

# 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  
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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 5 MEHEFIN, 2024 am 1.00 o'r gloch yp</b>	<b>WEDNESDAY, 5 JUNE 2024 at 1.00 pm</b>
<b>CYFARFOD HYBRID – SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL DRWY ZOOM</b>	<b>HYBRID MEETING - COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI AND VIRTUALLY THROUGH ZOOM</b>
<b>Swyddog Pwyllgor</b>	<b>Mrs Mairwen Hughes 01248 752518 Committee Officer</b>

## AELODAU / MEMBERS

Cynghorwyr / Councillors:

Geraint Bebb  
Jeff Evans  
Neville Evans  
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 - 8)

To submit, for confirmation, the minutes of the following Planning and Orders Committee meetings:-

- 9 May, 2024;
- 21 May, 2024 (Election of Chair/Vice-Chair)

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#### **4 SITE VISITS\_(Pages 9 - 10)**

To present the minutes of the Site Visits held on 22 May, 2024.

#### **5 PUBLIC SPEAKING**

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

None to be considered by this meeting.

#### **7 APPLICATIONS ARISING\_(Pages 11 - 42)**

7.1 – FPL/2023/328 – Capel Jerusalem, Llangoed  
[FPL/2023/328](#)

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

7.3 – FPL/2023/118 – Wern Farm, Pentraeth Road, Menai Bridge  
[FPL/2023/118](#)

#### **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

#### **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

#### **10 DEPARTURE APPLICATIONS**

None to be considered by this meeting.

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

None to be considered by this meeting.

#### **12 REMAINDER OF APPLICATIONS\_(Pages 43 - 102)**

12.1 - FPL/2023/339 – Lane Ends, Llanelian  
[FPL/2023/339](#)

12.2 – FPL/2024/43 –Rhyd Cemetery, Cemaes  
[FPL/2024/43](#)

12.3 – VAR/2024/26 - English Presbyterian Church, Telford Road, Menai Bridge.  
[VAR/2024/26](#)

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12.4 – FPL/2023/181 - Shirehall, Glanhwfa Road, Llangefni.  
[FPL/2023/181](#)

12.5 – FPL/2024/64 - Tyddyn Dylifws, Tyn y Gongl  
[FPL/2024/64](#)

12.6 – HHP/2024/56 - 2 Saith Lathen, Ty Croes  
[HHP/2024/56](#)

12.7 – FPL/2024/40 - Anglesey Golf Club, Station Road, Rhosneigr.  
[FPL/2024/40](#)

12.8 – FPL/2024/60 - Trearddur Bay Football Ground  
[FPL/2024/60](#)

### **13 OTHER MATTERS**

None to be considered by this meeting.

**PLANNING AND ORDERS COMMITTEE**

**Minutes of the meeting held in the Council Chamber and through Zoom on 9 May, 2024**

- PRESENT:** Councillor Ken Taylor (Chair)  
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Neville Evans, Trefor Lloyd Hughes, MBE, Robert Ll. Jones, Jackie Lewis, Dafydd Roberts, Alwen Watkin, Robin Williams, Liz Wood.
- Local Members: Councillors Alun Roberts and Gary Pritchard (for applications 12.1 and 12.2)
- IN ATTENDANCE:** Planning Development Manager (RLJ)  
Group Engineer (Development Control and Traffic Management (AR)  
Legal Services Manager (RJ)  
Committee Officer (ATH)  
Webcasting Officer (FT)
- APOLOGIES:** Councillors Jeff Evans, John I. Jones
- ALSO PRESENT:** Councillor Nicola Roberts (Portfolio Member for Planning, Public Protection and Climate Change), Sion O. Hughes (Senior Planning Officer), Cai Ll. Gruffydd (Planning Assistant), Cara Thomas (Planning Assistant)
- 

**1. APOLOGIES**

Apologies for absence were received from Councillors Jeff Evans and John I. Jones.

**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 3 April 2024 were presented and were confirmed as correct.

**4. SITE VISITS**

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

**5. PUBLIC SPEAKING**

There were no Public Speakers at this meeting of the Planning and Orders Committee.

**6. APPLICATIONS THAT WILL BE DEFERRED**

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

## **7. APPLICATIONS ARISING**

### **7.1 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 physical 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 grounds that insufficient drainage information had been received to allow members to come to a decision.

The Planning Development Manager reported that the applicant has submitted a SuDS application to the Local Authority as the SuDS Approval Body which is being assessed the committee having deferred the application until the outcome of that process. There is also an ongoing publicity period until the 20 May 2024 by virtue of the receipt of the additional drainage information. As the two Local Members are unable to attend today's meeting, they have requested a further deferral in order to be able to present the community's concerns regarding this application when it is considered. Given the ongoing publicity process and given that the SAB application is yet to be determined, Officers consider that the request to defer is reasonable and consequently it is recommended that the application be deferred until the committee's June meeting. However the Planning Authority is not willing to defer the application beyond the June meeting as it considers that sufficient time has passed for the applicant to gain SAB approval. The application lies outside the SAB approval process and a decision regarding it needs to be made.

Councillor Robin Williams, seconded by Councillor Geraint Bebb, proposed that the application be deferred on the grounds specified by the Officer.

**It was resolved to defer consideration of the application in accordance with the Officer's recommendation for the reasons 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**

### **10.1 Full application for the change of use of 33 seasonal touring pitches to site 18 static holiday caravans, installation of a package treatment plant with associated works at Tŷ Hen Caravan Park, Rhosneigr**

The application was presented to the Planning and Orders Committee as it is a departure from current local policies which the Local Planning Authority is minded to approve.

The Planning Development Manager referred to the key planning issues in considering the application which relate to policy, flooding of the access to the site and the proposal's potential impact on the amenities of neighbouring properties. In the absence of a specific planning policy regarding the change of use of touring pitches to static caravan pitches the

Planning Authority has previously assessed such applications rigorously as they lead to the proliferation of static caravans within the AONB contrary to Policy TWR 3 which deals with proposals for the improvement of current caravan sites located with the AONB. However, following recent appeal decisions, the Planning Authority has reconsidered its interpretation of the policy and now assesses such applications against the criteria within Policy TWR 3 specifically in this case criteria (iv) and (vi) under paragraph 3 which require that the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site and that the proposed development should offer significant and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape. The application site has an extant permission for the siting of 35 touring caravans for ten months of the year between 1<sup>st</sup> March and 4<sup>th</sup> January and given this use of the site it is considered that the change of use to 18 static caravans together with a proposed landscaping scheme improves the appearance of the site in line with the criteria. The Planning Development Manager referred to the comments of a Planning Inspector in a recent planning appeal decision as quoted in the Officer's report as being relevant in this case in that the application site lies in close proximity to existing static caravan sites, has planning permission for static caravans and the existing touring site can be used for ten months of the year. It is therefore not considered that the proposal will have a negative impact on the locality and will improve the visual appearance of the site through a reduction in the number of units and by better integrating into the landscape in accordance with the landscaping scheme. The proposal is therefore considered compliant with the relevant policies of the JLDP.

Although the access road to the application site is prone to flooding, as the proposal is to replace the existing 35 touring caravans with the siting of 18 static caravans it is not considered that flooding of the highway which serves the site will pose a danger to life. A flood consequence assessment has been submitted as part of the application and Natural Resources Wales have raised no objections to the development. The site is considered to be in a sustainable location being within walking distance of the centre of Rhosneigr and its amenities with the train station situated opposite the site and the beach and golf club also in close proximity. The nearest dwelling lies 150m to the southwest of the application site and given the distance, the proposed reduction in the number of units on site as well as the landscaping enhancements proposed as part of the scheme it is not considered that the proposal will have any more impact on adjacent residential properties than the existing 35 touring caravans. It is therefore the Officer's recommendation that the application be approved.

Councillor Neville Evans speaking as a Local Member voiced his support for the proposal as an improvement on the current provision both visually and environmentally saying that the park is an established, long standing and well managed caravan park in Rhosneigr. He proposed that the application be approved and the proposal was seconded by Councillor Geraint Bebb.

In response to a query regarding occupancy, the Committee was advised that the development is for tourist purposes only and that its occupancy as holiday accommodation would be conditioned as part of any consent.

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

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

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

## **12. REMAINDER OF APPLICATIONS**

### **12.1 FPL/2023/118 – Full application for the change of use of land for the siting of 55 static holiday caravans/chalets, change of use of outbuilding into a laundry, reception, and site offices together with construction of new on-site roads, erection of package treatment building, construction of car parking area together with soft and hard landscaping and associated development at Wern Farm, Pentraeth Road, Menai Bridge**

The application was presented to the Planning and Orders Committee having been called in by two Local Members due to the Community Council's strong opinions regarding the scale of the development.

Councillor Alun Roberts, a Local Member requested that the Committee visit the application site due to local and community council concerns regarding the access, the capacity of the area's resources, facilities, and infrastructure to cope with the proposal as well as the loss of agricultural land.

Councillor Robin Williams proposed, seconded by Councillor Alwen Watkin that a site visit be conducted.

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

### **12.2 FPL/2023/328 – Full application for the conversion of the chapel into 3 holiday units together with alterations and extensions at Capel Jerusalem, Llangoed**

The application was presented to the Planning and Orders Committee at the request of Local Members due to concerns regarding parking and traffic issues and over concentration of holiday accommodation in the area.

Councillor Gary Pritchard, a Local Member requested that the Committee visit the application site because of local and community council concerns regarding the potential parking issues arising as a result of the proposal and its location in a busy area of the village.

Councillor Robin Williams proposed, seconded by Councillor Neville Evans that a site visit be conducted.

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

### **12.3 FPL/2024/28 – Full application for the siting of two containers to be used as a community hub at Gwalchmai Playground, Maes Meurig, Gwalchmai**

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

The Planning Development Manager referred to the main planning considerations as the proposal's compliance with current policies and its potential impacts on the area and neighbouring properties. It is considered that the proposed development complies with Policy ISA 2 which deals with the development of new community facilities, in providing an essential facility for the community of Gwalchmai which is of an appropriate scale and which will be located in the existing playground in a sustainable central location for the whole community. The containers will be finished with timber cladding to improve their visual



appearance and ensure their integration into the area. The proposed design and finish materials are considered of high quality and are a significant improvement on a standard shipping container. Due to the small-scale nature of the development and the existing use of the site as a playground, it is not considered that the proposal will affect the privacy and amenities of nearby residential properties. The proposal includes ecological and biodiversity enhancements and is acceptable to the Highways Authority as having no adverse impact on highway safety and with sufficient parking provision nearby. The Officer recommendation is therefore one of approval.

Councillor Neville Evans speaking as a Local Member confirmed that he was very happy to propose that the application be approved as bringing to fruition the efforts and hard work of the local community to secure a community resource which will serve the Maes Meurig estate and wider community of Gwalchmai. He highlighted that the hub would be an off-grid facility utilising solar energy and rainwater supply. The proposal of approval was seconded by Councillor Robin Williams.

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

### **13. OTHER MATTERS**

#### **13.1 DAG/2024/4 – Application to determine whether prior approval is required for the erection of an agricultural shed for storage of machinery on land at Marian, Llanddeusant**

The Planning Development Manager reported that an application to determine whether prior approval was required for the erection of an agricultural shed for the storage of machinery on land at Marion, Llanddeusant was submitted by a relevant officer as defined in the Council's Constitution. As no concerns were raised by consultees, and as the details of the siting, design and appearance of the building were considered reasonable the Planning Department determined that the proposed works were classed as permitted development on 1 May 2024.

**It was resolved to note the information presented.**

**Councillor Ken Taylor  
Chair**

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# Planning and Orders Committee

## Minutes of the hybrid meeting held on 21 May 2024

- PRESENT:** Councillors Geraint Bebb, Neville Evans, Glyn Haynes, R LI Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor, Alwen P Watkin, Robin Williams and Liz Wood
- IN ATTENDANCE:** Head of Democracy,  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillors, Jeff Evans, T LI Hughes MBE, John I Jones
- ALSO PRESENT:** Councillor Glyn Haynes – Chair of the Isle of Anglesey County Council
- 

### 1 DECLARATION OF INTEREST

None received.

### 2 ELECTION OF CHAIRPERSON

Councillor Ken Taylor was elected Chairperson of the Planning and Orders Committee.

### 3 ELECTION OF VICE-CHAIRPERSON

Councillor Glyn Haynes was elected Vice-Chairperson of the Planning and Orders Committee.

**COUNCILLOR GLYN HAYNES  
AS CHAIR OF THE COUNTY COUNCIL**

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## PLANNING SITE VISITS

### Minutes of the meeting held on 22 May, 2024

- PRESENT:** Councillor Ken Taylor (Chair)
- Councillors Geraint Bebb (for application 1 only), Neville Evans, John I. Jones, R. Llewelyn Jones, Jackie Lewis, Alwen Watkin.
- IN ATTENDANCE:** Planning Development Manager (RLIJ)  
Planning Enforcement Manager (SO)  
Development Control Team Leader and Case Officer for applications 1 and 2 (GJ)  
Group Engineer (Development Control and Traffic Management (AR)
- APOLOGIES:** Councillors Glyn Haynes, Trefor Lloyd Hughes, MBE, Dafydd Roberts, Robin Williams, Liz Wood.
- ALSO PRESENT:** Local Members: Councillors Carwyn Jones and Gary Pritchard (for application 2)
- 

- 1. FPL/2023/118 – Full application for the change of use of land for the siting of 55 static holiday caravans/chalets, change of use of outbuilding into a laundry, reception, and site offices together with construction of new on-site roads, erection of package treatment building, construction of car parking area together with soft and hard landscaping and associated development at Wern Farm, Pentraeth Road, Menai Bridge**

The Case Officer presented the planning application to the Committee Members.

- 2. FPL/2023/328 – Full application for the conversion of the chapel into 3 holiday units together with alterations and extensions at Capel Jerusalem, Llangoed**

The Case Officer presented the planning application to the Committee Members and gave a brief explanation about the parking situation.

**Councillor Ken Taylor  
(Chair)**



Planning Committee: 05/06/2024

7.1

Application Reference: FPL/2023/328

Applicant: Baby Bird Development Ltd

Description: Full application for the conversion of the chapel into 3 holiday units together with alterations and extensions at

Site Address: Capel Jerusalem, Llangoed



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

Recommendation: Permit

### Reason for Reporting to Committee

The planning application is presented to the Planning Committee at the request of the local members due to parking and traffic problems and over concentration of holiday accommodation in the area.

On the 9th May, members of the Planning Committee recommended a site visit. The site visit took place on the 22nd May and members are now aware of the site and its settings.

## Proposal and Site

This is a full application for the conversion of the chapel into 3 holiday units together with alterations and extensions at Capel Jerusalem, Llangoed.

## Key Issues

The key issues are as follows:-

- Policy Consideration
- Over-provision of holiday in the area
- Sustainability
- Highways
- Impact on adjacent residential properties
- Welsh Language
- Ecological/Green Infrastructure Statement

## Policies

### Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

Strategic Policy PS 14: The Visitor Economy

Policy TWR 2: Holiday Accommodation

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

Policy AMG 5: Local Biodiversity Conservation

Policy CYF 6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 1: Welsh Language and Culture

Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

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

Technical Advice Note 18: Transport (2007)

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

Technical Advice Note 12: Design (2016)

## Response to Consultation and Publicity

Consultee	Response
Gwastraff / Waste	No objection.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	There will be a need to carry out a photographic survey of the building prior to any work commencing on site. This will be conditioned accordingly.



Cyfoeth Naturiol Cymru / Natural Resources Wales	No response.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval for nature boxes on the building.
Iechyd yr Amgylchedd / Environmental Health	Standard Advice and the need to include hours of construction condition.
Polisi Cynllunio / Planning Policy	General comments in relation to relevant policies.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority has confirmed that the Technical Notes received with the planning application confirms that there is adequate parking provision in the immediate locality.
Dwr Cymru Welsh Water	Satisfied with the proposal with appropriately worded condition that no surface water shall be allowed to connect to public sewerage system.
Cynghorydd Gary Pritchard	Call in requested due to parking and traffic problems in Llangoed.
Ymgynghorydd Tirwedd / Landscape Advisor	No response.
Cynghorydd Carwyn Jones	Call in requested due to parking and traffic problems in Llangoed and over-provision of holiday homes in the area.
Cynghorydd Alun Roberts	Call in requested due to parking and traffic problems in Llangoed.
Cyngor Cymuned Llangoed Community Council	Objects to the proposal due to parking and traffic problems as well as over-provision of holiday accommodation in the area.

