John Ifan Jones	No response to date
Cynghorydd Arfon Wyn	No response to date
Cyngor Cymuned Rhosyr Community Council	No response to date
Polisi Cynllunio / Planning Policy	No objection

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. Following the submission of the application the applicant requested that the application was amended to include the variation of condition (17) and therefore there was a duty to re-notify neighbours and undertake publicity and the latest date for the receipt of any representation is 03/04/2023. At the time of writing the report 2 letters had been received at the Department and 1 web comments. The main issues raised were as follows:-

- i. Development should comply with requirements of CTMP in order to protect existing and proposed road users during construction works
- ii. Developer should have sent a letter to nearby properties with a timetable for the works and contact details in case of emergency
- iii. Hours of operation should have been submitted as part of the CEMP

In response to the issues raised I would respond as follows:-

- i. The CTMP has been forwarded to the Highway Authority for their assessment and they have confirmed that the details are acceptable. The developer is aware that the construction works should be carried out in accordance with the approved details.
- ii. A copy of these comments have been forwarded to the applicant however there is no planning requirement for the developer to liaise with the occupants of neighbouring properties
- iii. The hours of works has been provided as part of the CEMP and are stated as 08:00-16:30 Monday to Friday and 08:00-13:00 Saturday

Relevant Planning History

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

FPL/2022/60 - Full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former site of Newborough Primary School, Newborough - Approved 02/03/2023

Main Planning Considerations

As part of planning permission FPL/2022/60 the developer was required to submit details for approval prior to the commencement of works on site. The developer cleared the site prior to the discharging of the required details and therefore were required to submit an application under s73 in order to approve the details following the commencement of the works.

Condition 04) (CEMP) - Natural Resource Wales have no objection to the discharge of the condition however our Ecological Advisor has requested further information and at the time of writing this report we are still awaiting the additional information.

Condition (11) (CTMP) - At the time of writing this report no response has been received from the Highway Authority however the details submitted appear satisfactory to address the requirements of the condition.

Condition (17) (measures in place to secure the future maintenance of the access and estate road) - The applicant has submitted a Section 38 application to the Highway Authority. The condition requires that the details are submitted and approved by the local planning authority prior to the commencement of works on site. As the scheme has not been approved by the Highway Authority the applicant has requested that the details can be submitted for approval within 6 months of the date of this permission. As the details required are in regards to the future maintenance of the estate roads it is not considered that their approval within 6 months will not have an impact on the development.

Condition (20) (Biosecurity Risk Assessment) - Natural Resource Wales have no objection to the discharge of the condition however our Ecological Advisor has requested further information and at the time of writing this report we are still awaiting the additional information.

Condition (22) (Foundation designs) - Natural Resource Wales have confirmed that they have no objection to the discharge of the condition.

Condition (24) (Affordable housing) - The Affordable Housing Statement submitted as part of the application confirms that the scheme will be 100% affordable housing and will be retained as part of the Council's general housing stock and let at social rent levels. The provision of 100% affordable housing exceeds the requirements of Policy TAI 15 of the Anglesey and Gwynedd Joint Local Development Plan and is therefore acceptable.

Ecology/Green Infrastructure and Landscaping

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, 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.

The proposal includes bird and bat boxes to be installed on the properties and hedgerows to provide habitat connectivity for reptiles and hedgehogs. 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 Planning Policy Wales.

Conclusion

The variation of conditions (04), (11), (17), (20) (22) and (24) so as to allow submission of the details following the commencement of works on site are considered acceptable.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- the location and the type of street lighting furniture.

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

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

(14) Within 6 months of the date of this permission details of the measures in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority " Management and Maintenance Plan". The Management and Maintenance Plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority

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

Reason: In the interests of ecology.

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

Reason: In the interests of amenity.

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

1. A preliminary risk assessment which has identified:

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

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

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

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

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

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

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

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

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

Reason: To ensure the dwellings are retained as affordable dwellings

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

- Proposed Drainage Layout – ECL.8561.D05.001 Rev A
- Access Road General Arrangement and Horizontal Alignment - ECL.8561.D07.001 Rev A
- Proposed Foul Water Drainage Layout and Manhole Schedule – ECL.8561.D05.002 Rev B
- Access Road Vertical Alignment Long Sections - ECL.8561.D07.002
- Proposed Surface Water Drainage Layout and Manhole Schedule - ECL.8561.D05.003 Rev A
- Surfacing and Construction Details - ECL.8561.D07.003 Rev A
- Section 104 Layout - ECL.8561.D007 Rev B
- Kerbing and White Lining Layout and Details - ECL.8561.D07.004 Revision A
- Section 38/278 Layout - ECL.8561.D07.005 Rev A
- Planning_5P3B_House_GA_Plans_Elevations – NHD-LMA-XX-XX-DR-A-7003 Rev P4
- Planning_4P2B_Mid-House_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7002 Rev P4
- Planning_4P2B_House_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7001 Rev P4
- Planning_2P1B_Apartments_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7000 Rev P4
- Planning_6P4B_House_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7004 Rev P4
- Site Plan As Proposed - NHD-LMA-XX-XX-DR-A-7006 Rev P8
- Soft Landscape Proposals – 21/19/LP/001 Issue V3
- Proposed Surface Water Swale Layout – ECL.8561.D05.008
- Site Sections As Proposed - NHD-LMA-XX-XX-DR-A-7007 Rev P10
- Drainage Construction Details Sheet 1 of 2 – ECL.8561.D05.005
- Drainage Construction Details Sheet 2 of 2 – ECL.8561.D05.006
- Proposed Drainage Long sections – ECL.8561.D05.004
- Location Plan and Site Plan - NHD-LMA-XX-XX-DR-A-7005 Rev P2 received 20/1/23
- Preliminary Ecological Appraisal – Enfys Ecology dated 15/10/21 Version 1
- Geotechnical Ground Permeability and Contamination Investigation Report – Egniol Consulting Ltd dated April 2021 – E1351.GGCI.R1
- Geotechnical Surface Water Flooding
- Soakaway Details - Egniol Consulting Ltd dated 28/9/21
- Archaeological Evaluation (Trial Trenching) Gwynedd Archaeological Trust May 2022
- Housing Need Survey – Rural Housing Enabler
- Herpetofauna Survey Report – Cambrian Ecology Ltd – dated 5th August 2022
- Welsh Language Statement – Cadnant Planning Dated July 2022
- Updated Protected Species Survey Report – Alison Johnston Ecological Consultant – dated 11th October 2022

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

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

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: TAI3, TAI8, TAI15, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, ISA2, ISA5, PS2, ISA1, PS4, TRA2, TRA4, PS1, PS5, PS6, PS16, PS19, AMG5, AT4