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. The latest date for the receipt of any representation was the 16/4/24. 83 comments had been received at the department. These included 1 support letter and 82 objection letters. The main reasons for objecting as follows:-

In support:-

- Something has to be done to the building

Objections raised:-

- No space to plant trees and no external space (no access, gardens). No ecological enhancements
- Not suitable for disabled people
- Parking problems, insufficient parking, dangerous road and blind bends
- Over-provision of holiday accommodation in the area
- Impact on Ecology
- Impact neighbouring properties by virtue of noise and general disturbance and blocked driveways and overlooking
- No space in car park to cater for the development
- Development should provide housing for local people
- Existing D1 use should not be considered in relation to parking
- Construction Traffic impacts
- Building unsuitable for holiday accommodation
- Not enough parking available in local car park.

- How would car park and parking be enforced?
- Bat Boxes encroaching neighbour
- Questions on economic benefits submitted by the applicant

In response to the comments raised:-

- There is no room for external space; however, ecological mitigation has been indicated on the proposed plans and the ecologist is satisfied with the ecological mitigation as shown on the plans.
- It would not seem that the proposal is suitable for disabled people.
- The Highways Authority has made an assessment of the parking in the vicinity of the site and this has been addressed in the main body of the report.
- The impact on neighbouring properties has been addressed in the main body of the report.
- The Local Planning Authority has to determine planning applications as they have been submitted i.e for holiday use.
- The existing D1 use is material consideration as the building could be used for any D1 use without planning permission.
- A construction traffic management plan condition has been placed on the permission to ensure that further details are submitted prior to any work commencing on the site.
- Policies support the re-use of existing buildings for business use.
- The applicant has served notice upon the adjacent landowner. If they are unable to reach an agreement to install the nature boxes on the boundary, the applicant will need to amend the scheme to ensure that they are installed elsewhere on the building/ or on the site.
- The LPA have no reason to question the economic benefits outlined by the applicant. Holiday letting units will bring economic benefits to the island.

### **Relevant Planning History**

FPL/2021/191 - Full application for the conversion of the chapel into holiday units together with alterations and extensions at - Capel Jerusalem, Llangoed – Refused 7/11/22

### **Main Planning Considerations**

#### **Proposal and Previous Site History**

This is a full planning application for the conversion of the chapel into 3 holiday units together with alterations and extensions at Capel Jerusalem, Llangoed. There is no external amenity space available at this site and waste bins will be located within the small store building to the North East of the site. There are no parking provisions on the site and cars will park on the local highway network. The application site is located within the defined development boundary of Llangoed and the last use of the building was as a Chapel which falls within Use Class D1.

The previous planning application FPL/2021/191 was for conversion of the chapel into 4 holiday units, this planning application was refused due to the over-provision of holiday accommodation in the area and the traffic and parking demands generated by the development.

Since this planning application was refused the applicant has reduced the number of units from 4 to 3 and has provided Highway Technical Notes to confirm that adequate parking is available in the vicinity of the site to cater for this development.

#### **Policy Consideration**

The main policy considerations is Policy TWR2: Holiday Accommodation of the JLDP which states that proposals conversion of existing buildings into holiday use is acceptable, providing they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:

Criteria i. states that in the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site. This is not a new building and is for conversion of the existing vacant chapel.

Criteria ii states that the proposed development is appropriate in scale considering the site, location and/or settlement in question. The application site is located in a built up area of Llangoed and the proposal is considered appropriate in scale.

Criteria iii states that the proposal will not result in a loss of permanent housing stock. The proposal will not result in loss of permanent housing stock.

Criteria iv states that the development is not sited within a primarily residential area or does not significantly harm the residential character of an area; The application site is within a primarily residential area and consideration will be given to this in further in the report.

Criteria v states that development does not lead to an over-concentration of such accommodation within the area. The most recent council tax data shows that the number of second homes and self-catering holiday accommodation in the Llangoed community council area is 15.36%. Accepting that the area has exceeded the 15% threshold as stated in the Supplementary Planning Guidance, consideration will be given to this further in the report.

Policy ISA 2 of the JLDP states that proposals which would lead to the loss of community facilities should be resisted unless:-

- "i. a suitable replacement facility can be provided by the developer either on or off site, and within easy and convenient access by means other than the car, or
- ii. it can be demonstrated that the facility is inappropriate or surplus to requirements..."

The proposal would involve the conversion of a former chapel into 3 holiday units. Consideration has been given to the fact that there is a Village Hall in Llangoed within walking distance of the former Chapel and is being used by the community. There is also an existing church 'St Cawrdaf' approximately 1km away. Capel Jerusalem has not been used since 2017, which proves that the current use is not further required in the area.

## **Business Plan**

Paragraph 6.3.67 of the JLDP states that in order to judge whether the proposed development will not lead to an over-concentration of this type of holiday accommodation within a particular location, applicants will be required to submit a detailed business plan, which demonstrates the robustness of the proposed scheme. This enables the Council to assess whether the scheme has a realistic chance of being viable, is not speculative in nature, and would help to make sure that there is no loophole to allow the redevelopment of existing buildings in the countryside for holiday use, and then allow them to convert to residential use if shown to be unviable in holiday use.

The application was accompanied by a detailed business plan which addresses the scheme's economic viability along with its likely contribution to the economy of the area; the council have not disputed the findings of the business plan.

Criterion 'v' of TWR2 policy 2 clearly states that proposals for holiday accommodation should not result in such oversupply of accommodation. To define what is meant by 'excess' there is further detail in relation to the relevant considerations included in the Supplementary Planning Guide: Tourist Facilities and Accommodation.

The most recent council tax data shows that the number of second homes and self-catering holiday accommodation in the Llangoed community council area is 15.36% (August 2022). The provision of combined holiday home provision in the Llangoed area has only slightly exceeded the 15% threshold as set within the SPG. While there is a conflict with criterion v of Policy TWR2 consideration has been given

to numerous appeals lost in recent months where the 15% had been exceeded. Consideration has also been given to whether the proposal would cause detrimental impact on the local community.

Areas with a high density of holiday accommodation face typical side effects such as increasing house prices, cultural changes, putting additional pressure on local infrastructure as well as resulting in the loss of community facilities serving the permanent population. These side effects are referenced in research conducted by the Joint Planning Policy Service (Gwynedd and Anglesey) together with research conducted on behalf of the Government, 'Second homes: Developing new policies in Wales'. Further a recent consultation undertaken by the Welsh Government related to the amendment of the Planning procedure also recognises:-

Large concentrations of second homes and short-term holiday accommodation can lead to major changes to the settled communities as the nature of the neighbourhood changes. Issues and problems can emerge in many different ways and create less stable local communities." (Consultation on planning legislation and policy for second homes and short-term holiday accommodation, Welsh Government),

In line with the guidance contained in the SPG: Tourist Facilities and Accommodation, one of the factors when considering over-provision is the numbers of holiday accommodation that can be found present within the local area. SPG states:-

"Consideration will not be given to applications for self-service holiday accommodation when a combination of the current number of holiday accommodation and second homes within the Council/Town/City area exceeds 15%."

Background information, along with the Consultation Report linked to the Supplementary Planning Guide detail the rationale behind setting a 15% threshold. This prescriptive threshold is set to ensure that the communities of Gwynedd and Anglesey remain sustainable and viable communities.

The proposal involves the conversion of the former chapel into 3 holiday units which is located in a mainly residential area. There is an increased pressure of holiday homes and second homes on Anglesey; however, since the previous application was refused on over-provision of holiday homes the applicant has reduced the number of holiday units to 3, further consideration has been given to the fact that Llangoed is only marginally over the 15% threshold and the fact that the existing building is being brought back into use is also a material consideration. The Local Planning Authority has also lost numerous appeals where the 15% has been exceeded and the conclusions of these appeals must be considered. The former chapel has been empty for some time and if no use is made of the building it will become derelict and an eyesore in the community. Consideration has been given to whether the 3 holiday units would impact the quality of life and well-being in the area; however, as the number has now been reduced to 3 holiday units it is considered that the amount of holiday units within this building is acceptable. It is also necessary to consider the lawful use of the building which is a D1 use. The building could be used as a community hall, crèche etc which would have the potential to have a greater impact on traffic and parking greater than the 3 holiday units.

The holiday units has potential to cause noise pollution, disturbance; however, it is not considered that 3 holiday units would create any more noise pollution, disturbance than any other D1 use. To conclude on this point, it is accepted that the proposal fails to comply with criteria v of Policy TWR2, but for the reasons outlined above, the benefits of approving the proposal outweighs any harm.

### **Sustainability**

Policies in the JLDP, PPW and TAN 18 seek to ensure that developments are generally located in sustainable locations so as to minimise the need to travel. Paragraph 6.1.32 of the JLDP states that the government supports a transport hierarchy in relation to new proposals that establishes priorities in such a way that, where possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. Planning Policy Wales refers to tourism related development being an essential element in providing for a healthy and diverse economy and local

planning authorities should adopt positive approaches to proposals which utilise previously developed land.

It is accepted that most visitors will travel to the site by private car, and visitors would probably choose to use their vehicles whilst on holiday; however, consideration has been given to the facilities available nearby. There is a small shop in Llangoed, a regular bus service and a bus stop within 250 metres of the building and close to numerous footpaths which links with the coast, and tourist attractions nearby.

Overall, the proposal would offer potential visitors a range of alternative modes of travel to the car, it is sited within walking distance of a local shop, would have access to public footpaths, public transport and would result in the economic reuse of a redundant building. All these factors point towards the proposed development being in accordance with Policies PS4 and PS5 of the JLDP as well as Planning Policy Wales

## **Highways**

The Highways Authority has considered the proposal and the supporting Technical Highway Notes submitted with the planning application.

The technical notes (M22026-01 and M22026-02) identified parking availability in the vicinity of the development and primarily suggested that an area marked as 'Zone A' would be suitable. It also identified an area opposite the development predominantly serving the short stay parking needs of the village shop (marked as Zone C). Assessments undertaken by the applicant indicate existing minimal use of Zone A for parking and observations by the Highway Authority concur with this. On the basis that the original application has been reduced from four units holiday to three the Highway Authority acknowledges that parking associated by the proposal can be accommodated in the area identified as Zone A.

Concerns remain with respect to a currently unrestricted parking area outside the village shop. This area is used as short stay parking by callers to the adjacent shop and it would appear to be self-regulating in that there is a turnover of vehicles and availability of spaces based on current demand. There would be a possibility that users of the proposed holiday lets would make use of the nearest available parking which would be opposite the location and directly outside the village shop. It would be a similar situation with vehicles associated with cleaning or maintaining the holiday lets. In respect to this the Highway Authority would be supportive of the proposed measures to ask users of the holiday let to park in the area identified as Zone A or in the public car park.

In conclusion, the local highway authority accepts that parking associated by the development can be accommodated with the area identified as Zone A as shown in the technical note and is supportive of efforts to ask users of the proposed holiday lets to make use of other alternative parking in the village namely the public car park. However, concerns remain as to the possible effect on the current short stay parking outside the village shop but the Highway Authority accepts that this would not justify objecting to the application on this basis alone.

If, as a result of this development being approved that a problem would occur where cars would park adjacent to the shop, the Highways Authority would review the situation and consider a traffic regulation order to manage the parking outside the shop.

The proposal therefore complies with Policy TRA2 and TRA4 of the JLDP.

## **Impact upon the amenities of residential properties**

Policy PCYFF2 states that development must ensure that proposals does not impact on the amenity of adjacent residential properties. Consideration has been given to the lawful use of the building which would be classed as a D1 use.

The application site is located in proximity to nearby residential dwellings with a terrace of properties and associated amenity spaces to the North East and a detached dwelling and associated amenity space to the South.

The proposal has been amended during the course of the application to ensure that the development would not overlook the immediate neighbouring property to the South. All windows on the South and rear will be obscurely glazed. This will ensure that the development will not overlook the neighbouring property. The space in the roof will not be used for holiday purposes.

Consideration has been given to the former use of the building as a chapel which would have generated a material degree of traffic and associated comings and goings that would have varied over time but most likely have been concentrated into the weekends with various church services, and at other times of the week when there were events such as funerals, or other church related activities.

There is likely to be an increase over the timespan of the whole week in terms of comings and goings associated with the proposed development as opposed to the site's historical use. As the proposal has now been amended to 3 holiday units it is considered that the scale of the proposal is acceptable, and that the proposal would not cause any more disturbance any greater than what a D1 use would generate.

### **The Welsh Language**

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when considering a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 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. This proposal does not meet these thresholds; consideration of the Welsh language has been received from the applicant.

### **Ecological Mitigation/Green Infrastructure Statement.**

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 three Schwegler bird box on the North elevation, three Type 1FF Schwelgar Bat Box on the South elevation as well as a Schwegler Swift Cup on the West elevation.

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 principle of converting outbuildings into holiday use is acceptable, consideration has been given to all criteria of Policy TWR2 and the proposal complies with all criteria except criterion v which relates to over-provision of holiday units in the vicinity. As stated in the main body of the report, the threshold has only been exceeded by a small amount, the proposal has reduced the number of holiday units from 4 to 3 units and it is not considered that the proposal would detrimentally impact the amenities of adjacent residential properties or the community any greater than what a D1 use would cause. The Highways Authority has confirmed that the additional information provided by the agent confirms that there is adequate car parking spaces in the vicinity of the site to cater for the development. If any parking problems occur adjacent to the existing shop as a result of the development, the Highway Authority would consider a traffic regulation order.

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

Reason: In the interests of residential and visual amenity.

**(03) The holiday units shall be occupied for holiday purposes only; the holiday units shall not be occupied as a person's sole, or main place of residence; the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the holiday units, and their main home addresses, and shall make this information available at all reasonable times to the local planning authority.**

Reason: To define the scope of this permission and ensure that inappropriate uses do not take place in the locality.

**(04) The development shall take place in accordance with Section 6 Mitigation contained within the Bat Emergence and Nesting Bird Survey Version 1.0 by Greenman Ecology dated 14th June 2022 submitted under application reference FPL/2023/328.**

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

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

Reason: In the interest of residential amenity

**(06) The development hereby approved shall not commence until a photographic survey of the buildings has been undertaken in accordance with the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings, and the survey submitted to and approved in writing by the Local Planning Authority.**

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

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

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

**(08) The three Schwegler bird box on the North elevation, three Type 1FF Schwegler Bat Box on the South elevation as well as a Schwegler Swift Cup on the West elevation shall be installed a minimum of 3 weeks prior to any works commencing on the site in accordance with drawing numbers 2474-A3-05 and 2474-A3-06 and maintained for the lifetime of the permission hereby approved.**

Reason: In the interest of biodiversity and to ensure the development complies with AMG5 and advice contained within Planning Policy Wales.

**(09) The external lighting scheme shall be in accordance with details on drawing number 2474-A3-06 and 2474-A3-05. All external lighting shall not exceed 2700K.**

Reason: To ensure that the development does not produce light spill and to ensure that the lighting scheme does not affect the nature boxes.

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

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

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

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

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

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

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

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

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

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

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

- Location Plan – 2474-A3-01
- Proposed Elevations 1 of 2 – 2474-A3-05
- Proposed Elevations 2 of 2– 2474-A3-06
- Proposed Ground Floor Plan – 2474-A3-07
- Proposed First Floor Plan – 2474-A3-08
- Technical Note M22026 dated March 2024



- **Technical Note M22026 dated January 2024**
- **Technical Note dated September 2022**
- **Green Infrastructure Statement – Cambrian Planning dated February 2024**
- **Bat Emergence and Nesting Bird Survey V1.0– Greenman Ecology dated 14 June 2022**

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, PS13, PS14, TWR2, PS19, AMG5, CYF6, PS4, TRA2, TRA4, PS5, PS1

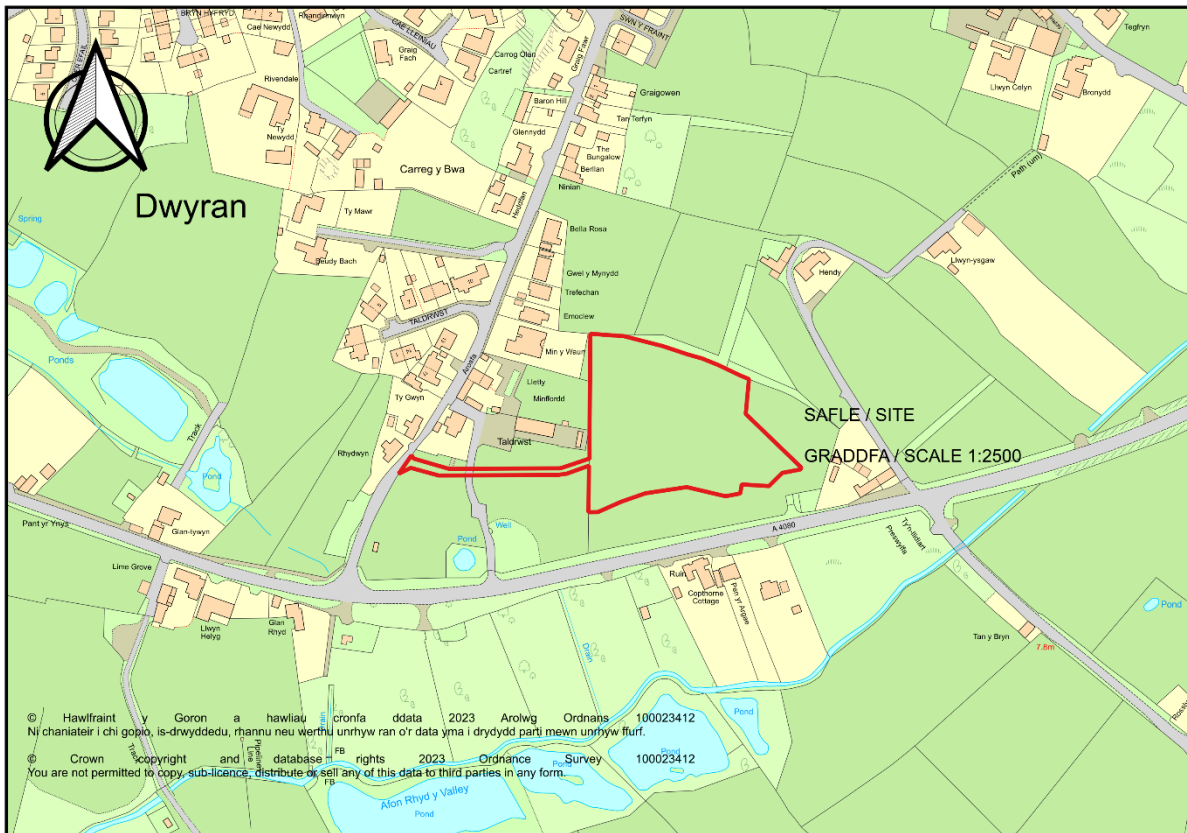
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/61

Applicant: Mr G Williams

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

Site Address: Taldrwst, Lon Fain, Dwyran



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

Recommendation: Permit

Reason for Reporting to Committee

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

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 obtained SuDS approval from the Local Authority as the SAB approval body. Following discussions with Dwr Cymru and the SAB team, the drainage scheme was satisfactorily amended and as such the previous concerns were overcome. At the committee held on the 6th December, 2023, members resolved to refuse the application on the sole basis that there was insufficient drainage information for them to make a decision. As SAB approval has been granted, it is considered the single reason for refusal has been overcome and thus there is no reason for the members to continue with their resolution to refuse.

### **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 / 3001:22:1b**
- **Proposed Site Plan / 3001:22:3j**
- **Proposed Drainage Layout / 005 P03**
- **Basin Construction Details / 017 P01**
- **Landscape General Arrangement Plan / 326-LST-XX-XX-DR-L-0102 S4 P05**
- **Landscape General Arrangement Wider Plan / 326-LST-XX-XX-DR-L-0101 S4 P05**
- **Proposed Access Plan / 3001:22:8b**
- **Proposed Two Bed Lodge / 3001:22:4a**
- **Drainage Strategy / Mon Civils Limited / January 2024 Revision P02**

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

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

Reason: To define the scope of this permission.

**(04) No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.**

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

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

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

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

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

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

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

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

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

**(09) The site shall be landscaped strictly in accordance with the Landscape General Arrangement Plan [326-LST-XX-XX-DR-L-0102 S4 P05] and the Landscape General Arrangement Wider Plan [326-LST-XX-XX-DR-L-0101 S4 P05] in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.**

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

**(10) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at manhole reference SH4658301 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.**

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

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

- **Build upon the principles outlined in the Ecological Assessment report by Clwydian Ecology, 22nd February 2023**
- **A plan showing areas to be retained which should identify the extent and location on appropriate scale**
- **Details of the siting and type of external lighting to be used**
- **Drawings setting out light spillage in key sensitive areas (boundary features/trees)**
- **Details of protective measures to be taken to minimise the impacts**
- **Details of timing, phasing and duration of construction activities and conservation measures**
- **Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development**
- **Details of initial aftercare and long-term maintenance**
- **Actions to be taken in event previously unidentified species features are found**
- **Ecological Compliance Audit, including key performance indicators**
- **Persons responsible for implementing the works**
- **Details of measures to prevent or reduce incidental capture or killing**

**The Species Conservation Plan shall be carried out in accordance with the approved details.**

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

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

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

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

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

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

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

**Application Reference: FPL/2023/118**

**Applicant:** Mr Rupert & Mrs Bonnie Cunliffe

**Description:** Full application for the change of use of land for the siting 55 static holiday caravans/chalets, change of use of outbuilding into a laundry, reception and site office together with construction of new on site roads, erection of package treatment building, construction of car parking area together, soft and hard landscaping and associated development at

**Site Address:** Wern Farm, Pentraeth Road, Menai Bridge



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The planning application has been called into the Planning Committee by two local members due to strong opinions from the Community Council in relation to the scale of the development.

On the 9th May, Members of the Planning Committee recommended a site visit. The site visit took place on the 22nd May and Members are now aware of the site and its settings.

## **Proposal and Site**

This is a full application for the change of use of land for the siting 55 static holiday caravans/chalets, change of use of outbuilding into a laundry, reception and site office together with construction of new on site roads, erection of package treatment building, construction of car parking area together, soft and hard landscaping and associated development at Wern Farm, Menai Bridge.

Wern farm is located to the east of the A5025 approximately 2km north of Menai Bridge in the Cwm Cadnant Community Council. The land is currently used for agricultural purposes.

## **Key Issues**

The key issues are as follows:-

- Principle of development, Policy and Landscape Considerations
- Best and Most Versatile Agricultural Land
- Sustainability
- Highway Considerations
- Ecological Considerations
- Drainage Considerations
- Gwynedd Archaeological Planning Service
- Impact on adjacent residential properties
- Welsh Language

## **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 13: Providing Opportunity for a Flourishing Economy  
Strategic Policy PS 14: The Visitor Economy  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 5: Carbon Management  
Policy PCYFF 6: Water Conservation  
Policy CYF 6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use  
Policy TWR 2: Holiday Accommodation  
Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation  
Policy TWR 4: Holiday Occupancy  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character  
Policy AMG 5: Local Biodiversity Conservation  
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting  
Policy TRA 1: Transport Network Developments  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts

Planning Policy Wales (Edition 12)

Technical Advice Note 5: Nature Conservation and Planning (2009)  
 Technical Advice Note 11: Noise (1997)  
 Technical Advice Note 12: Design (2016)  
 Technical Advice Note 13: Tourism (1997)  
 Technical Advice Note 18: Transport (2007)  
 Technical Advice Note 20: Planning and the Welsh Language (2017)  
 Technical Advice Note 23: Economic Development (2014)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
 Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021  
 Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)  
 Supplementary Planning Guidance - Maintaining Distinctive and Sustainable Communities (July 2019)

### Response to Consultation and Publicity

Consultee	Response
Draenio / Drainage	Confirmation received that the site lies within zone A of the development advice maps accompanying TAN15 which is usually considered to be at little or no risk of flooding.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Satisfied with the drainage and ecological information submitted with the planning application.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The ecological advisor has confirmed that he is satisfied with the ecological mitigation provided with the planning application. Suitably worded conditions shall be placed on the permission to ensure that all ecological mitigations/recommendations are carried out.
Dwr Cymru Welsh Water	Confirmation that the developer will be installing a package treatment plant and confirmation that there is sufficient capacity to provide a water supply for the development.
Polisi Cynllunio / Planning Policy	General Comments in relation to relevant policies.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No objection and no requirement for further evaluation.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection and confirmation that the visibility and parking arrangements are acceptable. Approve subject to relevant highway conditions.
Iechyd yr Amgylchedd / Environmental Health	Standard Advice in relation to hours of construction, contaminated land and comments in relation to private water supply.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response.
Cynghorydd Carwyn Jones	Call in request due to strong objections by the Community Council.
Cynghorydd Gary Pritchard	No response



Cynghorydd Alun Roberts	Call in requested. Objection due to concern on the access, the road is busy and dangerous. Loss of quality agricultural land and lack of local infrastructure and/or Services in the site area i.e no local bus stop.
Cyngor Cymuned Cwm Cadnant Community Council	No response
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Satisfied with the Welsh Language information and confirmation that Welsh signs should be used.
Ymgynghorydd Treftadaeth / Heritage Advisor	Confirmation that the proposals would not affect the setting of any listed building.
Henebion Cofrestredig Cadw Scheduled Monuments	No response.
Cynghorydd Carwyn Jones	Call in request due to strong objections by the Community Council.
Cynghorydd Alun Roberts	Call in requested. Objection due to concern on the access, the road is busy and dangerous. Loss of quality agricultural land and lack of local infrastructure and/or Services in the site area i.e no local bus stop.
Cyngor Cymuned Cwm Cadnant Community Council	No response.

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 15/3/24. At the time of writing this report, 1 letter of support and 10 letters of objection had been received at the department.

1 support letter had been received, the main comments as follows:-

- Great Idea supporting local businesses and boosting tourism

10 further letters of objection had been received, the main comments as follows:-

- Access and road safety
- Noise resulting from the development and impact on adjacent residential properties
- Increase of traffic on single lane which joins Lon Pedair Groelan
- Too many holiday sites in the locality
- Impact on ecology
- Impact on the beauty of the area
- Not sustainable location
- Impact on Welsh Language
- Light Pollution
- Impact of the development on the PROW

In response to the objections raised:-

- The Highways Authority has confirmed that the access, parking and visibility from the existing access is adequate to cater the development.

- The development is located a considerable distance away from nearby residential properties. With intervening uses such as the woodland and further landscaping, it is considered that the development will not impact the amenity of adjacent residential properties.
- It is not considered that there are too many holiday sites in the locality. A business plan has been submitted with the application.
- The proposal includes a considerable amount of landscaping and ecological mitigation as indicated in the main body of the report. The proposal will enhance the biodiversity on the site at present.
- The application site is not obtrusive and is well screened by a woodland. It is not considered that the proposal will have a negative impact upon the beauty of the area.
- Sustainability has been addressed in the main body of the report.
- It is not considered that the proposal will have a negative impact upon the Welsh Language and a condition will be placed on the permission to ensure all signage are bilingual with priority being given to the Welsh Language.
- Lighting details have been received with the application and it is not considered that the lighting scheme will cause unacceptable impact nearby.
- No work is proposed to the PROW.

### **Relevant Planning History**

17C302 – Change of use of existing outbuildings into 4 holiday cottages with swimming pool and new vehicular access at Wern Farm – Approved 15/2/02

17C302A – Conversion of existing outbuildings into 2 self contained holiday lets together with installation of a septic tank at Wern Farm – Refused 3/2/11

17C302B – Full application to create a new vehicular access and track at Wern Farm – Granted 23/7/14

17C302C - Full application for the conversion of the outbuilding into 3 holiday units together with the installation of a sewage treatment plant at Wern Farm, Menai Bridge – Approved 17/3/15

17C302D/DIS - Application to discharge condition (04) (proposed mitigation methods for bats) and (05) (detailed architectural drawings of doors and windows) from planning permission 17C302C (Conversion of outbuilding into three holiday units) at Wern Farm, Menai Bridge – Discharged – 21/4/16

### **Main Planning Considerations**

#### **Proposal**

This is a full application for the change of use of land for the siting 55 static holiday caravans/chalets, change of use of outbuilding into a laundry, reception and site office together with construction of new on site roads, erection of package treatment building, construction of car parking area together, soft and hard landscaping and associated development on land at Wern Farm, Menai Bridge. The proposal was screened under planning application reference SCR/2022/14 and it was deemed not to constitute EIA development by the Local Planning Authority.

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

- \* 55 static holiday caravans/chalets
- \* Hard Surface resurfaced to form car park for 21 cars and 2 electric vehicle charging points.
- \* New access to field
- \* Conversion of outbuilding to be used as a reception and site office, laundry/utility building and WC with solar pv panels
- \* Formation of internal access road
- \* Woodland belt, landscaping scheme and biodiversity net gain
- \* Installation of a package treatment plant, reed beds and surface water drainage system including pond/wetland area as a water attenuation collecting run off as part of SuDS system

- \* Natural Play area
- \* Recycling facility

## **Principle of Development, Policy and Landscape Considerations**

In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) it is necessary to ensure that planning applications conform to the adopted development plan unless material planning considerations indicate otherwise. The development plan comprises the JLDP and other material planning considerations will include Planning Policy Wales (Edition 12) and the TAN's listed previously in this delegated report in addition to the Supplementary Planning Guidance.

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

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

Paragraph 4.1.11 of Planning Policy Wales (PPW) 12 states that it is Welsh Government policy to require the use of sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles, this is re-iterated in paragraph 3.2 of TAN 18.

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

The main Policy Consideration for the static/chalet site is Policy TWR 3.

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

Criterion i. requires it can be demonstrated that the proposed development doesn't lead to a significant intensification in the provision of static caravan, chalet or permanent alternative camping sites in the locality. The supporting text of the policy explains that the proliferation of static caravan and chalet parks has had a detrimental impact on the appearance of the landscape. The JPPU consultation also refers to paragraph 6.3.69 of the JLDP which explains that the Isle of Anglesey, Gwynedd and Snowdonia National Park Sensitivity and Capacity Study (Gillespies 2014) "Capacity Study" concluded that in some areas there may be very limited capacity for static caravan/chalet park developments typically comprising of very infrequent, very small scale, well sited, high-quality developments. The Capacity Study defined each "Landscape Character Area" which were used to determine the overall capacity in an area for caravan and chalet park developments. The proposed development falls within Landscape Character Area (LCA) 12: East Central Anglesey. The Landscape Sensitivity and Capacity study states that the indicative overall capacity in LCA12 "Outside the AONB and SLAs it is considered there may be some capacity for very small to small scale developments, and/or limited capacity for well-designed and sensitively sited larger scale developments, which should, in all cases relate well to the existing built environment/urban

landcover". The study defines very small developments as up to 10 units, small developments as 11-25 units.

Due to the scale of the proposed development (55 units), the proposal is classified as being 'large scale'. Therefore, the proposal needs to demonstrate that the development relates well to the existing built environment/urban landcover. A Landscape and Visual Impact Assessment has been submitted in support of the planning application which outlines that the proposal would not affect the character or quality of LCA 12 visual impact of the proposal. In terms of visual impact the development will be visible from short parts of the PROW and the visual change on completion of the development would be minor/negligible, neutral and permanent. The amended woodland and landscaping scheme will in time block all views of the site from the PROW.