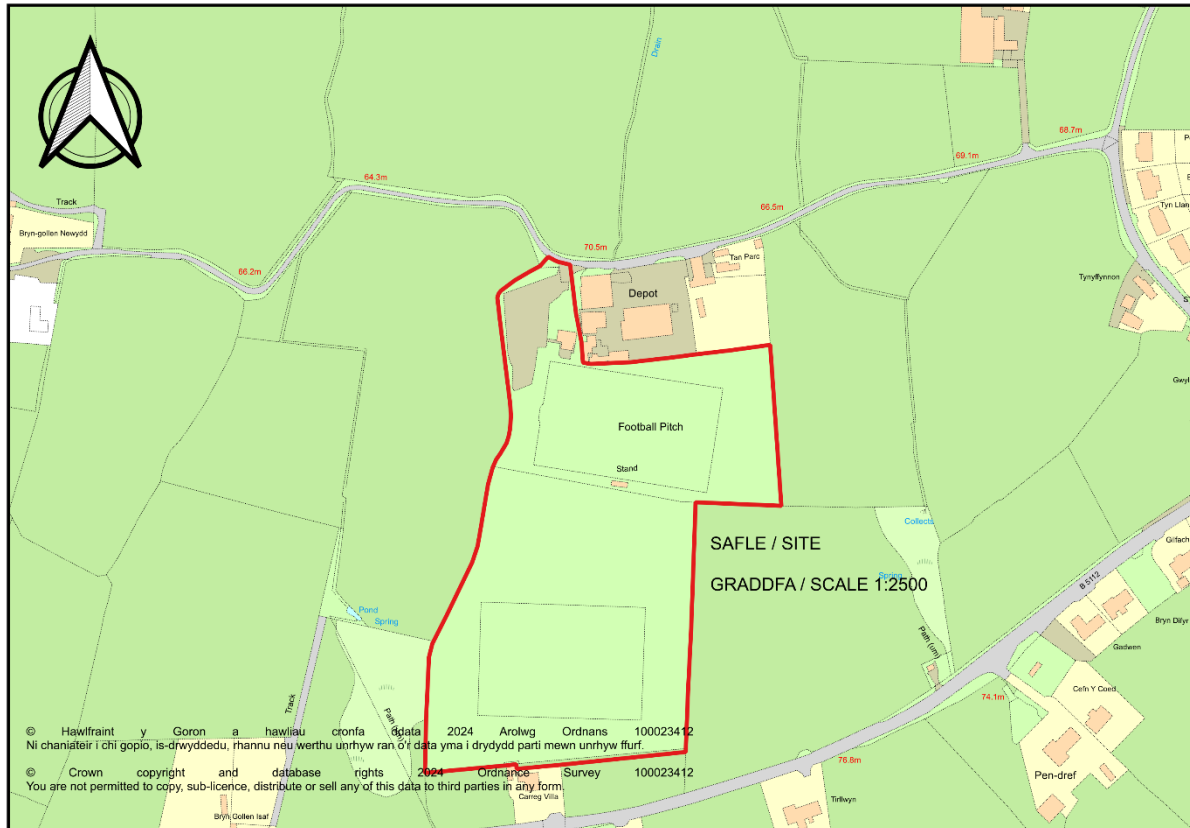
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/10

Applicant: Cyngor Cymdeithas Llanerchymedd

Description: Full application for the siting of two containers for storage of equipment at

Site Address: Football Ground, Llanerchymedd.



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application site is Llanerchymedd football ground, the football ground is situated within an open countryside location and sits to the west of the village of Llanerchymedd.

The application presented is for the siting of two storage containers for the storage of the club's equipment. The containers are proposed to be sited near the western boundary. The purpose of the container is to safely store the club's equipment.

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy AMG 5: Local Biodiversity Conservation

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 12, February 2024)

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

Response to Consultation and Publicity

Consultee	Response
GCAG / GAPS	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection, requested biodiversity enhancements and green infrastructure statements
Dwr Cymru Welsh Water	No objection, provided advisory comments
Draenio / Drainage	No further FCERM comment
Cynghorydd Jackie Lewis	no comment
Cynghorydd Llio Angharad Owen	no comment
Cynghorydd Llinos Medi Huws	no comment
Cyngor Cymuned Llanerchymedd Community Council	no comment
Prifffyrdd a Trafnidiaeth / Highways and Transportation	no objection
Prif Swyddog Prisio/ Principal Valuation Officer	no objection

Publicity:

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 15/03/2024. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

25C247 - Cais llawn i greu llwybr troed o gwmpas y cae pel droed presennol yn / Full application for the creation of a footpath around the existing football pitch at Cae Pêl Droed / Football Ground, Llanerchymedd. Caniatau/Permitted - 09/03/2015.

Main Planning Considerations

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

The applications' main issues are:

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

Proposal and Site:

The application site is Llanerchymedd football ground, the football ground is situated within an open countryside location and sits to the west of the village of Llanerchymedd.

The application presented is for the siting of two storage containers for the storage of the club's equipment, the containers are proposed to be sited near the western boundary. The purpose of the container is to safely store the club's equipment. The siting of these containers is only to be temporary; a condition will be implemented stating the container will only be sided temporarily for 5 years.

Details of containers:

The containers will measure 5.9 meters in length, 2.35 meters in width, and 2.39 meters in height.

Siting and Design:

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

The siting is considered acceptable given that the proposed development is situated far enough away from the public road, therefore it is not considered a distraction to road users. The design and appearance of the proposed development is considered acceptable given that the proposed development conforms to the site and its built surroundings.

The scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area. Furthermore, a condition will be implemented stating the container will only be temporary for 5 years.

Ecology 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 a hedgehog house on the western boundary of the site, located in an undisturbed area where grass will remain uncut. 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.

Impact on amenities, neighbouring properties, and roads:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

The container will not have a large visual impact therefore the placement of this storage container is appropriate to this area. It will integrate well into its place on the western boundary of the application site. In addition, the effect on neighbouring properties will be minimal as the nearest neighbouring property in the south-western direction is approximately 140m. Furthermore, the container is set back from the car park and main road, therefore it will not be a distraction to road users.

Conclusion

The proposal is considered a small-scale development for the siting of two storage containers at Llanerchymedd Football Ground. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the surrounding area. Furthermore, the biodiversity enhancements will help conserve and safeguard biodiversity, therefore this development is considered to comply with the relevant policies of the Joint Local Development Plan.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- **Location Plan – date received 24/01/2024**
- **Proposed Site Plan – date received 09/02/2024**
- **Container Specification – date received 02/02/2024**
- **Biodiversity Enhancement and Green Infrastructure Statement – date received 14/03/2024**

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

(03) Three weeks prior to any works commencing, a hedgehog house as shown on the plan, 'Biodiversity enhancement and Green Infrastructure Statement- received 14/03/2024) will be located at the western boundary of the site. The hedgehog house shall thereafter be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

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

Reason: The local planning authority has granted permission for a temporary period only as they wish to re-consider the position on the 4th April, 2029 in the light of circumstances prevailing at that date.

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

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: VAR/2024/4

Applicant: Louise HMRC

Description: Application under Section 73 for the variation of condition (01) (approved plans) of planning permission reference FPL/2021/337 (Full application for the construction of an Inland Border Facility (IBF)) so as to reinstate the staff car park at

Site Address: Former Roadking Truckstop, Parc Cybi, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application is report to the planning committee by virtue of the original consent being one granted by the Planning Committee.

Proposal and Site

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

and are now at an advanced stage. In line with the previously granted consents, the site includes an internal site road along with inspection shed, drivers office, main office building together with other ancillary development. The application is made under S73 so as to amend the approved plans to allow the re-instatement of the staff car park exit route onto the internal site road. The access will be a dual width gated access, which will be reserved only for emergency situations and not for daily use.

Key Issues

The key issues are whether the proposed re-instatement is considered acceptable by the relevant specialist consultees and in policy terms.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Policy TRA 4: Managing Transport Impacts

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Polisi Cynllunio / Planning Policy	Outline of applicable policies provided.
Ymgynghoriadau Cadw Consultations	No objection.
Dwr Cymru/Welsh Water	No objection.
Iechyd yr Amgylchedd / Environmental Health	No observations.
Ymgynghorydd Treftadaeth / Heritage Advisor	No comments.
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with parking provision.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with amended landscaping scheme.
Llywodraeth Cymru (Priffyrdd/Highways)	No objection.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No concerns.
Swyddog awyr dywyll / Dark skies officer	Lighting plan requested (Not requested from developer as no lighting proposed)
Cynghorydd Dafydd Rhys Thomas	No response.

Cynghorydd Keith Robert Roberts	No response.
Cynghorydd Trefor Lloyd Hughes	No response.
Cyngor Tref Caergybi / Holyhead Town Council	No response.

Publicity was afforded to the scheme via the posting of personal letters to occupiers of neighbouring properties. The latest date for representations to be made in response to the scheme was the 16th February 2024. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

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

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

DIS/2022/36 - Application to discharge conditions (02) (Construction Traffic Management Plan), (03)(Construction Environmental Management Plan), (07)(Details/Samples of Materials), (09)(Local Employment Scheme), (10)(Local Supply Chain Scheme) of planning permission FPL/2021/337: Full application for the construction of an Inland Border Facility (IBF) at Former Roadking Truckstop, Parc Cybi, Holyhead - Permitted

Main Planning Considerations

Acceptability of Proposed Access

Policy TRA 4 is the relevant policy of the Joint Local Development Plan to be considered when assessing the impacts of proposals upon the local highway network. TRA 4 states;

'Proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused'

The proposed access leads onto an internal site road only and would be used purely for emergency purposes. As such, the re-instatement of the access would not have any material impact upon the local highway network and therefore the proposal is in accordance with policy TRA 4. Both the Local Authority and Welsh Government Highway bodies were consulted as part of the process, with neither party raising any objections or issues with the scheme. Subsequently, the department consider the proposal acceptable.

Ecology/Green Infrastructure and Landscaping

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, 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.

The proposal includes a landscaping scheme which will ensure it complies with the requirements of Policy AMG5, the Environment Wales Act and the latest changes to Chapter 6 of PPW.

Conclusion

The proposed amendment to the layout will have no material impact upon the highway considerations of the site and is in accordance with the relevant policy of the adopted Joint Local Development Plan. The proposal was considered acceptable by the relevant specialist consultees therefore in addition to the above, it is not considered there is any material planning reasons for resisting the development. The scheme is therefore recommended for approval and a new decision notice will be issued.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be carried out in strict conformity with the details shown on the 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 – 8652-NDA-ST-00-DR-C-200 Rev P1

Landscaping Recommendations - AL10014007 Rev F

Inspection and Drivers Block Proposed Elevations Sheet 1 – 8652-NDA-IS-XX-DR-A-1912 Rev 3

Inspection and Drivers Block Proposed Elevations Sheet 2 – 8652-NDA0IS0XX0DR0A01913 Rev P3

Proposed Waste & Standby Generator Compounds – 8652-NDA-ST-XX-DR-A-1403 Rev P2

Conceptual FOC Site Plan – 8652-NDA-ST-XX-DR-A-1006 Rev P6

Proposed Security Fences, Gates & Barriers – 8652-NDA-ST-XX-DR-A-1401 Rev P2

Proposed Site Plan – 8652-NDA-ST-XX-DR-A-1902 Rev P3

Inspection and Drivers Block Proposed Ground Floor Plan – 8652-NDA-IS-XX-DR-A-1910 Rev P2

Main Officers Proposed Ground Floor Plan – 8652-NDA-MO-XX-DR-A-1920 Rev P1

Main Officers Proposed Elevations Sheet 1 – 8652-NDA-MO-XX-DR-A-1921 Rev P1

Main Offices Proposed Elevations Sheet 2 – 8652-NDA-MO-XX-DR-A-1922 Rev P2

Entry / Exit Gatehouse (1 of 2) – 8652-NDA-GH-XX-DR-A-1930 Rev P2

Entry / Exit Gatehouse (2 of 2) – 8652-NDA-GH-XX-DR-A-1931 Rev P2

Proposed Foul and Surface Water Drainage Layout – CL(19)01 Rev F1

Geotechnical Found Investigation Report – MJH/J2004/D1/1

Norder – Surface Water Management Strategy – 8652-NDA-ST-XX-RP-D-8301

Gleeds Building Surveying Ltd – Heritage Impact Assessment

Landscape Science Consultancy Ltd – Ecological Assessment

Turley - Economic Impact Statement

Hill Lawrence – External Lighting Assessment – ELA001 Rev A

Herrington Consulting Limited – Floor Consequence Assessment

Emcus Geotechnical & Geo Environmental – Geo Environmental Desk Study

Landscape Science Consultancy Ltd – Landscape and Visual Impact Assessment

PDA Acoustic Consultants - Noise Survey – J003445-5081-TD-02

Planning, Design and Access Statement - GLE3052/6

Waterman – Transport Assessment - February 2022

Travel Plan Version 0.3

Turley Welsh Language Impact Assessment

Greta Crested Newt Survey Report – 3157/11

A55 Slip Road Boundaries - 8652-NDA-ST-XX-DR-A-1905 Rev P1

Proposed Car Park Exit Reinstatement & Swept Path Analysis - 8652-NDA-ST-00-SK-C-221 Rev P1

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

(02) No further development shall take place until a Construction Traffic Management Plan is submitted to and approved in writing by the Council. The Plan shall include as a minimum, but not limited to:

(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 activities in the interests of amenity and highway safety.

Discharged under application DIS/2022/36

(03) No further development shall take place until a Construction Environmental Management Plan “CEMP” has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, shall include detail of:

- The sustainability of the construction methods to be employed;
- Full specification(s) of external lighting.
- working hours during the construction
- dirt and dust control measures and mitigation
- noise, vibration and pollution control impacts and mitigation;
- Water quality and drainage impacts and mitigation.
- Height, specification and colour of safety all fencing and barriers to be erected in the construction of the development hereby approved.
- Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

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

Reason: To safeguard against any impact the construction of the development on local amenity and safeguard any protected species present.

Discharged under application DIS/2022/36

(04) If material is found or suspected of being contaminated in the course of the development hereby approved, the developer shall undertake soil testing and analysis. If the application site is found to be contaminated then a suitable remediation strategy should be submitted to an approved in writing by the Local Planning Authority.

Reason: To ensure that contamination present is satisfactorily remedied.

(05) Within 6 months from the date of this permission a scheme of landscaping is submitted and approved by the Local Planning Authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation and management programme including phasing of work where relevant).The

scheme should provide additional planting to that shown on the Landscape Science Consultancy Ltd Landscaping Recommendations Plan G89.21 08 Rev B.

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

Discharged under application DIS/2022/63

(06) All planting and seeding comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 10 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.

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

(07) Prior to the construction of the building hereby permitted, details and/or samples of the materials to be used in the construction of the external surfaces of the building shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of protecting the character and appearance of the locality in accordance with JLDP Policies AMG 1 and PCYFF 3.