There are no views of the site from the A5025 and other than the owners of Wern Farm and the holiday units on the site there are no other residential receptors with a clear view of the proposal. The site benefits from mature tree, hedge and plantation growth around its edge and further landscaping/woodland planting will break up the scale of the development even further. The LVIA confirms that there are no locations where all the site can be viewed as a single entity. The judgement on overall visual effects for all receptors indicates a Negligible, Neutral and Permanent rating after mitigation planting has established. There are no significant adverse visual effects and the proposal is classed as neutral as views to the site with mitigation planting will be to a similar rural landscape as the existing site. There is a view out from the site towards Treffos Lodge over an existing farm gate; the lodge is located approx. 318m away from the site; however, there will be limited views of caravans from the lodge due to the siting of a natural play area and further landscaping on this side of the site. A listed church is located 0.87km away from the site but there are no views of the site from this location.

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

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

In terms of the first part of the criterion which deals with design, layout and appearance it is material that as explained in the preceding section the proposal entails a major development and that the application site has an area of approximately 4.1ha of agricultural land.

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

The site is very well screened by the existing woodland and other trees surrounding the site, the Local Planning Authority has worked with the applicant to ensure that an effective landscaping scheme has been brought forward and that can be achieved.

The proposal includes tree planting within the site, wildflower meadow, amenity grass, infilling hedges where required as well as extensive woodland planting in two main areas. The planting scheme is achievable and will have a positive impact on biodiversity and ecology.

Some trees within the site will be felled as per the detailed Arboricultural Impact Report, but the majority of these trees are Ash trees with signs of Ash dieback. The loss will be compensated through the planting of new trees and landscaping within the site. A condition will be placed on the permission to ensure full details of all new trees will be submitted to the Local Planning Authority before work commences on the site. These trees will then be maintained for the lifetime of the permission.

The third criteria states that the site should be close to the main highway network and adequate access can be provided without significantly harming landscape characteristics and features. Access to the site is from the A5025. The site is accessed via an existing vehicular access with 215m visibility splay in both directions. Minor work is required to the access to ensure that the access is 5.5m wide. The work will not significantly harm landscape characteristics and features.

The proposal also includes converting an existing stone outbuilding on the site to be used as a reception/office and laundry/utility building. The main policy consideration for the barn is CYF6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use.

Proposals to convert rural buildings for business use will be granted providing they confirm to the following criteria:-

Criteria 1 states that the scale and nature of the development is acceptable given its location and size of the building in question. The proposal does not include any extensions to the original outbuilding. This is an existing stone outbuilding within the grounds of the existing holiday complex. The use of this outbuilding incidental to the holiday complex is acceptable and meets criteria 1 of the policy.

Criteria 2 states that the development would not lead to a use that conflicts with nearby uses or has an impact on the viability of similar uses nearby. Due to the location of the proposal it is not considered that the conversion of this outbuilding to be used as a reception/office and laundry room will have a negative impact upon any neighbouring uses. The outbuilding is located far enough from any neighbouring property and cannot be viewed unless walking along the PROW that runs through the site. It is considered that the proposal complies with criteria 2 of the policy.

Criteria 3 states that the building shall be structurally sound, the scale of any extension is necessary and reasonable in size and the building is suitable for the specific use. A structural survey has been received with the planning application which states that the building is structurally sound without the need to re-build. The existing outbuilding will not be extended, and it is considered that the location of the outbuilding close to the existing and proposed holiday complex is suitable. The proposal complies with criteria 3 of the policy.

### **Best and Most Versatile Agricultural Land**

Criterion 6 of Policy PS6 'Alleviating and Adapting to the Effects of Climate Change' aims to protect the best and most versatile agricultural land and Planning Policy Wales states Grade 1, 2 and 3a agricultural land should only be developed if there is an overriding need for the development.

The planning application a major development consisting of 55 static/chalet units in an open countryside location. The application site encompasses approx 4.1 hectares of greenfield agricultural land. The predictive Agricultural Land Classification (ALC) map of the site shows the land to be predominantly

grade 3a and 3b. An ALC Report was received with the planning application to identify the actual grading of the land at Wern Farm. The survey found that the majority of the land (12 from the 18 soil profiles taken) to be grade 3b. Two of the profiles were found to be 3a and four profiles found to be borderline between 3a and 3b. The summary of the report states that the whole of the agricultural land on the site has been classified as subgrade 3b of the ALC.

## **Sustainability**

It is the LPA's view that the proposal is well related to Menai Bridge's public transport network.

The site is approximately 0.51km away from the nearest bus stop that links to Menai Bridge which is an excellent public transport hub. A public right of way (PROW) crosses through the Wern Farm site and links the site to Llandegfan and Menai Bridge. The site is located approximately 3.4km from Menai Bridge Town which has a range of facilities such as shops, restaurants, grocery stores etc.

Whilst it is accepted that the A5025 is a busy road with no formal footways or lighting with cars travelling at 50mph, the PROW which leads through the site alleviates the need for people to walk on this road only for a short distance (310km) to walk to Menai Bridge. A bus stop is also located within 0.51km of the site which links to a very sustainable transport hub in Menai Bridge.

The proposed development is considered to be in a highly accessible and sustainable location which would provide all the necessary needs of visitors as well as close to key transport routes. Visitors would have a choice of travel modes whilst staying at the site.

The proposal therefore complies with Policies PS4, PS5 and advice contained in PPW and TAN18.

## **Highway Considerations**

Criterion 1iii. of policy TWR 3 requires that the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features. Policy TRA2 requires parking spaces for all proposals and Policy TRA4: Managing Transport Impacts ensures that all proposals address the demand for travel and its impacts.

Access to the site is via the A5025 Pentraeth Road, the existing access will be used for the development with slight amendments being made to ensure that the existing access is widened to 5.5m, this will ensure that cars can enter and exit the site simultaneously, reducing potential congestion and the likelihood of traffic conflicts. A visibility splay of 215m is achievable in both directions and the Highways Authority has confirmed that they are satisfied with the proposal with appropriately worded conditions.

## **Ecological**

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.

A Green Infrastructure Statement has been received where Diversity, Extent, Condition, Connectivity and Adaption known as the (DECCA framework) has been considered. The step-wise approach has been considered. Some trees will be felled, but the majority of these trees are Ash trees and have been identified with Ash Dieback. The proposal includes a 15m wide woodland belt to be planted on the South East boundary, a secondary woodland block to be planted near the PROW as well as further planting around the new access and within the site. Amenity Grass/Wildflower Meadows, hedgerows, infrastructure planting, ponds and reed beds are also proposed. It is considered that all the ecological

enhancements mentioned above will be an improvement to the existing site. The step-wise approach has been fully considered and complies with the Chapter 6 of PPW.

The Arboricultural report received with the planning application states that trees identified as G2 and G8 will be removed. These are ash trees and are showing signs of ash dieback. Other trees to be removed are 1 sycamore tree which is showing signs of defect and spruce trees near the drainage system would need to be removed. Otherwise, all other trees will be retained. A condition will be placed on the permission to ensure that an updated scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural impact assessment (AIA) based on the submitted Tree Survey is submitted to and approved in writing by the Local Planning Authority prior to any works commencing on the site.

A Preliminary Ecological Appraisal was carried out and the results of the survey stated that bats may be using the woodland/hedgerows for feeding and commuting. There are no ponds or waterbodies on the site and no known issues in relation to great crested newts. The report states that amphibians such as common frog and toads may be found in the woodland to the east of the site approx. 257m away. No evidence of red squirrels were recorded in the area; however, the report states that their presence is likely. No dreys were observed during the site assessment. No evidence of reptiles were found and confirmation that birds use the boundary trees/hedgerows and woodland for nesting and general shelter. The COFNOD data shows hedgehog records in and around the local area. No invasive species were observed anywhere in or around the site.

The Preliminary Ecological Appraisal states that the following mitigation is required:-

- Six Schwegler 2F bat boxes and Six Eco Kent bat boxes fitted to some of the larger trees surrounding the site
- Eight Schwegler 1B bird boxes will be installed on the woodland edge trees facing the site
- Native Hedgerow planted
- Two Vivara Pro Seville nest box and 1 Schwegler bird box placed on North elevation of conversion building
- One Solitary bee house shall be installed on the South Elevation of the outbuilding
- Three Schwegler bird boxes shall be installed on the East Elevation of the outbuilding
- Three midi bat box installed on the West Elevation of the outbuilding

As well as the above mitigation, officers have worked extremely hard with the applicant to provide the following:-

- 15m wide woodland belt on the South East boundary with red squirrel species
- Planting around the new access and track leading to the field
- Secondary woodland block with red squirrel friendly species to aid screening from PROW
- Further landscaping within the site which includes Amenity Grass/Wildflower Meadow, hedgerows, infrastructure planting, ponds and reed beds.

All ecological mitigation will be conditioned accordingly, and it is considered that the proposal will bring positive ecological benefits to the site. The proposal complies with Strategic Policy PS19, AMG5 and Chapter 6 of PPW.

### **Drainage**

The proposal will be connected to a new Sewage Treatment Plant 'Klargester Commercial Biodisc'. A reed bed is proposed to be connected to the Treatment Plant. The reed bed is a natural filtration system that is used to treat and improve water quality prior to discharging into the environment. A network of filter drains across the site discharges into three swales along the Northern boundary, which provide temporary storage for surface water and reduce the site's peak flow. The swales have been designed in a cascading arrangement and will discharge into an attenuation pond, located within the low area of the site.

Natural Resources Wales have confirmed that they are satisfied with the information provided with the planning application and raise no concern. However, if a private drainage solution is to be progressed the applicant will need to apply for an Environmental Permit from NRW.

Due to the scale of the proposal, it will be necessary for the applicant to provide an application to the SAB for approval prior to the commencement of the building work.

The proposal will be connected to Welsh Water's water main system and Welsh Water has confirmed that there is sufficient capacity in the water supply system to accommodate the development.

### **Gwynedd Archaeological Planning Service**

Policy AT4 of the Joint Local Development Plan is relevant as well as Technical Advice Note 24: The Historic Environment. Paragraph 4.2 of TAN24 states that 'The conservation of archaeological remains is a material consideration in determining a planning application'. Gwynedd Archaeological Planning Service has confirmed that the site was subject to a survey and evaluation owing to the general potential for archaeological remains in the area. Despite some relatively interesting geophysical results, the trenching works highlighted relatively little of significance, and as such there is no recommendation for mitigation in this instance.

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

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

There are no immediate neighbours to the application site. Agricultural land lies to the North, East and South, the main road is located to the West with agricultural fields beyond. The nearest dwellings are 'Merddyn y Groes' approx. 305m away and 'Treffos Lodge' is located approximately 320m away. The traveller site is approx 480m away to the South West. There are mature trees, and fields located between the site and neighbouring properties. Due to the intervening uses, the mature woodland and fields it is considered that the development is located far enough from the residential properties and will not harm their residential amenity.

### **The Welsh Language**

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

A Welsh Language Statement has been submitted to support the Planning application. The Welsh Language Officer of the Council has provided comments and does not have an objection to the application. The agent has confirmed that they are satisfied that any signage within the site will be bilingual with priority given to the Welsh Language. This will be conditioned to ensure compliance.

### **Other Considerations**

Economic benefits of the development have been provided in the Planning Support Statement. The proposal would support employment directly through employment of people with 3 employed on a full-



time basis and a further 4 on a part time basis at the site. The proposal would lead to economic spending on the Island. Weight has been attributed to the economic benefit of the development having regard to Planning Policy Wales and TAN 23.

A Water Conservation Strategy was provided with the planning application in accordance with Policy PCYFF6. This policy aims to protect and improve water resources through increased efficiency and demand management of water. The strategy explains how the proposal will aim to reduce water usage and encourage water recycling in the proposed units. The proposal involves water butts to reduce the amount of potable water being used. The proposal includes swales and an attenuation pond to provide temporary storage for surface water. The information satisfies the requirements of the Policy.

Strategic Policies PS5 and PS6 also encourage using low or zero carbon energy technology and Planning Policy Wales encourages the use of Ultra Low Emission Vehicles (ULEVs). Paragraph 4.1.39 of PPW states that the planning system should encourage and support the provision of ULEV charging points as part of new developments. The proposal provides 2 charging points and Solar PV panels will be placed on the roof of the converted outbuilding. The proposal therefore complies with the requirements of Strategic Policy PS5 and PS6 of the JLDP.

## **Conclusion**

The application site is located in an open countryside location. The site is considered to be in a sustainable location with a public right of way crossing the site which links the site to Llandegfan and Menai Bridge. A sustainable transport network is located nearby with access to Menai Bridge that has a range of shops, restaurants and visitor attractions. The development would be located on low lying ground, surrounded by trees and hedges, a substantial landscaping and woodland scheme has been proposed as part of the application which will enhance biodiversity and further screen the development from the public right of way. The Highways Department has confirmed that the proposal is acceptable with appropriately worded conditions. In summary the proposal for 55 static/holiday chalets and associated development on this site aligns with material policies and is acceptable having weighted the material considerations described in the report.

## **Recommendation**

That the application is permitted subject to the following conditions:

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

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

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

Reason: To define the scope of this permission.

**(03) Prior to the commencement of work on site, a detailed landscaping plan of the landscaped areas as shown on drawing number 000-RYD-XX-XX-DR-L-002 Rev F including a detailed landscaping plan for the existing woodland area shall be submitted to and approved in writing by the Local Planning Authority. Details shall include species, spacing, location and quantity of the proposed trees. The approved landscaping scheme shall be carried out in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the**

**carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.**

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

**(04) Ivy removal on the stone outbuilding shall be carried out between October and February inclusive.**

Reason: To avoid potential disturbance to nesting birds

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

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

**(06) Six Schwegler 2F bat boxes and six Eco Kent bat boxes shall be installed between 2-4m above the ground on the North or North-East of mature trees surrounding the site and Bat boxes shall be installed at least 3m above ground level on the South or South West of mature trees surrounding the site. Eight Schwegler 1B bird boxes shall be installed on the woodland edge trees facing the site. Two Vivara Pro Seville nest boxes and one Schwegler bird box shall be installed on the North Elevation of the outbuilding, one Solitary bee house shall be installed on the South Elevation of the outbuilding, three Schwegler bird boxes shall be installed on the East Elevation of the outbuilding and three midi bat box installed on the West Elevation of the outbuilding. All ecological mitigation shall be installed prior to the occupation of the holiday chalets. Photographic evidence of all ecological mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the holiday chalets.**

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

**(07) A Meadow Grass Management Plan for ground preparation, sowing and maintenance for the first 5 years relating to the establishment of the meadow grass as shown on the Landscape Masterplan drawing number 000-RYD-XX-XX-DR-L-002 Rev F shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the holiday chalets on the site. The Meadow Management Plan shall be carried out as approved and maintained for the lifetime of the permission hereby approved.**

Reason: In the interest of ecology

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

Reason: In accordance with PCYFF 4.

**(09) Prior to the commencement of the development hereby approved (including all preparatory work), an updated scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural impact assessment (AIA) based on Tree Survey Schedule submitted with planning application FPL/2023/118 shall be submitted to and approved in writing by the Local Planning Authority. All works must proceed in accordance with the approved details.**

Reason: To protect the existing trees on the site.

**(10) Notwithstanding the submitted Lighting Plans, the lighting output of the external lights shall not exceed 3000k.**

Reason: To protect biodiversity and to ensure that the dark skies are not affected by the proposal.

**(11) The development shall take place in accordance with the recommendations contained within the Ecological Assessment dated December 2021 by Clwydian Ecology, the Ecological Addendum dated August 2022 by Clwydian Ecology and Ecological Second Addendum dated September 2023 by Clwydiad Ecology submitted under planning application reference FPL/2023/118.**

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

**(12) 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

**(13) The access shall be constructed with 2.4 metre by 215 meter splay. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

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

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

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

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

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

**(16) No surface water from the development shall discharge onto the public highway.**

Reason To minimise danger and inconvenience to highway users.

**(17) The existing access shall be widened to 5.5m in accordance with the information submitted with the planning application. The proposed works to the access shall be completed prior to the use of the development hereby approved.**

Reason: In the interest of road safety and minimise danger to highway users.

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

Reason: To ensure the proposal complies with Policy PS1

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

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

**(20) Prior to the first use of the development hereby approved, full details of the electric charging points and solar panels shall be submitted to and approved in writing by the Local Planning Authority. Details shall include charging units/connection points, location of the charging points and full specification of the solar panels 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.