Discharged under application DIS/2022/36

(08) Within 6 months from the date of this permission a Signage Scheme shall be submitted to and approved in writing by the Local Planning Authority. As a minimum the Signage Scheme shall provide for all internal and external signage in the development hereby approved to be bilingual in Welsh and English, with the Welsh language appearing before English in all cases. The development shall thereafter be carried out in accordance with the Signage Scheme approved under the provisions of this condition and the Signage Scheme shall be retained and maintained in for the lifetime of the development.

Reason: To safeguard and maintain the Welsh language and Culture.

Discharged under application DIS/2022/63

(09) No further development shall be carried out until a Local Employment Scheme is submitted to and approved in writing by the Local Planning Authority. The Local Employment Scheme shall include as a minimum:

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

The development shall thereafter be carried out in accordance with the Local Employment Scheme approved under the provisions of this condition and the use hereby permitted shall be operated and maintained in accordance with the approved Local Employment Scheme for the lifetime of the development.

Reason: To ensure that the development benefits disadvantaged communities in affording employment opportunities.

Discharged under application DIS/2022/36

(10) No further development shall be carried out until a Local Supply Chain Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Local Supply Chain Scheme shall include, as a minimum, the use of reasonable endeavours by the developer to maximise the use of materials and suppliers sourced from or located in North Wales in the construction of the development hereby approved. The development shall thereafter be carried out in accordance with the Local Supply Chain Scheme approved under the provisions of this condition.

Reason: To ensure that the economic benefits of the development accrue in the area where the development is located.

Discharged under application DIS/2022/36

(11) All construction, maintenance, repair work(s) in connection with the development hereby approved shall proceed strictly and entirely in accord with the Crested Newt Survey Report – 3157/11 and Landscape Science Consultancy Ltd – Ecological Assessment

Reason: To safeguard any protected species present.

(12) The construction and the operation of the development hereby approved shall be undertaken strictly in accord with the Hill Lawrence – External Lighting Assessment – ELA001 Rev A within 6 months from the date of this permission and operated and maintained for the lifetime of the development hereby approved.

Reason: In the interests of sustainability, residential amenity, the Area of Outstanding Natural Beauty, ecology, highway safety and the prevention of light pollution.

(13) The operation of the development hereby approved shall be undertaken strictly in accordance with the recommendations and conclusions of the PDA Acoustic Consultants - Noise Survey – J003445-5081-TD-02 for the lifetime of the development hereby approved.

Reason: To safeguard the amenity of nearby residential properties

(14) The internal roadways, parking (cycling and vehicular) turning and circulation areas shall be laid out and constructed in accordance with the submitted plan before the use hereby permitted is brought into full use and thereafter shall be retained and maintained lifetime of the development . During construction of all elements of the development hereby approved, there shall be no more than 30 HGV's parked on site at any time. The existing car park to be retained under the use hereby permitted, shall be made available at all times for use by cars and cyclists throughout the construction period.

Reason: In the interests of amenity and highway safety.

(15) Within 6 months from the date of this permission, the developer shall have submitted to the Local Planning Authority a condition survey ('the Condition Survey') for the extent of (slip roads) as shown edged (red) on drawing reference 8652-NDA-ST-XX-DR-A-1905 Rev P1. The Condition Survey shall be carried out:

- In accordance with a specification agreed in writing by the Highway Authority;
- By a suitably qualified engineer or engineering undertaking whose identity shall have been agreed in writing with the Highway Authority beforehand;
- At regular intervals from a certain stated date;
- That any repairs or maintenance required as identified in the Condition Survey shall be carried out timeously as prescribed in the Condition survey and that the use hereby authorised should cease if such works are not done according to the prescribed timetable.

Reason: To ensure that the proposed development does not have an adverse impact upon the highway network

Discharged under application VAR/2022/71

(16) Within 6 months form the date off this permission a risk assessment providing full details of all proposed mitigation measures should the Inland Border Facility be unable to undertake the required checks or operate the site due to ICT outage or unexpected site closure. In the event of such an occurrence, the approved mitigation measures shall be implemented in full.

Discharged under application DIS/2023/17

Reason: To maintain the safety and free flow of trunk road traffic.

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

Application Reference: HHP/2024/9

Applicant: Mr T Goodwin

Description: Full application for alterations and extensions at

Site Address: 29 Maes Hyfryd Road, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been called into the Planning and Orders Committee at the request of Councillor Trefor Lloyd Hughes, due to concerns that the design and size of the extension is out of character for the area and due to a lack of car parking facilities.

Proposal and Site

The application site is a two-storey end of terrace dwelling, located along Maes Hyfryd Road, within the development boundary of Holyhead as defined by the Joint Local Development Plan.

The application presented is for alterations and extensions to the property, consisting of a two-storey side extension.

Key Issues

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

Policies

Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Stated that no ecological survey is required and provided advice regarding roof work. The notes regarding external lighting comply with the requirements and the nature boxes will provide biodiversity enhancement.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal and provided highways informatives.
Cynghorydd Dafydd Rhys Thomas	No response received.
Cynghorydd Keith Robert Roberts	No response received.
Cynghorydd Trefor Lloyd Hughes	Called the application into the planning committee due to concerns that the design and size of the extension is out of character for the area and due to a lack of car parking facilities.
Cyngor Tref Caergybi / Holyhead Town Council	No response received.
Iechyd yr Amgylchedd / Environmental Health	Environmental informatives and work hours condition.
Dwr Cymru Welsh Water	Condition regarding surface water drainage and advisory notes.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 09/02/2024. At the time of writing this report, one letter of objection had been received at the department.

The main comments raised were:

- The finish materials are not in keeping with the existing dwelling and the wider area.
- A slate roof would be more in keeping than the felt flat roof.
- Proximity of the development to 31 Maes Hyfryd Road and their garden affecting their privacy and amenities due to overlooking.
- The application site is situated on a busy road with traffic throughout the day. The extension and building work would cause disruption in the neighbourhood.
- The extension will be sited on loose rubble ground, and it is believed that the application site has no foundations.
- Questioning who would be viable if neighbouring properties were affected by building work and machinery.
- Drainage and flooding issues in the area and extension would be located close to sewer pipes.
- Loss of external amenity space required for a family home.
- Concerns with the scale of the extension.
- Property originally had three bedrooms but currently only has two. Removing original rooms and re-introducing through an extension does not make sense.

In response to these comments:

- The surrounding built environment features a wide range of different property types, designs, and finish materials.
- The roofing material will be slate to match the existing dwelling.
- The proposed extension will have the same outlook as the existing first floor bedroom window towards the properties on Moreton Road. It will only see a small section of the rear garden of 31 Maes Hyfryd Road.
- The highways department are satisfied with the proposal that will provide three off-road parking spaces.
- The extension and building work would require building control approval.
- Impact on neighbouring properties by development work is a civil matter lying outside the remit of planning control.
- Welsh Water have been consulted and are satisfied with the proposal. The site is not identified at risk of flooding on any of the NRW flood maps.
- Demolition of flat roof kitchen will create additional amenity space in the rear garden.
- Scale and design considerations will be considered in the main body.

Relevant Planning History

No relevant planning history.

Main Planning Considerations

The main planning considerations are whether it complies with current policies, whether it would impact the highway network and whether the proposed development would impact any neighbouring properties.