**(21) The outbuilding subject to this application as denoted 'D' on drawing number 000-RYD-XX-XX-DR-L-002 Rev F shall be used as a reception/office/utility building associated with the holiday park only and shall not be used for any other purpose.**

Reason: For the avoidance of doubt.

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

- Landscape Master Plan – 000-RYD-XX-XX-DR-L-002 Rev F
- Location Plan/Site Boundary – 000-RYD-XX-XX-DR-L-003 Rev C
- Outbuilding Elevations – 2402-A3-04
- Outbuilding Floorplans – 2402-A3-05
- Lighting Plan – 69660.01 Rev 01
- Preliminary Drainage Strategy – ECL.9290.D05.001 Rev D
- Topographic Drawing – 001 Rev A
- Preliminary Tree Constraints Plan Sheet 1 – 23/EIA/Anglesey/44 01
- Preliminary Tree Constraints Plan Sheet 2 - 23/EIA/Anglesey/44 01
- Topographic + Line of Sight – 001 Rev A
- Topographic + Line of Sight South – 001 Rev A
- Natural Play Area – 000-RYD-XX-XX-DR-L-004 Rev A
- Archaeological Evaluation – I.P.Brooks
- Water Conservation Statement – Egniol dated 18.07.2022
- Carbon and Energy Assessment – Egniol dated May 2022
- Agricultural Land Classification – Mr J D C Finch dated November 2021
- Tamlite Lighting Schedule
- Tamlite Lighting Luminaire Data
- Geophysical Survey – 360 Archaeology dated October 2022
- Ecological Assessment – Clwydian Ecology dated December 2021
- Ecological Addendum – Clwydian Ecology dated August 2022
- Ecological Second Addendum – Clwydian Ecology dated September 2023
- Landscape and Visual Appraisal – Rydal Landscape Consultants dated March 2022
- Business Plan – Styger Consulting Ltd dated 28th February 2022
- Structural Survey – CPD Services dated 15th August 2023
- Arboricultural Impact Assessment Sheet 1– 23/EIE/Anglesey/44 02
- Arboricultural Impact Assessment Sheet 2– 23/EIE/Anglesey/44 02
- Tree Survey Schedule – Tree Solutions – dated 7th August, 2023

- **Welsh Language Statement – February 2024**
- **Design and Access Statement dated 8th February 2024**
- **Statement of Revision dated 8th February 2024**
- **Green Infrastructure Statement dated 4th March, 2024**

Reason: For the avoidance of doubt

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS6, PS13, PS14, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, CYF6, TWR2, TWR3, TWR4, AMG3, AMG5, AT4, TRA1, TRA2, TRA4

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

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**Planning Committee:** 05/06/2024

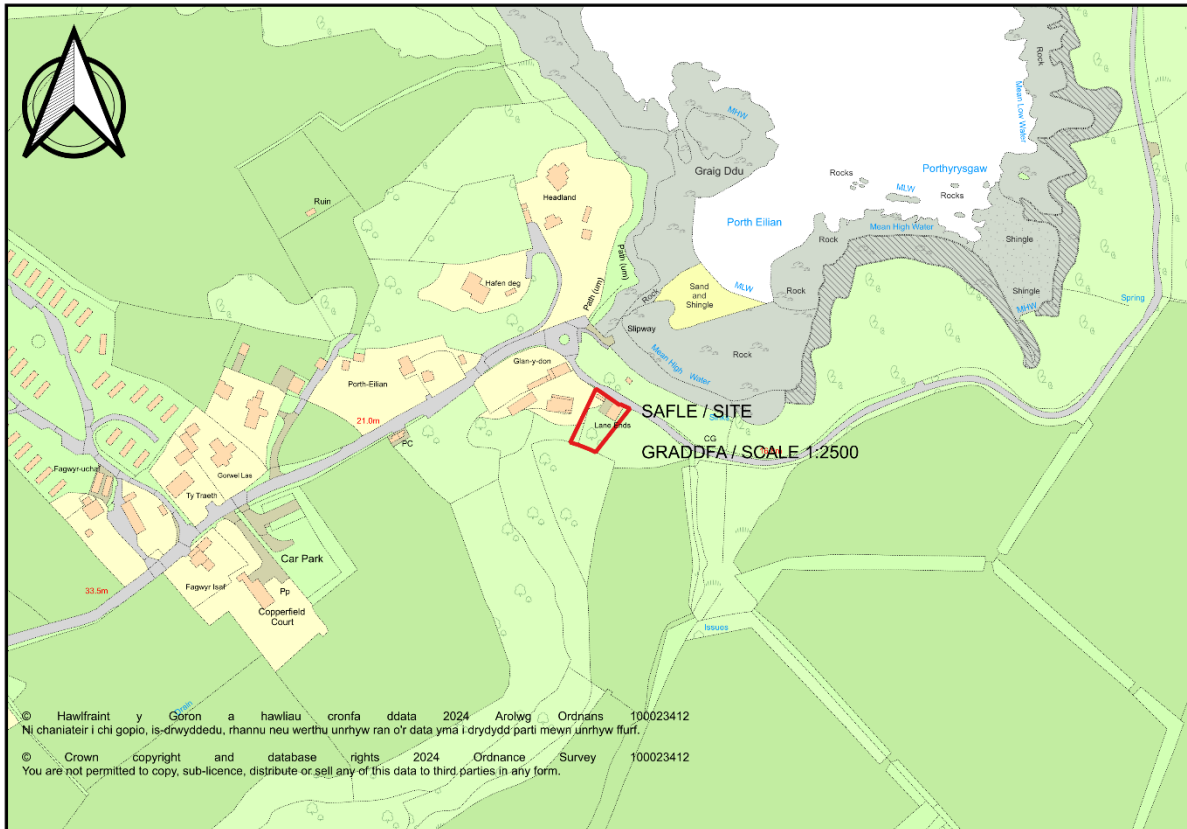
**12.1**

**Application Reference:** FPL/2023/339

**Applicant:** Mr N Roscoe

**Description:** Full application to change the design of the building together with a retrospective application for the installation of a package treatment plant at the boat store adjacent to

**Site Address:** Lane Ends, Llanelian



**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 Councillors Aled Morris Jones and Liz Wood due to concerns of over development and local concern surrounding the application.

**Proposal and Site**

The application site is a two-storey detached building, located on a parcel of land to the west of the dwelling known as Lane Ends, at the edge of the settlement in Llanelian. The site is outside any development boundary or cluster as defined by the Joint Local Development Plan (JLDP), is within the

Isle of Anglesey Area of Outstanding Natural Beauty (AONB) and is in close proximity to the Wales Coastal Path.

The proposed scheme is a full application to change the design of the building together with a retrospective application for the installation of a package treatment plant. The application has been submitted following an enforcement investigation.

### Key Issues

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

### Policies

#### Joint Local Development Plan

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Isle of Anglesey AONB Management Plan 2023-2028

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

Planning Policy Wales – Edition 12 (2024)

Technical Advice Note 12: Design (2016)

### Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The site is within the AONB and is near a few other designated sites. The tree proposed for removal needs to be replaced by three native trees and bird boxes should be placed on the building as biodiversity enhancement. Provided advice regarding planting and external lighting. Further information requested on the treatment plant discharge and no further comments to make once the information was received.
Cynghorydd Derek Owen	No response received.
Cynghorydd Aled Morris Jones	Called the application into the committee due to concerns of over development.
Cynghorydd Liz Wood	Called the application into the committee on behalf of the community council.
Cyngor Cymuned Llanelian Community Council	Several points were raised regarding the application during the first consultation period. Outlined the planning history of the site and that



	<p>significant changes were made to the original design during construction which were not agreed by the LPA. It was noted that the attempt to regularise the changes were refused by the LPA and the subsequent appeal refused by PEDW. The Community Council have no objection to the proposed workshop door, but the loss of internal void space at first floor level and reduction in height of the main aperture would restrict the future use of the building for its intended purpose as a boathouse. Some confusion about the capacity of the package treatment plant and requested clarification on whether it had a 4-person or 6-person capacity. It is reasonable to incorporate a WC area and treatment plant into the boathouse, but a smaller treatment plant would be appropriate for the development. The Juliet balcony on the rear elevation is an inappropriate visual feature which would be replaced by a window. Access drawings do not correspond to the access on site and a planting scheme will be required. Submitted plans do not include any details of a ramp to enable access to the boat store, with a substantial difference between road level and building level.</p> <p>The second response from the Community Council raised many of the same points as the initial response, but continued to state that the documents submitted are insufficient. Sought reassurance that the sewage treatment plant and outfall pipework conforms to building regulations, is appropriate for a non-domestic building and that appropriate permissions have been granted to allow the maintenance of the outfall pipe. Support the changes to the access provided that the visibility splays are acceptable to the highways department. Concern that the new stone clad wall to block the existing access is unlikely to integrate well in the AONB. Sectional drawings would allow the Community Council to assess the access aspect of this application. Conditions required to restrict the use of the building and to provide a timeframe for the carrying out of the works.</p> <p>During the final consultation period the Community Council questioned whether the red numbers on the site plan were site levels, using the boat store as a datum point. Stated that insufficient information has been submitted to persuade the Community Council that the building can be used as a boat store. Object to the site levels due to the 150mm step between the site and the boat store, which should be reduced in order to function as a boat store.</p>
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Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection to the proposed development. Provided advice on the AONB and nearby protected sites. The proposal is unlikely to have significant effects on the SAC or SPA due to its scale and nature.
Swyddog Llwybrau Troed / Footpaths Officer	No comments.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal which will not impact the highway network and provided highways informatives.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 22/03/2024. At the time of writing this report, no letters of representation had been received at the department.

Following the receipt of additional information, the application was advertised another two times through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations were the 15/03/2024 and the 23/04/2024, with no comments received upon the completion of all three consultation periods.

### Relevant Planning History

24C352 - Full application for change of use of the paddock to residential land, the erection of a new garage/boat store together with alterations to the vehicular access at Lane Ends, Llaneilian. Approved 25/02/2019.

DIS/2019/99 - Application to discharge condition (03) (External materials) (04) (Means of enclosure) (05) (Tree felling, lopping, topping) (06) (Landscaping scheme) (10) (Drainage scheme) of planning permission 24C352 at Lane Ends, Llaneilian. Condition Partially Discharged 05/11/2019.

MAO/2021/29 - Minor amendments to scheme previously approved under planning permission 24C352 (Full application for change of use of the paddock to residential land, the erection of a new garage/boat store together with alterations to the vehicular access) so as to amend boat store design at Lane Ends, Llaneilian. Withdrawn 15/12/2021.

VAR/2021/91 - Application under Section 73A for the variation of condition (02) (Approved Plans) and (10) (Drainage Scheme) of planning permission reference 24C352 (Full application for change of use of the paddock to residential land, the erection of a new garage/boat store together with alterations to the vehicular access) so as to allow revised drawings to be included in condition wording at Lane Ends, Llaneilian, Amlwch. Refused 03/08/2022. Appeal dismissed.

SCR/2021/94 - Screening opinion for VAR/2021/91: Application under Section 73 for the variation of condition (02) (Approved Plans) and (10) (Drainage Scheme) of planning permission reference 24C352 (Full application for change of use of the paddock to residential land, the erection of a new garage/boat store together with alterations to the vehicular access) so as to allow revised drawings to be included in condition wording at Lane Ends, Llaneilian, Amlwch. No EIA Required 06/01/2022.

### Main Planning Considerations

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.

### Proposal and Site

The application site is a two-storey detached building, located on a parcel of land to the west of the dwelling known as Lane Ends, at the edge of the settlement in Llanelian. The site is outside any development boundary or cluster as defined by the Joint Local Development Plan (JLDP), is within the Isle of Anglesey Area of Outstanding Natural Beauty (AONB) and is in close proximity to the Wales Coastal Path.

The proposed scheme is a full application to change the design of the building together with a retrospective application for the installation of a package treatment plant. The application has been submitted following an enforcement investigation.

The applications' main issues are:

- i. Site History
- ii. Siting and Design
- iii. Impact on Adjacent Residential Properties
- iv. AONB and Ecology
- v. Highways and Access

### **i. Site History**

Application reference 24C352 was approved in February 2019 for the erection of a new garage/boat store. This building was not built according to the approved plans, with bi-folds and a window installed instead of the two garage doors on the front elevation. A Juliet balcony was placed on the side elevation rather than the steps and door, a treatment plant was installed together with an internal WC, and the storage area extends along the whole first floor level, rather than a void above the boat store.

The site was subject to an enforcement investigation in 2021 due to the lack of compliance with the approved plans. Application VAR/2021/91 was submitted in an attempt to regularise these changes, but it was refused in August 2022 as the changes to the design were more akin of a dwelling rather than the approved boat store. This decision was appealed, with the appeal dismissed by PEDW in September 2023.

### **ii. Siting and Design**

The original approval was a two-storey boat house, with storage above the workshop and a void above the boat store. It measured 11m by 6m, with a pitched roof at 6m in height and its eaves at 3.5m. The approved design had two garage doors and a pedestrian door on the front elevation, a window on the first-floor side facing the coast, a pedestrian door and steps on the other side at first floor level, together with two roof lights each side of the roof.

The building has been built on the same footprint and height, however changes were made to the approved design without permission, as mentioned in the previous section. This application seeks to change the design of the building, making it more akin of its intended use as a boat store. The current unregularized bifold will be replaced by a garage door leading to the boat store, the window will be replaced by a garage door for the workshop, whilst the current anthracite grey pedestrian door will be retained. This will lead to the front elevation of the building resembling a boat store, which is a very similar design to that previously approved in 2019. It is considered to comply with policy PCYFF 3 as it will complement and enhance the character and appearance of the site.

The only other external change is the Juliet balcony instead of the door and stairs. As this is on the south side elevation and is not visible from public viewpoints, it is considered a small-scale alteration which will have no impact on the design of the building. The building will be finished with a combination of ivory coloured render and timber cladding, a tiled roof and UPVC windows. It is considered a high-quality design, in accordance with policy PCYFF 3, which takes into account its natural environmental context, utilising materials appropriate to its surroundings. This is considered a suitable design for its intended use, with only small changes compared to the previous approval. Condition (02) will ensure that all building works are completed with a 24-month timeframe.

The internal changes to include a WC are considered reasonable due to the distance and seasonal nature of the closest public toilets. The other internal change is the storage area across the whole first floor level, as opposed to the previously approved void above the boat store. The sectional drawings highlight around 5m from floor to ceiling internally, with 2.25m on the ground floor and 2.4m on the first floor. It is considered that the internal headspace at ground floor level is suitable for the intended use of the building as a boat store, providing sufficient headspace. The LPA cannot be sceptical on the type of boat that will be stored in the building, with condition (06) restricting its use as a boat store, with any alternative use constituting a breach of planning control.

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

The application site is located in an open countryside location near the coast in Llaneilian, with neighbouring properties sparsely located in the surrounding landscape. The boat store is around 18m to the east of the nearest neighbouring property Lane Ends and is over 30m away from Glan y Don and Cuddfan. Due to the distance between the boat store and its neighbouring properties and the small-scale degree of change compared to the previously approved scheme, making the appearance more akin of a boat store, it is not considered to negatively impact the privacy and amenities of any neighbouring properties, complying with policy PCYFF 2.

### **iv. Ecology and AONB**

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.

Three types of bird boxes will be placed on the building, with condition (04) ensuring that they are placed on the building before it is first brought into use as a boat store. One external light will be placed on the front elevation of the building, complying with dark sky requirements, ensuring that no light pollution will be generated from the development. One tree and a 3m section of hedgerow to the north of the site will be removed, with three new fruit trees planted in their place. This will provide 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. A 6-person treatment plant has been installed, which will discharge into the existing watercourse to the west. This is considered justified to support the WC, as was outlined by the inspector in the appeal decision, due to the distance and seasonal nature of the closest public toilets. The correct notices have been served on the landowners to the west and no objections have been raised by Natural Resources Wales or the Council Ecologist.

The site is within the Isle of Anglesey AONB where the aim is to conserve and enhance the special qualities and features that give the area its natural beauty, in line with policy AMG 1 and the AONB Management Plan. Due to the small-scale nature of development, to return the design of the building to its previously approved manner as a boat store, which utilises appropriate finish materials, it is not considered to negatively impact the designated landscape.

### **v. Highways and Access**

Amendments are proposed to the site access as part of this application. The existing access will be closed off by a new boundary stone clad wall, with a new access to be opened around 3.6m to the west, which will require the removal of a section of existing wall and hedgerow. The Highways department have no objections to this minor change, which will not have an impact on the local highway network, complying with the transport policies of the JLDP.

This new access will allow improved access to the site and the new car parking area. Three car parking spaces will be provided to the northwest of the site, around 8m in front of the building. The area in front of the building will be finished with a porous paver system with sand and soil infill, raising the level of the site to provide access to the building. The site levels on the proposed site plan show a 150mm step from the finish floor level of the building to the site adjacent, with the site sloping gradually in all directions further away from the building. The 150mm step is not considered to impact the use of the building, with the applicant proposing to use a temporary ramp for access. Due to the infrequent use of the building, this is considered appropriate and will allow the building to be used for its intended use as a boat store.

## **Conclusion**

The application proposes design changes to the building to enable its intended use as a boat store. The changes in design are considered modest and are similar to the previously approved scheme from 2019. It is considered a high-quality design, that will integrate into the surrounding area, utilising materials appropriate to its sensitive coastal location. The application is not considered to impact any neighbouring properties and will provide overall biodiversity enhancement. The new access is acceptable to the highways department, and it is considered that raising the levels of the site will provide adequate access to the boat store considering its infrequent use. The proposal is therefore considered to comply with all relevant local and national planning policies.

## **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:**

- **2706:23:1 - Location plan**
- **2706:23:3d - Proposed site plan**
- **2706:23:4b - Proposed floor plans, elevations & section**
- **2706:23 - Green infrastructure statement**

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

**(02) Within 24 months of the date of this permission all building works shown on the proposed floor plans, elevations & section, drawing number 2706:23:4b, shall be completed and thereafter shall be retained as such for the lifetime of the development hereby approved.**

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

**(03) Before the building is first brought into use as a boat store all works to the access and parking area shown on the proposed site plan, drawing number 2706:23:3d, shall be completed and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: In the interest of highway safety in accordance with Policy TRA 4 of the Anglesey and Gwynedd Joint Local Development Plan.

**(04) Before the building is first brought into use as a boat store the three bird boxes shown on the proposed elevations, drawing number 2706:23:4b, 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.

**(05) All planting and landscaping noted in the proposed site plan, drawing number 2706:23:3d, shall be carried out in the first planting season following the use of the site or the completion of the development, whichever is the sooner; and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.**

Reason: To ensure biodiversity improvement on the site as required under the Environment (Wales) Act 2016 and policies AMG 5 and PCYFF 4 JLDP.

**(06) The development hereby permitted shall only be used as a private boat store/workshop/storage and for no commercial or business use and shall not be used as sleeping accommodation at any time.**

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

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

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

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

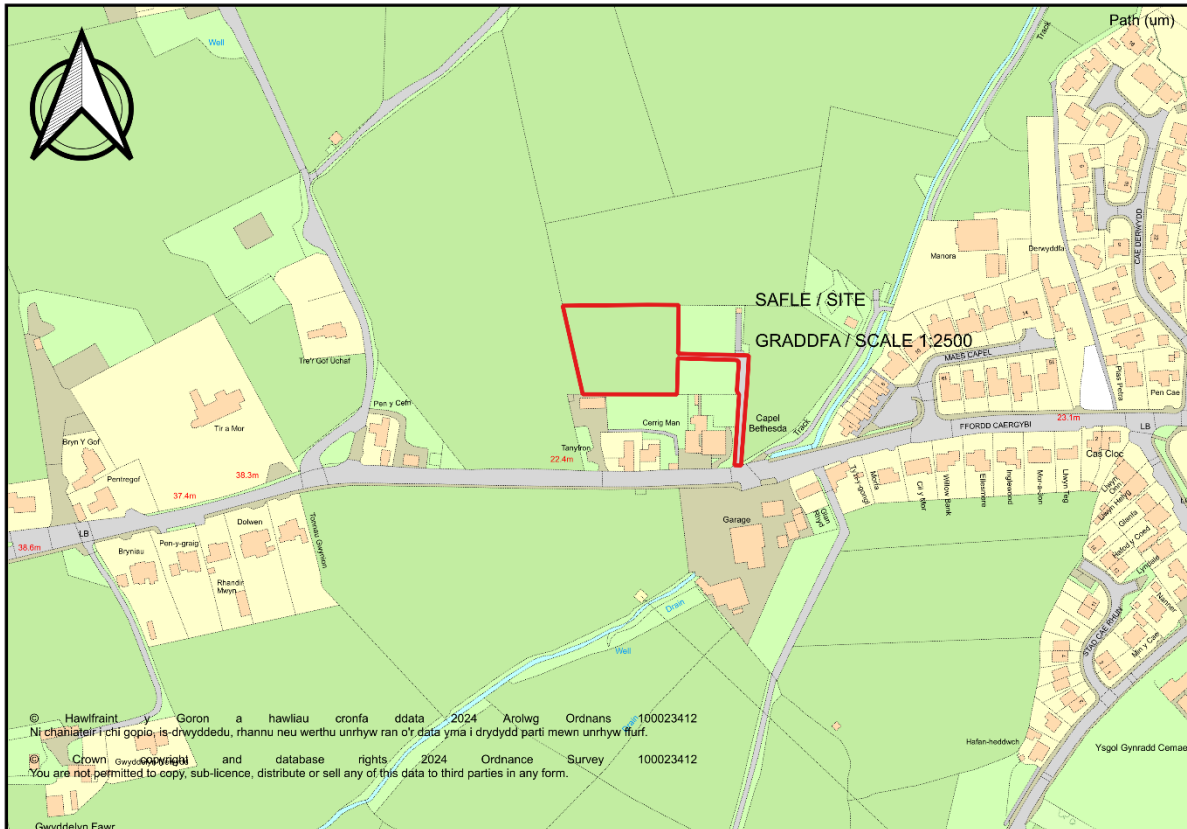
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/43

Applicant: Cyngor Cymuned Llanbadrig Community Council

Description: Full application for the change of use of agricultural land to create an extension to the existing cemetery at

Site Address: Fynwent Y Rhyd Cemetery, Cemaes



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application site is Council owned land.

**Proposal and Site**

The application is for an extension to the existing cemetery located on the outskirts of Cemaes adjacent to Capel Bethesda.

## Key Issues

The key issues are whether the proposal complies with relevant local and national planning policies.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy AMG 5: Local Biodiversity Conservation  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy ISA 2: Community Facilities

Planning Policy Wales (Edition 12, February 2024)

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Derek Owen	No response at the time of writing the report.
Cynghorydd Aled Morris Jones	No response at the time of writing the report.
Cynghorydd Liz Wood	No response at the time of writing the report.
Cyngor Cymuned Llanbadrig Community Council	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology and biodiversity matters.
GCAG / GAPS	In view of the small size of the application site and the likelihood that any archaeological evidence will be of low significance and in effect already documented under the Wylfa work, archaeological mitigation would not be proportionate in this case.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments/conditions.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to environmental and health and safety consideration.
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing the report.
Polisi Cynllunio / Planning Policy	Comments/advice in relation to the relevant policy framework.

The application was afforded statutory publicity.. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 10/04/2024.

At the time of writing the report, no representations had been received by the department.



## Relevant Planning History

None.

## Main Planning Considerations

The application site is located adjacent to the existing cemetery, in the open countryside. It is however immediately adjacent to the development boundary for Cemaes as defined in the JLDP. The land in question is classified as Grade 3a agricultural quality.

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

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

Policy PCYFF 3 relates to Design and Place Shaping and criterion 6 of the policy requires that drainage systems are designed to limit surface water run-off and flood risk and prevent pollution.

PCYFF 4 relates to Design and Landscaping and requires that proposals should satisfy the criteria in the policy to ensure it integrates with the surroundings and include appropriate landscaping proposals.

Policy AMG 5 of the JLDP relates to Local Biodiversity Conservation and states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area.

The provision of cemeteries is dealt with under policy ISA 2 which relates to Community Facilities. The policy states that the Plan will help sustain and enhance community facilities by granting the development of new community facilities, provided that:

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

The proposal is located immediately adjacent to the development boundary, is appropriate in terms of scale and type and is easily accessible by foot, cycle and public transport and therefore accords with the provisions of criterion i, iv and v of policy ISA 2. Criterion ii. and iii. are not relevant to the proposed development.

Strategic policy PS 5 relates to sustainable development and states that development will be supported where it is demonstrated that they are consistent with the principles of sustainable development and conform with the relevant policy criteria.

Criterion 7 requires that proposals reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency, using renewable energy; reducing/recycling waste; using materials for sustainable sources and protecting soil quality.

The application is accompanied by a Groundwater Stage 1 Preliminary Risk Assessment which has been reviewed by NRW. The response received from NRW confirms that they agree with the conclusion of the risk assessment that the risk posed to the water environment by the proposed cemetery extension is low and that no further assessment is required. They therefore have no objection to the proposal subject to conditions.

NRW in their response also note that the site is located 13m from a watercourse which is hydrologically connected to the Anglesey Terns SPA (553m from the site) and the North Anglesey Marine SAC (611m from the site) but are satisfied from the information submitted that the proposal is not likely to have a significant effect on the SAC & SPA sites.

The site is also within 420m from the Tre'r Gof SSSI, but are also satisfied based on the submitted information and subject to appropriate conditions that the proposed development is not likely to damage the features for which Tre'r Gof SSSI is of special interest.

The proposal therefore accords with the provisions of strategic policy PS 5 of the JLPD.

As noted above the proposal site is classified as Grade 3a agricultural quality.

Criterion 6 of Strategic Policy PS 6 which relates to Alleviating and Adapting to the Effects of Climate Change states that in order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken into account of and responded to safeguarding the best and most versatile agricultural land, promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles.

This is reiterated in Planning Policy Wales (Edition 12):

Paragraph 3.58 states that agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource.

Paragraph 3.59 goes on to state that when considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 and 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.

Information submitted with the application confirms that the village of Cemaes has only one active cemetery which adjoins the plot forming the subject of this planning application.

The current well maintained Cemetery is now at over 90% occupancy, with perhaps a further twenty burial plots available, which equates over recent years to a maximum of two years requirement. It is therefore essential for additional local facilities to become available within a short time scale. There are considered to be no alternative local sites which could fittingly satisfy this urgent need and the Council's Property Department have confirmed that the land in question has been retained specifically for the purpose of extending the cemetery in its capacity as a Burial Authority.

Whilst acknowledging that the site is Grade 3a Agricultural Land, there is however an overriding need for the development to provide additional burial facilities to service the local community of Cemaes and the proposed site, immediately adjacent the existing cemetery is the most appropriate and sensible location.

The area of land concerned is small and would not negatively impact on the farming activities in the location and is only used intermittently for grazing which can be carried out on most grades of land.

It is therefore considered that it has been adequately demonstrated that there is an overriding need for the development in this location to justify the development of a small area of Grade 3a agricultural land in compliance with strategic policy PS 6 and PPW12.

The proposal also includes a Green Infrastructure Statement and appropriate tree and hedgerow planting to meet the requirements of policy PCYFF 4 and provide biodiversity enhancement in accordance with policy AMG 5 (Local Biodiversity Conservation), the Section 6 Duty of the Environment Wales Act 2015 and the latest changes to Chapter 6 of PPW.

The Highways Department have been consulted on the proposals and have raised no objection.

## **Conclusion**

The proposed development is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the development will give rise to an unacceptable impacts upon the character, appearance or amenities of the area or nearby residential occupiers subject to conditions.

## **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) All burials in the cemetery must:**

- **be a minimum of 250m from a potable groundwater supply source;**
- **be a minimum of 30m from a watercourse or spring;**
- **be a minimum of 10m distance from field drains; and**
- **have at least 1m clearance between the base of the grave and the top of the water table and not made into standing water**

Reason: To protect controlled waters.

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

- **Existing Site Plan Red Line Area: 2317-A3-01**
- **Proposed Site Plan: 2317-A3-02**
- **Green Infrastructure Statement, Cambrian Planning, February 2024**
- **Groundwater Stage 1 Preliminary Risk Assessment, GSL3005R01, Version 1, Groundsolve Ltd, 25 October 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: PS5, PS6, PS19, PS19, PCYFF1, PCYFF2, PCYFF3, PCYFF4, AMG5, ISA2.

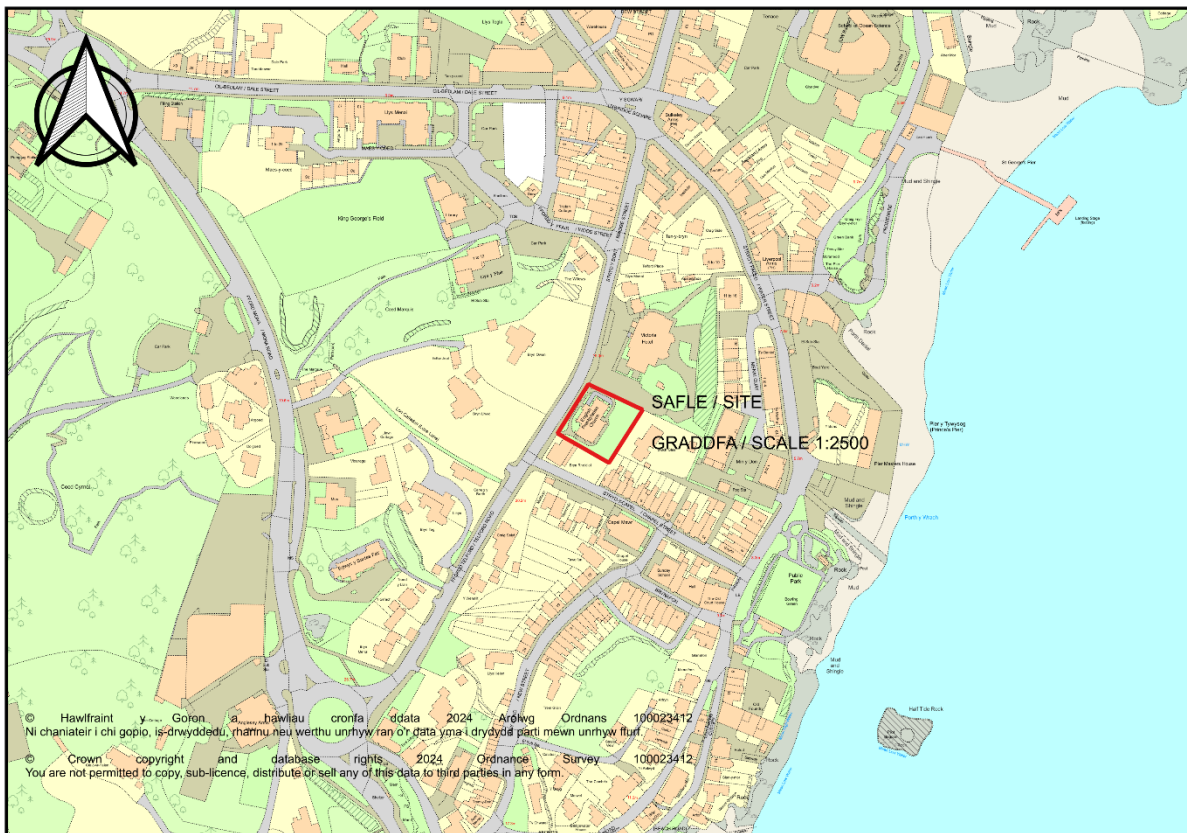
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2024/26

Applicant: Mr Craig and Tomos Allison and Williams

**Description:** Application under Section 73 for the variation of conditions (03) Ecology, (05) (Landscaping design) and (09) (Approved plans) of planning permission reference FPL/2023/141 (change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building) so as to allow amendment to location of the shed and removing trees to the rear of the building at

**Site Address:** English Presbyterian Church, Telford Road, Menai Bridge.



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is presented to the planning committee as the original planning application FPL/2023/141 was determined by planning committee members.