Proposal and Site

The application site is a two-storey end of terrace dwelling, located along Maes Hyfryd Road, within the development boundary of Holyhead as defined by the Joint Local Development Plan.

The application presented is for alterations and extensions to the property, consisting of a two-storey side extension.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Ecology and Biodiversity
- iv. Highways and Parking

i. Siting and Design

The existing dwelling is a two-bedroom property, proposed to be increased to three bedrooms as part of this application. A two-storey extension is proposed on the side of the property whilst the flat roof kitchen to the rear will be demolished. The section proposed for demolition extends approximately 3m beyond the rear of the dwelling and is 1.4m wide, with the kitchen being relocated to the ground floor of the extension.

The proposed extension will extend 3.4m beyond the side elevation and will measure 7.5m in length from front to rear, matching the existing dwelling. It will have a hipped roof at 8m in height and eaves at 5.2m, which will match the existing dwelling. A hipped roof will reduce the impact of the extension, making it less dominant and ensuring integration into the built environment. It would reduce the overall visual impact and result in an unobtrusive structure that would not appear out of place in the locality.

There will be two windows on the front elevation, a window and double doors on the rear elevation, together with a blank wall on the side elevation. It is considered a modest design that will integrate with the existing dwelling, respecting the context of the site and its place within the local landscape, complying with policy PCYFF 3. The extension will be finished with a slate roof and light-coloured render, which is considered a high-quality design in accordance with policy PCYFF 3, that will complement and enhance the character and appearance of the site. The slate roof will match the existing dwelling, with the render integrating with the variety of finish materials in the area.

The surrounding built environment features a wide range of property types and designs, mainly terraced and semi-detached properties of two storey, with a mixed range of finishes and colours. It is considered that this scheme utilises materials appropriate to its surroundings, with the design and form in keeping with the mixed character of the locality, and the scale and density of other developments, complying with policy PCYFF 3. Due to the high density of development in the central location of Holyhead, this extension is not considered out of character for the area. It will become closer to neighbouring property 31 Maes Hyfryd Road, but due to the high density and close proximity of development in the area, it is not considered to have a dominant impact. Within a built-up area there will inevitably always be a degree of built development being in close proximity, however in this instance any effects, would not be significant.

ii. Impact on Adjacent Residential Properties

The application site is located in a built-up area, with several neighbouring properties in close proximity. The extension will have a window and double doors on the rear elevation. The double doors will be contained within the rear garden with boundary fences restricting any overlooking.

The first-floor rear window will be a bedroom window, with the same outlook as the existing first floor bedroom. This outlook will be over the rear garden of the application site, intersecting a small section of the northeast corner of the garden of 31 Maes Hyfryd Road towards the gardens of the properties on Moreton Road. This window is considered a secondary aspect in SPG guidance note 8, which notes a distance of 7.5m from a secondary aspect to the boundary. There is around 3.4m from the window to the boundary with 31 Maes Hyfryd Road and 26 Moreton Road, which is below the standard of the SPG, but due to the density of development in the area there is an existing degree of intervisibility between properties. A natural feature of living in this part of Holyhead is that a certain degree of overlooking between neighbouring properties will incur.

The window will not look towards 31 Maes Hyfryd Road or the majority of its garden, with the blank side elevation ensuring no overlooking towards the main dwelling. The window would be around 6m away from 26 Moreton Road but is facing its flat roof rear extension and two storey extension without windows, ensuring no overlooking concerns, complying with policy PCYFF 2. The new windows on the front elevation would have the same outlook as the existing, towards Maes Hyfryd Road, which is not considered to give rise to any greater overlooking.

The extension will bring the application property closer to 31 Maes Hyfryd Road by 3.4m. Due to the high density and close proximity of development in the area, the extension is considered to remain ample distance away so as to not impact their privacy and amenities. The hipped roof will reduce the dominance of the extension, reducing its scale and massing and any effect on number 31. The extension will be within 1m of the boundary with the garden and around 7.5m from the dwelling itself. The side elevation of the main dwelling at number 31 is a blank wall, whilst there are windows on the multiple extensions extending rearwards. Due to the distance between the side elevation and the extension and the density of development in the area, it is not considered to have a detrimental impact on the neighbours. Furthermore, the windows of number 31 are facing northwards, highlighting that the extension would not impact their access to sunlight, having little or no greater impact on their privacy and amenities, complying with policy PCYFF 2.

iii. Ecology and Biodiversity

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a stepwise 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.

A bird box and a bat box will be placed on the property, with any external lighting complying with dark skies requirements. This provides overall biodiversity enhancements as part of the development, in accordance with policy AMG 5 and the Environment Wales Act (2016) and will ensure compliance with the changes to Chapter 6 of Planning Policy Wales.

iv. Highways and Parking

A three-bedroom dwelling requires three parking spaces according to the parking standards SPG. The application site can provide three off-street parking spaces complying with the highways department requirements and policy TRA 2. The vast majority of properties in the vicinity have no off-street parking within their curtilages and depend on on-street parking. This highlights how the proposal complies with the transport policies of the JLDP, improving highway safety and the parking situation in the vicinity.

Conclusion

This application concerns a two-storey side extension to the property. It is considered an appropriate scale for its built environment context, integrating with the high density and close proximity of development in this central location of Holyhead. The materials and design are considered to integrate into the area which features a wide range of property types, designs, and finishes. The application site is located in a built-up area with several neighbouring properties nearby. The application will have negligible impact on the privacy and amenity of neighbouring properties, with the built-up nature of the area reducing the impact of the extension. It is considered to create little or no greater impact of overlooking due to its relationship with neighbouring properties and existing intervisibility between properties in the area.

Three off-road parking spaces will be provided within the curtilage, which is a rarity in such a built-up area, complying with the transport policies. The application will provide overall biodiversity enhancement and complies with the relevant policies of the JLDP.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun no 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) 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 - received 12/01/24 with planning application HHP/2024/9.**
- **Proposed site plan & first floor plan - received 23/02/24 with planning application HHP/2024/9.**
- **Proposed ground floor plan - received 12/01/24 with planning application HHP/2024/9.**
- **Proposed elevations - received 09/02/24 with planning application HHP/2024/9.**

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

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

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

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

Reason: To protect the amenities of nearby residential occupiers.

(05) Prior to the occupation of the extension hereby approved the bird box and the bat box/tube shown on the proposed elevation, received 09/02/24 with planning application reference HHP/2024/9, shall be installed on the building and thereafter shall be retained as such for the lifetime of the development hereby approved.

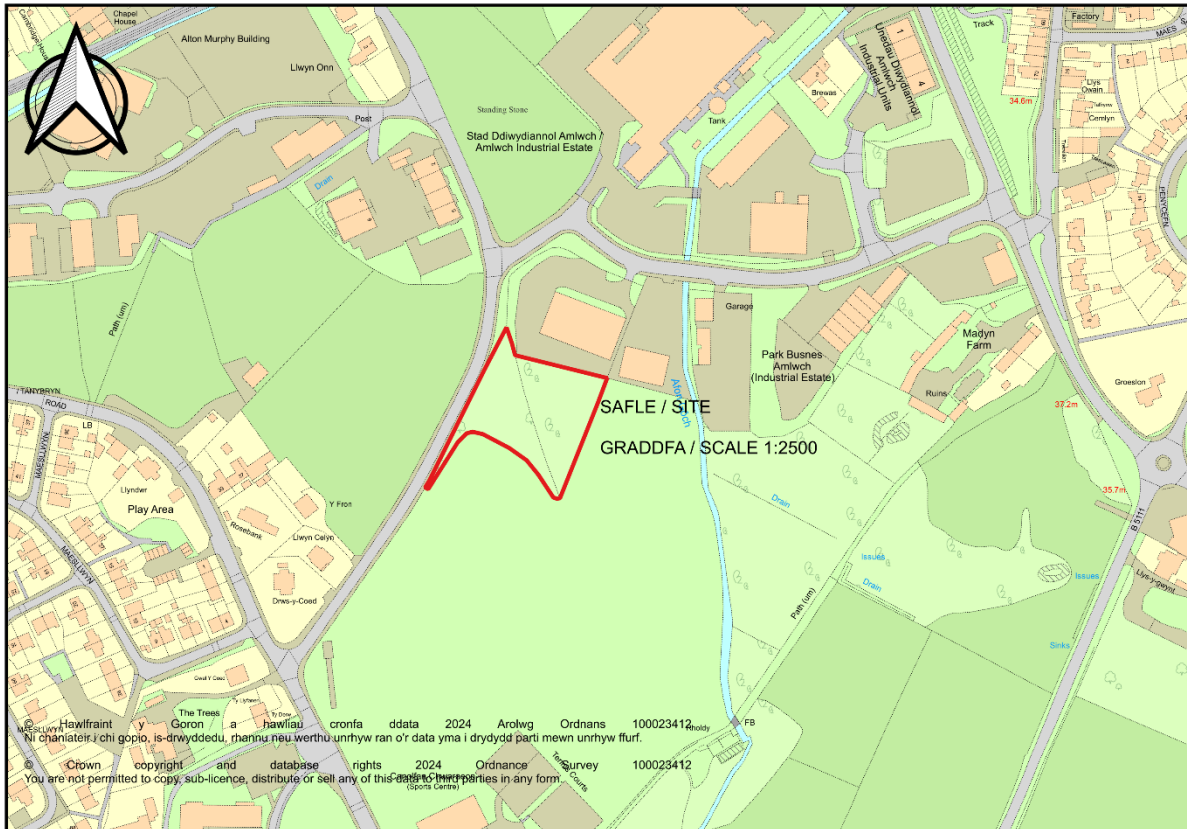
Reason: To help conserve and safeguard biodiversity.

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

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

Applicant: Head of Highways, Waste and Property

Site Address: Amlwch Industrial Estate



Recommendation: Permit

The planning application has been presented to the Planning Committee as the application is made by the Council and the development is on owned land.

This is a full application for the construction of two blocks of business units comprising of 10 individual units together with associated works on land at Amlwch Industrial Estate, Amlwch.

The application site lies to the South of the existing Industrial Estate. The land is currently identified as an 'Open Space' in the JLPD; however, the land is overgrown and not used as an official open space.

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

Key Issues

The key issues are as follows:-

- Policy Considerations
- Flooding
- Design
- Energy
- Ecology/Green Infrastructure and Landscaping
- Highway and Sustainability Considerations
- Welsh Language
- Impact upon adjacent residential properties/industrial buildings

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 7: Renewable Energy Technology
Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 5: Carbon Management
Policy PCYFF 6: Water Conservation
Policy CYF 4: New Large Single User Industrial or Business Enterprise on Sites not Safeguarded or Allocated for Employment Purposes
Policy ISA 4: Safeguarding Existing Open Space
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance – Parking Standards
SPG Maintaining and Creating Sustainable Communities 2019

Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 11: Noise (1997)
Technical Advice Note 12: Design (2016)
Technical Advice Note 15: Development and Flood Risk (2004)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)

Response to Consultation and Publicity

Consultee	Response
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Confirmation that the Welsh Language Statement received is acceptable and meets the requirements of the guidance.
Iechyd yr Amgylchedd / Environmental Health	Standard response in relation to hours of construction, noise, vibration, dust and contamination.
Ymgynghorydd Tirwedd / Landscape Advisor	No response.
Cynghorydd Derek Owen	No response
Cynghorydd Aled Morris Jones	No response.
Cynghorydd Liz Wood	No response.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority has confirmed that they are satisfied with parking and access. Relevant Highway Conditions has been recommended by the Highway Authority.
Draenio / Drainage	Confirmation that the development will require SuDS approval.
Polisi Cynllunio / Planning Policy	Standard Policy Advice.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Standard comments in relation to landscaping, timing of clearance work and the need for a condition for managing the meadow.
Uned Datblygu Economaidd / Economic Development Unit	No response
GCAG / GAPS	No requirement for mitigation in this instance.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Confirmation received that the application site is within Zone A of the Development Advice Map contained in TAN 15. The Flood Map for Planning identifies the site to be at risk of flooding and falls into Flood Zone 2 (Rivers). NRW have confirmed that the proposal meets the requirements for Section 7 + Appendix 1 of the current TAN15 and as such, no additional flood risk mitigation measures are required.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response.
Dwr Cymru Welsh Water	Conditional Approval stating that foul water shall only discharge into a specific manhole.
Cyngor Tref Amlwch Town Council	No objection.

The planning application was advertised by distributing letters to immediate A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date to receive representations is the 29/6/18. At the time of writing the report 1 letter had been received objecting to the application.

Relevant Planning History

None

Main Planning Considerations

Policy Consideration.

Criterion 3 of Policy PS 13 aims to facilitate appropriate sites which become available on windfall sites which could satisfy any additional needs to those indicated in criterion 1 and in accordance with the principles given in Strategic Policy PS 5 and Strategic Policy PS 6 and the Plan's Spatial Strategy, in order to ensure that economic opportunities are maximised.

Policy CYF 4 of the JLDP supports the development of new large single user industrial or business enterprise on sites not safeguarded or allocated for employment purposes. The Policy states:

Proposals for large single user industrial or business enterprises (use class B1, B2 and B8) which cannot be accommodated on safeguarded or allocated sites within the Plan area will be granted provided they conform to all of the following criteria:

1.The proposed site is located within or adjoining the development boundary of the Sub Regional Centre, Urban or Local Centre;

The development is within the development boundary of Amlwch which is identified as an Urban Service Centre. The proposal therefore complies with Criterion 1.

2.That compelling evidence is presented to justify the need for the development taking into account the national tests set out in Planning Policy Wales and Technical Advice Note (TAN) 23;

As of 2022 premises are 94-96% full and only one or two units available at any one time. At present there is very little supply of suitable, modern units in North Anglesey, in either public or private ownership. There are no available industrial units available in Amlwch and this proposal would meet the need and demand in the locality and likely to support around 33 jobs locally.

3.Where appropriate, an existing building or a previously developed site is used in order to meet the need;

Paragraph 3.55 of Planning Policy Wales states that previously developed land should, wherever possible, be used in preference to greenfield sites; however, this small parcel of land is unused. The land is immediately next to the existing industrial estate and is considered that there is sufficient evidence to prove the need for this development. IOACC currently own four units in Amlwch which are fully occupied. Therefore, there is a desire to build more units in Amlwch to cater for the local demand and provide the opportunity for much needed local employment.