## **Proposal and Site**

This is a Section 73 application for the variation of conditions (03) Ecology, (05) (Landscaping design) and (09) (Approved plans) of planning permission reference FPL/2023/141 (change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building) so as to allow amendment to location of the shed and removing trees to the rear of the building at English Presbyterian Church, Menai Bridge.

The English Presbyterian Church is located on the Telford Road which is located adjacent to the Victoria Hotel, Menai Bridge. The English Presbyterian Church has been vacant for over 2 years and the congregation have since located a smaller chapel nearby.

## **Key Issues**

- Policy Considerations
- Variation of the Conditions
- Ecology/Green Infrastructure and Landscaping
- Listed Building/Conservation Area
- Impact on adjacent residential properties

## **Policies**

### **Joint Local Development Plan**

Strategic Policy PS 1: Welsh Language and Culture

Policy ISA 2: Community Facilities

Policy TAI 2: Housing in Local Service Centres

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

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

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 4: Design and Landscaping

Strategic Policy PS 14: The Visitor Economy

Policy TWR 2: Holiday Accommodation

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

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

Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 12, February 2024)

Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

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

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Technical Advice Note 12: Design (2016)

Technical Advice Note 13: Tourism (1997)

Technical Advice Note 18: Transport (2007)

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

Technical Advice Note 24: The Historic Environment (2017)

## Conservation Area Character Appraisal - Menai Bridge

### Response to Consultation and Publicity

Consultee	Response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No response
Cyngor Tref Porthaethwy / Menai Bridge Town Council	No response
Dwr Cymru Welsh Water	No objection
Draenio / Drainage	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments
Iechyd yr Amgylchedd / Environmental Health	No observations
Cynghorydd Robin Wyn Williams	No response
Cynghorydd Dyfed Wyn Jones	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response
Ymgynghorydd Treftadaeth / Heritage Advisor	Confirmation that the amendments do not raise built heriage concerns with regards to impact on the setting of the Listed Building or character and appearance of the Conservation Area.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments in relation to biodiversity enhancements.
Cynghorydd Sonia Williams	No response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper as the site is within the Conservation Area. The latest date for the receipt of any representation was the 04/05/2024. No letters had been received at the time of writing the report

### Relevant Planning History

39C346 - Installation of disabled access ramp at English Presbyterian Church, Menai Bridge – Permitted 23/7/03.

39C346A - Application to fell one beech tree within a conservation area at English Presbyterian Church, Menai Bridge – Permitted 13/5/05.

LBC/2023/13 - Listed Building Consent for change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building, creating a new vehicular access, erection of a new balcony, soft and hard landscaping and alterations to the building at English Presbyterian Church, Menai Bridge.- 20/9/23 - Permit

FPL/2023/141 - Full application for change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building, creating a new vehicular access, erection of a new balcony, soft and hard landscaping,

alterations to the building and associated development at English Presbyterian Church, Telford Road, Menai Bridge – 5/10/23 - Permit

## **Main Planning Considerations**

### **Proposal and site history**

Planning permission was granted on the 05/10/23 for the change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building, creating a new vehicular access, erection of a new balcony, soft and hard landscaping, alterations to the building and associated development at the English Presbyterian Church, Menai Bridge.

The church is situated within the historic town of Menai Bridge and located on the Telford Road which is located adjacent to the Victoria Hotel, Menai Bridge but the building has been vacant for the past 2 years.

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

The subject building is also Grade II\* Listed and within the designated Conservation Area.

### **Main Policy Considerations**

There has been no change in policy since the previous planning application was approved. However, the relevant policy consideration at the time was as follows:-

The relevant policy in relation to changing the use of the English Presbyterian Church into a residential unit is Policy TAI 2: Housing in Local Service Centres. The application site is within the development boundary of Menai Bridge which has been identified as a Local Service Centre. The principle of residential units within the development boundary of Menai Bridge is acceptable providing it complies with all other policies of the Joint Local Development Plan (JLDP).

The relevant policies in relation to the holiday unit is as follows:-

Strategic Policy PS 14 of the JLDP relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by managing and enhancing the provision of high quality un-serviced tourism accommodation and supporting appropriately scaled new tourist provision in sustainable locations.

Policy TWR 2 relates to holiday accommodation and states that proposal will be permitted, provided they are of a high quality in terms of design, layout and appearance and conform with the relevant policy criteria.

The proposed development involves the loss of a community facility (church). Section 2 of Policy ISA2 provides further guidance in relation to the loss of community facilities to alternative uses. The English Presbyterian Church has been vacant for over 2 years. The relevant section of Policy ISA 2 states as follows:-

*2. Resisting the loss or change of use of an existing community facility unless:*

- i. a suitable replacement facility can be provided by the developer either on or off site, and within easy and convenient access by means other than the car, or*
- ii. it can be demonstrated that the facility is inappropriate or surplus to requirements, or*
- iii. in the case of a commercially operated facility:*
  - there is evidence that the current use has ceased to be financially viable, and*
  - that it could not reasonably be expected to become financially viable and*



- *no other suitable community use can be established, and*
- *there is evidence of genuine attempts to market the facility, which have been unsuccessful*

Due to the nature of the community facility (church) it is unlikely that the previous use would be re-established. The applicant confirms that the congregation has vacated to a nearby church and that another English Presbyterian Church is in Holyhead.

## **Variation to the conditions**

### **Trees**

Condition (03) of the previous planning application stated that works must proceed in accordance with the recommendations of the protected species survey. The protected species survey confirmed that all trees to the rear of the site should be retained.

The proposal is to fell two trees, these are identified as trees 7450 and 7460.

An arboricultural report has been submitted with the planning application which identifies the following:-

Several trees have re-grown from coppiced stools resulting in multi-stemmed examples of poor form. Some of these coppice trees have been recommended for removal, one of these trees being tree 7450.

Tree 7460 is an early mature common sycamore that is growing against the boundary wall to the north. The tree is of a poor form, having been heavily pruned on all sides for the nearby power line. If the tree is to be retained, then the likelihood of damage to the nearby walls is high.

The conclusion of the arb report states that the trees have been inappropriately managed historically and some planting choices have been unwise. This leads to the situation where the trees are congested and spoiling each other's form.

The ecologist who carried out the emergence survey has also confirmed that the removal of two trees from the rear boundary is unlikely to have any significant detrimental long term affect to the favourable conservation status of bats in the local area. This is because other trees will be retained which will still provide sufficient foraging habitat.

In light of the advice provided by the arboriculturist and ecologist, there is sufficient evidence to prove that trees 7450 and 7460 are in poor condition and that removing the two trees will not lead to any significant impact to ecology. The LPA considers that it is appropriate for the two trees to be removed.

### **Garage**

The applicant is requesting amendments to condition (09) which were the approved plans submitted with the previous application.

The amendments are as follows:-

The garage and shed is to be re-located 1m to both East and South boundaries. The overall size of the garage has been reduced to 4m x 7m with an overall reduction in footprint from 30.2 square metres to 28 square metres. The original permission for the garage included solar PV pannels on the roof which has now been removed from the proposal.

The proposed amendments to the garage is considered acceptable, they will not harm the amenities of adjacent residential properties, the Listed Building or the setting of the Conservation Area.

## **Landscaping**

Condition (05) of the previous permission stated that the site shall be landscaped in accordance with the information provided with the previous planning application; however, as the proposal includes further landscaping work, the condition will be varied to ensure it refers to the revised landscaping plan.

## **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.

Originally no trees were to be removed other than one Holly to the front of the building which was replaced with two fruit trees. The proposal only includes the removal of two trees which are in poor condition. The removed trees will be replaced at a ratio of 2:1. No higher ratio is possible due to the site already being too dense. An additional hedge is now proposed as well as two bat boxes installed on trees and two bird boxes installed on the garden shed.

It is considered that the proposal provides biodiversity enhancements and complies with Policy AMG5 and Planning Policy Wales.

## **Listed Building/Conservation Area**

The church is a Grade II Listed Building and is sited within the Menai Bridge Conservation Area. A subsequent Listed Building application is being dealt with by the Heritage Officer under reference LBC/2023/13.

Policies PS20: Preserving and where appropriate enhancing heritage assets and Policy AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens is relevant as all proposals will need to preserve and enhance heritage assets such as Listed Buildings and their curtilages and Conservation Areas.

CADW describes the church as a '*distinctively designed late C19 chapel, notable for its consistent and richly detailed Gothic character and quality of interior fittings. The building has a very clear connection with the development of Menai Bridge as a thriving town in the C19. It also forms prominent feature of the approach to the town from the South. This clear link reinforces the importance of the exterior of the chapel in relation to the Menai Bridge settlement*'.

The Heritage Officer has confirmed that the removal of the two trees and the re-location/amendments to the garage will not have any impact upon the Listed Building or the setting of the Conservation Area.

## **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 trees provide some form of screening between the building and adjacent residential properties; however, due to the poor condition of the trees and confirmation from the arboriculturist that if the tree

closest to the boundary (tree 7460) is retained, it will in time have a negative impact upon the rear wall which will result in negative impact upon the adjacent residential property. For these reasons it is considered that removing the trees will have less of an impact upon the adjacent neighbours. The amendments to the garage is minimal and will not impact adjacent residential properties.

## **Conclusion**

The LPA considers that the removal of the two trees are justified. The removal of the trees will not impact adjacent residential properties or ecology. The slight amendments to the location and scale of the garage is minimal and will not have any impact upon adjacent residential properties the Listed Building or the setting of the Conservation Area. The proposal provides biodiversity enhancements in accordance with JLDP policies and PPW guidance.

## **Recommendation**

That the application is permitted subject to the following conditions:

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

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

**(02) The holiday unit as identified on drawing number 0-0-22-37 100RG and 0-0-22-37 101 RF shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.**

Reason: To define the scope of this permission.

**(03) The application site shall be developed strictly and entirely in accordance with the recommendations and mitigation measures outlined in the Bat Activity Report by Eco-Scope Ecological Solutions dated 9th June 2023 submitted with planning application FPL/2023/141 apart from the removal of two trees as per the information submitted with planning application VAR/2024/26**

Reason: In the interests of ecology.

**(04) The Method Statement for the construction of the boundary fence submitted in support of the application shall be adhered to in full, site supervision, by a suitably qualified tree specialist to act as Arboricultural Clerk of Works (ACoW) shall ensure that the fence posts will not have a negative impact upon the identified trees.**

Reason: To ensure trees remain unharmed and in accordance with PCYFF 4 of the Joint Local Development Plan.

**(05) The site shall be landscaped strictly in accordance with the Ecology drawing V2 dated May 2024 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.

**(06) 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.

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

Reason: In the interests of residential and visual amenity.

**(08) Prior to the use of the balcony hereby approved the side screen as shown on drawing Proposed Balcony – O-O-22-37-502 RH, shall be 1.8 meters high and fitted with obscure opaque 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.

**(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:**

**Proposed Balcony – O-O-22-37-502 RH – Received with planning application FPL/2023/141**

**Proposed Ground Floor Plan - O-O-22-37 100 RG– Received with planning application FPL/2023/141**

**Proposed Lower Ground Floor Plan - O-O-22-37 101 RF– Received with planning application FPL/2023/141**

**Proposed Roof Plan - O-O-22-37 104 RA– Received with planning application FPL/2023/141**

**Proposed Sections - O-O-22-37 300 RD– Received with planning application FPL/2023/141**

**Proposed Sections - O-O-22-37 301 RD– Received with planning application FPL/2023/141**

**Proposed Sections O-O-22-37 302 RD– Received with planning application FPL/2023/141**

**Proposed External Lighting and Ecology Plan – O-O-22-37 105 RD– Received with planning application FPL/2023/141**

**Proposed Elevations – O-O-22-37 200 RE– Received with planning application FPL/2023/141**

**Proposed Elevations – O-O-22-37 201 RF– Received with planning application FPL/2023/141**

**Proposed Site Visibility - O-O-22-37 106 RB– Received with planning application FPL/2023/141**

**Proposed Site Parking Tracking - O-O-22-37 107 RA– Received with planning application FPL/2023/141**

**Window – UG1 - O-O-22-37400 RC – Received with planning application FPL/2023/141**

**Window – UG2 - O-O-22-37401 RC– Received with planning application FPL/2023/141**

**Window – UG3 - O-O-22-37 402 RC– Received with planning application FPL/2023/141**

**Window – UG4 - O-O-22-37 403 RC– Received with planning application FPL/2023/141**

**Window – UG5 - O-O-22-37 404 RC– Received with planning application FPL/2023/141**

**Window – UG6 - O-O-22-37 405 RC– Received with planning application FPL/2023/141**

**Window – UG7 - O-O-22-37 406 RC– Received with planning application FPL/2023/141**

**Window – UG8 - O-O-22-37 407 RC– Received with planning application FPL/2023/141**

**Window – UG9 - O-O-22-37408 RC– Received with planning application FPL/2023/141**

**Window – UG10 - O-O-22-37 409 RC– Received with planning application FPL/2023/141**

**Window – UG12 - O-O-22-37 411 RC– Received with planning application FPL/2023/141**

**Window – UG13 - O-O-22-37 412 RC– Received with planning application FPL/2023/141**

Window – LG01 - O-O-22-37 413 RC– Received with planning application FPL/2023/141  
 Window – LG02 - O-O-22-37 414 RC– Received with planning application FPL/2023/141  
 Window – LG03 - O-O-22-37 415 RC– Received with planning application FPL/2023/141  
 Window – LG04 - O-O-22-37 416 RC– Received with planning application FPL/2023/141  
 Window – LG05 - O-O-22-37 417 RC– Received with planning application FPL/2023/141  
 Window – LG06 - O-O-22-37 418 RD– Received with planning application FPL/2023/141  
 Window – LG07 - O-O-22-37 419 RC– Received with planning application FPL/2023/141  
 Window – LG08 - O-O-22-37 420 RC– Received with planning application FPL/2023/141  
 Window – LG09 - O-O-22-37 421 RC– Received with planning application FPL/2023/141  
 Window – LG10 - O-O-22-37 422 RC– Received with planning application FPL/2023/141  
 Proposed Floor Detail - O-O-22-37 506 RE– Received with planning application FPL/2023/141  
 Proposed Entrance - O-O-22-37 501 RD– Received with planning application FPL/2023/141  
 Proposed Front Door - O-O-22-37 RC– Received with planning application FPL/2023/141  
 Proposed Floor Detail - O-O-22-37 506 RE– Received with planning application FPL/2023/141  
 Proposed Bin Store - O-O-22-37 507 RE– Received with planning application FPL/2023/141  
 Proposed Wall Opening - O-O-22-37 508 RC– Received with planning application FPL/2023/141  
 Method Statement for Construction of Boundary Fence– Received with planning application FPL/2023/141  
 Heritage Impact Assessment Rev D– Received with planning application FPL/2023/141  
 Welsh Language Statement– Received with planning application FPL/2023/141  
 Condition Report Dated 07 March 2019– Received with planning application FPL/2023/141  
 Bat Activity Report – Eco Scope Ecological Solutions dated 09 June 2023– Received with planning application FPL/2023/141  
 Design and Access Statement Rev D – Received with planning application FPL/2023/141  
 Location Plan - O-O-22-37 001 RA– Received with planning application FPL/2023/141  
 Ecology Plan V3 – dated May 2024 received with planning application VAR/2024/26  
 Garden Shed – submitted with planning application VAR/2024/26  
 Tree Condition Report and Recommendations – Greenspaces Tree and Landscape Consultancy Services – EPC.01 Rev 0 dated 19/1/24 – received with planning application VAR/2024/26  
 Green Infrastructure Statement - submitted with planning application VAR/2024/26

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

**(10) Two bat boxes shall be installed on trees surrounding the site and two bird boxes installed on the garden shed in accordance with the Green Infrastructure Statement. The bat and bird boxes must be installed prior to the residential use of the building and shall be maintained for the lifetime of the permission hereby approved.**

Reason: In the interest of biodiversity and to ensure the development complies with AMG5 and advice contained within Planning Policy Wales.