4.That the scale, type and design of the development is appropriate for the site and the locality or is compatible with existing uses on the site.

The development's scale, type and design is appropriate for the site and will provide modern industrial units of high quality. This proposal will offer a total of 10 individual units with smaller units suitable for start-up businesses of mixed sized and units 2,3 and 4 and 5 provide the flexibility to be let out individually or combined if required. It is considered that the proposal complies with criterion 4.

Policy ISA 4 (Safeguarding Existing Open Space) states:

Proposals that will lead to the loss of existing open space including any associated facilities which has significant recreational, amenity or wildlife value will be refused unless they conform to the following criteria:

1. There is an overall surplus of provision in the community;

Text paper 14 (open spaces) from the evidence base for the JLDP identifies that there are sufficient playing fields in Amlwch to meet the need of the local population which is in line with criterion 1 of the policy.

2. The long term requirement for the facility has ceased;

This piece of land is not currently used as part of the school/leisure centre fields. The land is not currently used for any purpose. It is therefore considered that the proposal complies with criterion 2 of the policy.

3. Alternative provision of the same standard can be offered in an area equally accessible to the local community in question;

Sufficient playing fields are available in Amlwch to meet the need of the local population which is in line with criterion 3 of the policy.

4. The redevelopment of only a small part of the site would allow the retention and enhancement of the facility as a recreational resource.

The site has been mapped out as being part of the school/leisure centre playing fields. The LPA considers that the development of this part of the site will not affect the school/leisure centre playing fields. This site is only a small part of an unused open space. The proposal therefore complies with criterion 4 of Policy ISA 4.

Flooding

The application site is within Zone A of the Development Advice Map (DAM) contained in TAN15: Development and Flood Risk. The Flood Map for Planning identifies that the application site is to be at risk of flooding and falls into Flood Zone 2 (Rivers). The proposed use is that of industrial use which is classed as less vulnerable development.

A Flood Consequence Assessment has been submitted with the planning application and NRW has confirmed that the applicant has addressed the issues relating to lowering/reprofiling of site levels associated with the extreme 0.1% annual exceedance probability flood event (1 in 1000) with an allowance for increased flows due to climate change. The site will not be impacted by the 1%+cc event.

A detailed analysis of the impact using the data provided for the hydraulic model for Afon Goch has been submitted with the planning application. The actual modelled values of flood depths (and velocity) has an average of 11mm depth and 0.03metres/second which NRW agree is very minor. NRW agree that the reprofiling of the site is not considered to adversely affect the current provision of flood storage and flow routes; in fact it is shown that flood risk to downstream commercial units is actually reduced.

NRW have confirmed that the proposal meets the requirements for Section 7 + Appendix 1 of the current TAN15 and as such, no additional flood risk mitigation measures are required on the basis that the development conforms with the submitted drawings.

Design

The proposal consists of two blocks of two-storey industrial units with a total of 1386 square metres floor area. The units will have a low angle mono-pitched roof. The primary cladding elevation material is a metallic silver/grey colour. Double height glazing units will be placed in the main entrances to allow light and ventilation to ground and first floor.

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.

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

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

The proposal is considered to be acceptable in terms of design and appearance, is in keeping with existing nearby buildings on the industrial estate and is of a high quality. It is therefore considered that the proposal accords with policy PCYFF 3.

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

The proposal does include landscaping as part of the proposal, this will be considered in the landscape section. It is considered that the proposal complies with the requirements of policy PCYFF4 of the Joint Local Development Plan.

Energy

Strategic Policy PS6: Alleviating and Adapting to the Effects of Climate Change states that proposals will only be permitted where it has demonstrated that they have fully taken account how the proposal will reduce energy demand and be energy efficient.

Policy PCYFF5: Carbon Management states that proposals will need to demonstrate how the energy hierarchy set out in Strategic Policy PS6 has been applied and how the contribution from renewable or low carbon energy to satisfy the proposals need for energy and waste has been maximised.

Planning Policy Wales states that delivering clean growth and decarbonisation of energy, is crucial in building resilience to the impacts of climate change.

As the proposal involves non-residential development of more than 1,000 square metres an Energy Statement has been received. The Energy Statement states that the proposal will comply with Criterion 1, Part L requirements of Building Regulations. The calculated CO2 emissions rate of the buildings, as constructed, will be less than the target emission rate set by the regulations. The energy consumption will not be greater than the Target Primary Energy Consumption

There is an allowance for the provision of infrastructure to support up to 14 electric vehicle charging points. A condition will be placed on the permission to request further details of the location of the charging points and a timescale for implementation.

It is considered that the proposal has fully taken account of the requirements of Strategic Policy PS6 and Policy PCYFF5 of the Joint Local Development Plan and contributes to reducing national carbon emissions.

Ecology/Green Infrastructure and Landscaping

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 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.

A Preliminary Ecological Appraisal was submitted with the planning application which identified that European Protected Species were not using the site. Natural Resources Wales and the Ecological Advisor is satisfied with the ecological appraisal. A condition will be placed on the permission to ensure that the mitigations outlined in the ecological appraisal is carried out.

The existing native hedgerow with a stone wall that runs along the western boundary will need to be removed to facilitate access into the site and create adequate visibility splays onto Mona Street.

The landscape has been designed to create a new strong green infrastructure for the development by incorporating trees, hedgerows and shrub planting including native species to strengthen the ecological value of the proposals. The landscape proposals will include the planting of extra heavy trees in varying species to enhance diversity of species on-site and add to the visual amenity.

The proposal is 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.

Highway and Sustainability Considerations

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. These principles are also reiterated in Planning Policy Wales Edition 12 and Technical Advice Note 18: Transport. Policy TRA2 ensures that development is in accordance to the Councils Parking Standards.

A Transport Assessment has been submitted with the planning application, which includes considerations of the provisions and requirements in relation to the locational sustainability of the development in accordance with TAN 18. The Transport Statement has concluded that the development is unlikely to generate significant number of additional vehicular trips to have any material impact on the highway network and that the proposed development will offer provision for both car and cycle parking.

A new vehicular access will be constructed from Mona Street and parking provision has been calculated based on a combination of B1, B2 and B8 uses. The proposed development consists of 33 parking spaces (6 of which are accessible) and 10 cycle spaces. In addition, there is an allowance for the provision of infrastructure to support up to 14 electric vehicle charging points

The Highway Authority has confirmed that they are satisfied with parking and access arrangements and have recommended appropriate highway conditions.

It is considered that the proposed development is in accordance with Policy TRA2, TRA4, PS4 and PS5 of the JLDP as well as the SPG 'Parking Standards and TAN 18.

Welsh Language

Paragraph 3.25 of Planning Policy Wales states that The Welsh Language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors. The planning system should take into account the Welsh language and in so doing contribute to its, use and the Thriving Welsh Language well-being goal.

Well-being goals of the Future Generations Act 2015 'A Vibrant Culture and thriving Welsh Language' states that culture and the Welsh language make a distinctive contribution to the vitality of communities. The policies support promoting and protecting culture and the Welsh language and encourage and improve social well-being and health by offering opportunities for social interaction, cultural experiences and physical activity. The Welsh Language and culture makes a distinctive contribution to the viability of communities.

Strategic Policy PS1 of the JLDP supports the use of the Welsh Language and aims to protect, promote and enhance it. In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported in Planning Policy Wales (Edition 12) together with Technical Advice Note 20.

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

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG.

As the proposed business units exceed 1,000 sqm in floor area a Welsh Language Statement is required. A Welsh Language Statement has been received and the Policy and Strategy Manager has confirmed that the assessment of the impact of the proposed development on the Welsh language is very acceptable. The statement meets the methodology requirements of the relevant SPG for the preparation of such a document. The Policy and Strategy Manager welcomes the mitigation/maximisation measures that have been identified, in particular the commitment to seek the support of the Regulation and Economic Development service to identify local tenants to the units.

It is considered that the proposal complies with Strategic Policy PS1 and the SPG 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance.

Impact upon adjacent residential properties/industrial 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. The nearest residential property is located approximately 105m away from the application site, it is not considered that the proposal will have a negative impact on nearby residential properties due to the distance and intervening uses. The nearest industrial unit is approximately 16m from the North boundary of the site and it is not considered that this development will have any impact upon this industrial unit.

Conclusion

The proposal will provide smaller units which would be suitable for start-up businesses as well as the need for larger units to accommodate a variety of business types. The proposal complies with all policies listed in the main body of the report. The industrial units are of high quality and the design will fit in with the general form of development in the immediate area. The proposal provides a range of biodiversity enhancements and also provides electric charging points which will contribute towards net zero. The site is in a highly sustainable location and the Highways Authority is satisfied with the access and parking arrangements. It is not considered that the proposal will have a negative impact upon the Welsh Language or impact adjacent residential properties/industrial units.

NRW have confirmed that the proposal meets the requirements for Section 7 + Appendix 1 of the current TAN15 and as such, no additional flood risk mitigation measures are required on the basis that the development conforms with the submitted drawings.

Recommendation

That the application is permitted subject to the following conditions:

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

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

(02) In the event of any contamination being found, no further development shall be carried out until a suitable Remediation Strategy should be submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of public health.

(03) The buildings hereby approved shall be used for the purposes identified in use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Orders 1987.

Reason: To define the scope of this permission

(04) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made between manhole reference number SH43928201 and SH43927301 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.

(05) The application site shall be developed strictly and entirely in accordance with the conclusions and recommendations outlined in Section 7 of the Preliminary Ecological Appraisal by Alison Johnston dated 18/1/23 amended 14/2/23 submitted with planning application FPL/2023/275.

Reason: In the interests of ecology.

(06) No tree and hedgerow clearance shall take place between 1st March and 30th September in any year unless the trees and hedgerow has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of the survey should be made available to the local planning authority prior to commencement.

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

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

Reason: In the interest of residential amenity

(08) The site shall be landscaped strictly in accordance with drawing reference 4358:101 Rev E and 4358 201 Rev C in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

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

(09) The bat and bird boxes as shown on drawing number 4358 201 Rev C shall be installed prior to the use of the industrial units. The bat and bird boxes shall then be maintained for the lifetime of the development hereby approved.

Reason: To ensure the development provides biodiversity enhancements in accordance with Policy AMG5 and Chapter 6 of Planning Policy Wales.

(10) A Meadow Management Plan for ground preparation, sowing and maintenance relating to the establishment of the meadow grass as shown on drawing number 4358 201 Rev C shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the units on the site. The Meadow Management Plan shall be carried out as approved and maintained for the lifetime of the development hereby approved.

Reason: In the interest of ecology

(11) Full details of the Reptile Hibernacula as shown on drawing number 4358 201 Rev C shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the units on the site. The Reptile Hibernacula must be carried out as approved and maintained for the lifetime of the development hereby approved.

Reason: In the interest of ecology.

(12) Prior to the first use of the development hereby approved a scheme detailing all external lighting (which shall include a timetable for its implementation) shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to ensure that there is no light spillage onto any surrounding land or properties and shall include full details of all lights including luminaire, light spill details, lamp, beam widths, and any anti-glare hoods to be used. The development shall be carried out in accordance with the approved scheme and retained for the lifetime of the development hereby approved.

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

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

Reason: In the interest of highway safety

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

Reason: To ensure the development is in accordance with Highway requirements

(15) The access shall be constructed with 2.4 metre by 45 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: In the interest of highway safety

(16) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

Reason: To ensure the development is in accordance with Highway requirements.

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

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

(18) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan (CTMP). The CTMP shall include;

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

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

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

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

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

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

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

The construction of the Development shall be completed in accordance with the approved Plan.

Reason: In the interest of highway safety

(19) Prior to the first use of the development hereby approved, full details of the electric charging points shall be submitted to and approved in writing by the Local Planning Authority. Details shall include charging units/connection points and location of the charging points together with a timetable for its implementation. The development shall be then proceed in accordance with the approved details and shall be retained for the lifetime of the development.

Reason: To ensure that the development provides environmental benefits in accordance with Policy TWR3 and Strategic Policy PS5 and PS6 of the Joint Local Development Plan.

(20) 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:

- 1456-23-DAY-XX-00-DR-A-04-0003 Rev F-Ground Floor General Arrangement
- AIU-ARP-ZZ-BG-DR-CD-300001 Rev P01 – Drainage General Arrangement 1456-23-DAY-XX-XX-DR-A-04-1001-D-GA Elevations
- 1456-23-DAY-XX-RF-DR-A-04-0005-Rev A 0 -Block Roof Plan
- 1456-23-DAY-XX-00-DR-A-04-0002 Rev F- Proposed Site Plan
- AIU-ARP-ZZ-XX-DR-CE-500001 Rev P01 – Earthworks Sections
- AIU-ARP-ZZ-XX-DR-CH-200001 Rev P01 – Vehicle Tracking sheet 1
- AIU-ARP-ZZ-XX-DR-CH-200002 Rev P01 – Vehicle Tracking sheet 2
- AIU-ARP-ZZ-XX-DR-CH-200003 Rev P01 – Vehicle Tracking sheet 3
- AIU-ARP-ZZ-XX-DR-CH-200004 Rev P01 – Vehicle Tracking sheet 4
- Planting Plan – 4358 201 Rev C
- Landscape Layout – 4358 101 Rev E
- 1456-23-DAY-XX-XX-DR-A-04-2001 Rev D-Site Sections
- 1456-23-DAY-XX-XX-DR-A-90-0003 Rev A- Refuse Store - GA Plans and Elevations
- 1456-23-DAY-XX-XX-DR-A-90-0005 Rev A - Substation - GA Plans and Elevations
- 1456-23-DAY-XX-XX-DR-A-90-0004 Rev A Cycle Store - GA Plans and Elevations
- 1456-23-DAY-XX-XX-DR-A-04-0001 Location Plan
- Energy Assessment – ARUP P01 Dated 29th March, 2023
- Thermal Comfort Report – ARUP P01 Dated 29th March, 2023
- Design and Access Statement – ARUP Dated 20th September 2023
- Drainage Strategy + Flood Consequence Assessment – ARUP – P03 Dated 6th April 2024
- Transport Statement – ARUP – Dated 30th March 2023
- Preliminary Ecological Appraisal – Alison Johnston dated 18th January 2023 amended 14th February 2023
- Welsh Language Statement – ARUP Dated 24th January, 2024

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS6, PS7, PS13, PS19, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, CYF4, ISA4, AMG4, AMG5

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