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, ISA2, TAI2, TRA2, TRA4, PS4, PS5, PS6, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS14, TWR2, PS20 AT1, AMG5

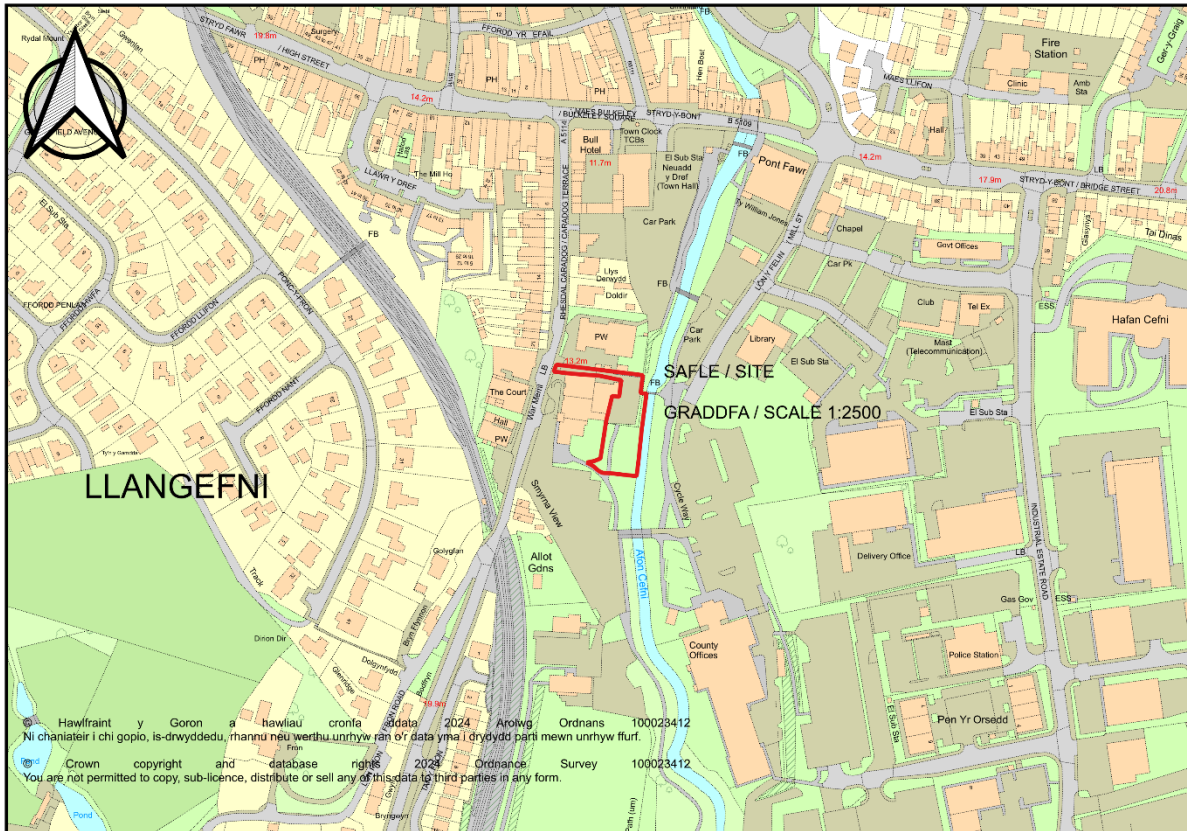
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/181

Applicant: Mr Tristan Haynes

Description: Full application for the erection of 6 residential units together with associated development at

Site Address: Shirehall, Glanhwfa Road, Llangefni.



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

Both local members have called in the planning application to the Planning and Orders Committee due to local concern on over-development, the need for these units, lack of parking and access in and out of the site.

**Proposal and Site**

This is a full planning application for the erection of 6 residential units on land to the South East of the existing Shire Hall building in Llangefni.

The existing vehicular access from Glanhwfa Road will be used for the development and there will be 15 parking spaces available for the development.

### **Key Issues**

- Policy Considerations
- Design
- Listed Buildings/Conservation Area
- Flooding
- Drainage
- Biodiversity
- Welsh Language
- Impact on Adjacent Residential Properties

### **Policies**

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

Strategic Policy PS 1: Welsh Language and Culture  
Policy ISA 3: Further and Higher Education Development  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Strategic Policy PS 5: Sustainable Development  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Strategic Policy PS 16: Housing Provision  
Strategic Policy PS 17: Settlement Strategy  
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres  
Policy TAI 8: Appropriate Housing Mix  
Strategic Policy PS 18: Affordable Housing  
Policy TAI 15: Affordable Housing Threshold & Distribution  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character  
Policy AMG 5: Local Biodiversity Conservation  
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets  
Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens  
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)  
Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019  
Supplementary Planning Guidance - Affordable Housing (2004)

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)  
Technical Advice Note 5: Nature Conservation and Planning (2009)  
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)

Technical Advice Note 24: The Historic Environment (2017)

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Geraint ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Ymgynghoriadau Cynllunio YGC	The drainage section has confirmed that the proposal will require a SuDS application to deal with surface water.
Gwasanaeth Addysg / Education Service	No requirement to provide education contribution due to sufficient spaces available in schools in the catchment area.
Betsi Cadwaladr University Health Board	No response
Cyngor Tref Llangefni Town Council	<ul style="list-style-type: none"> <li>• Concerns regarding the drainage system and surface water in the area,</li> <li>• Overhead power lines,</li> <li>• Flooding issues due to the location close to Afon Cefni.</li> <li>• Impact on the Grade II Listed Building and the harmful impact of the development on the character of the area and the town.</li> <li>• Is there a need for this development.</li> <li>• Mature trees and wildlife under threat</li> <li>• Rugby club located next to the car park and the development is not in the right location.</li> </ul>
Cynghorydd Nicola Roberts	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Cynghorydd Geraint ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Ymgynghorydd Treftadaeth / Heritage Advisor	The Heritage Officer acknowledges that the scale, size and massing of the proposed development has been reduced. The Heritage Officer confirms that the proposal will not harm the setting of the adjacent Listed Building, character of the Conservation Area or views into and out of it.
Polisi Cynllunio / Planning Policy	General policy advice in relation to relevant policies of of the JLDP.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority has confirmed that they are satisfied with the access and parking arrangements.



Swyddog Llwybrau Troed / Footpaths Officer	The drainage section has confirmed that the proposal will require a SuDS application to deal with surface water.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The ecological advisor is satisfied with the ecological mitigation provided with this application.
Iechyd yr Amgylchedd / Environmental Health	General advice in relation to hours of construction, comments in relation to vibration and contaminated land.
Dwr Cymru Welsh Water	Conditional approval
GCAG / GAPS	Conditional approval recommended to ensure that appropriate archaeological mitigation is undertaken.
Cyfoeth Naturiol Cymru / Natural Resources Wales	NRW have confirmed that their original concerns have been addressed in relation to flood risk and a condition should be placed on the permission so as to comply with the Flood Consequence Assessment submitted with the application.
Eiddo / Property	Comments in relation to the need to obtain consent from IOACC to cross Council owned land.

The application was afforded the posting of personal notification letters to the occupiers of the neighbouring properties and an advert in the local press due to the site being in a Conservation Area. The latest date for the receipt of representations was the 16/05/2023. At the time of writing this report, no representations had been received.

**Relevant Planning History**

None.

**Main Planning Considerations**

**Policy Considerations**

In the JLDP Llangefni is identified as an Urban Service Centre under Policy TAI 1 (Housing in Local Service Centres). This policy supports housing to meet the Plan’s strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy.

In accordance with Policy PCYFF 1 (‘Development Boundaries’), proposals within development boundaries are approved if they comply with other policies and proposals in the Plan, National policies and other relevant planning considerations.

**Housing Considerations**

The indicative supply level for Llangefni over the Plan period is 673 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.) (485 on allocated sites and 188 on windfall sites). During the period of 2011 to 2022, a total of 197 units have been completed in Llangefni (126 on allocated sites and 71 on windfall sites). The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2022 stood at 67 units). The allocated sites landbank stood at 235. In April 2022, there were 154

sites allocated for housing in Llangefni without planning permission. This means that the proposal would mean that the indicative housing provision in Llangefni would not be exceeded. In light of the above mentioned figures under criterion (1b) of Policy PS 1 there is no need for a Welsh language statement to support the application.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. For proposals of 5 or more residential units a housing statement to support the application should be submitted. A housing statement has been received with the planning application and the Housing Department have confirmed that there is a need for 3 bedroom properties in Llangefni.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Urban Service Centres such as Llangefni. Since the proposed development proposes an increase of 6 units, this meets with the threshold noted in Policy TAI 15 for making an affordable housing contribution. As Llangefni is situated within the 'Llangefni' housing price area in the Plan, it is noted that providing 10% of affordable housing is viable. As an increase of 6 units are proposed this means that 0.6 of the total new units should be affordable. The applicant has confirmed that the applicant will provide a financial contribution towards affordable housing. There will be a need to provide £49,999.99 financial contribution towards affordable housing. This will be subject of a legal S106 agreement.

## **Design**

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

The proposed residential apartments comprises of a three-storey building with the roof space being used for residential purposes. The proposal includes 6no apartments across 3 floors and the attic space. The ground floor includes garden room/storage/WC. The first floor accommodates kitchen/dining/living area. The second floor accommodates 2 bedrooms and a bathroom and the attic space being used as third bedroom and en-suite.

The design of the building is of a contemporary style with the front and rear being a mixture of stone cladding/coloured render and grey aluminium windows and doors. The side elevations consist of a mixture of stonework, render and cladding and natural slate roof covering.

Each residential unit will be approx. 141 square metres floor area. This gives a total of 846 square metres total floor area for all 6 residential units. The height of the proposal will be slightly lower than the main Shire Hall building.

The application site is on the edge of the town centre and located within the development boundary of Llangefni. The proposal demonstrates high quality design which will fit in with the general form of development in the immediate area in accordance with Policy PCYFF3. Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development. The site measures approximately 0.12 hectares, in accordance with the requirements of this policy the requirement would be a minimum of 3 residential units; however, the proposal would provide double the required housing units per hectare (6 number). Policy PCYFF2 states development should seek a minimum amount of housing per hectare and in some cases a higher density development is acceptable. Consideration has been given to the scale of the development and due to the location of the site within the development boundary of Llangefni, it is considered that a higher density development in this area is acceptable.

It is considered that the siting, appearance, scale, height, massing and elevation treatment complements the character and appearance of the area. It utilises materials appropriate to its surroundings and the existing mature trees on the IOACC boundary will screen the development from the East. The proposal therefore complies with Policy PCYFF3.

### **Listed Building/Conservation Area**

Policies PS20: Preserving and where appropriate enhancing heritage assets and Policy AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens is relevant as all proposals will need to preserve and enhance heritage assets such as Listed Buildings and their curtilages and Conservation Areas.

The proposed site is located within the Llangefni Conservation Area and adjacent to the Grade II Listed Shire Hall and Grade II\* listed Moriah Calvinistic Methodist Chapel including forecourt wall and gates. The Shire Hall in turn forms part of an excellent group of civic and religious buildings built at the turn of the century.

Amendments were made to the submission and the proposal has been reduced from 7 to 6 units and the height of the proposal has been reduced. This amendment ensures that the scale and massing will not have an adverse impact on the setting of the nearby Listed Buildings or on the Setting of the Conservation Area. The Heritage Officer has confirmed that the amended scheme will not harm the setting of the adjacent Listed Building, the character of the Conservation Area or views into and out of it.

### **Flooding**

The site is abutting the Afon Cefni. The site is located close to Zone C2 of the Development Advice Map as referred to by the Technical Advice Note 15: Development and Flood Risk; however, the proposed building, the entry and exit routes to the building lies outside of the Zone C2 area. The Flood Map identifies that the margin of the site to be at risk of flooding and falls into Flood Zone 2 and 3 (Rivers) and the main source of flood risk to the site is from the Afon Cefni.

The tests of TAN 15:

Paragraph 6.2 of TAN 15 New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted.

Highly vulnerable development is classed as being: all residential premises (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites.

This application is for the erection of 6 new residential units, therefore it is classed as highly vulnerable development. However, as stated above the new residential building is outside of the C2 flood zone and exit routes are also outside the C2 flood zone.

The ground floor level will be allocated for parking, garden room and storage while the first and second floor will be the living areas.

A Flood Consequence Assessment and three addendums has been received with the planning application. Natural Resources Wales initially had concerns relating to flood risk and the increased future flows due to climate change impacts over the lifetime of the development; however, following the third addendum to the FCA, NRW have confirmed that their previous concerns have been addressed.

NRW have confirmed that no structures/buildings should be erected within 4m of the retaining structure to ensure that the integrity of the retaining wall is not compromised. A riparian wildlife corridor should be provided between the Afon Cefni and the proposed apartment block, this will also ensure that NRW can inspect the river during times of flooding. A condition will be placed on the permission to ensure this is complied with. The apartment block is located approx. 5.6m.

away from the retaining wall of the Afon Cefni. The crest of the retaining wall is 8.92 AOD which is above the 1% AEP 2018 and the 1% AEP 2118. The third addendum to the FCA states that even under the most extreme conditions, the retaining wall will not be overtopped. The FFL of the ground floor of the apartment building will be 10.0 AOD, 1m above the crest of the wall and 1.5m above the 1% AEP 2118 level.

A Flood Risk Activity Permit will be required for any work or structure located under, over or within 8 metres of the Afon Cefni. The applicant will need to obtain this from NRW before work commences on the site.

The FCA confirms that the building is located outside the most extreme flood outline and access and egress to and from the building will remain flood-free under extreme conditions in accordance with the requirements of TAN 15.

### **Drainage**

The development will be connected to the main foul drainage and surface water will be subject to a SuDS application with the outfall being discharged into the Afon Cefni.

### **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.

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

The existing mature trees will be retained, and the proposal includes 4no Vivara Pro Build-in Woodstone Bat Tubes on the rear elevation facing Afon Cefni and Four no Swift Boxes to be located on the side elevation. There is limited opportunity to include landscaping on the site.

The proposal complies with Policy AMG5 and has followed the step-wise approach as required under PPW.

### **Welsh Language**

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 12) together with Technical Advice Note 20 and the Supplementary Planning Guidance: Maintaining Distinctive and Sustainable Communities.

Whilst the application does not trigger a requirement for a Welsh Language Statement, it does nevertheless need to show how consideration has been given to the language and sufficient information has been provided as part of the planning application to satisfy the requirements of the policy.

### **Sustainability**

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.

The application site is located within the development boundary of Llangefni and is well located in terms of access to services, facilities and public transport and is therefore consistent with the principles of sustainable development.

### **Highways**

The relevant highway policies of the JLDP are Policy TRA2: Parking Standards and TRA4: Managing Transport Impacts.

The existing vehicular access will be used as a main access, the intention is to provide one car parking space for each dwelling near the building and the existing Police station car park has car parking spaces available. The proposal will accommodate 15 number car parking spaces on site.

The Highway Authority has confirmed that the existing access and parking arrangements is suitable for the development. They have also confirmed that the Construction traffic Management Plan submitted with the application is acceptable.

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

The impact of the proposal, in particular upon the amenity of nearby land users has been considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration has been given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users. The proposal is located approx. 53m away from the nearest residential dwelling on Glanhwfa Road, between the proposed building and the nearby residential property is a large car park which is used by staff of the Isle of Anglesey County Council. Due to the distance and intervening use between the proposal and the nearest residential property it is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties.

### **Conclusion**

The proposal complies with all policies listed in the main body of the report. All consultees are satisfied with the development subject to appropriately worded conditions. Amdendments were made to the scale and massing of the proposed building and it is now considered that the design, scale and massing of the proposal will not harm nearby Listed Buildings or the Setting of the Conservation Area. The proposed building is located outside the most extreme flood outline and access and egress to and from the building will remain flood-free under extreme conditions in accordance with TAN 15. The Highways Authority is satisfied with access and parking arrangements and the proposal will not impact adjacent residential properties.

Permit subject to S106 agreement in relation to financial contribution towards affordable housing and the need to provide management and maintenance for the embankment wall between the proposed building and Afon Cefni.

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

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

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

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

**(03) 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

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

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Local Planning Policy.

**(05) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at manhole reference number SH45759503, 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.

**(06) No building/structure/fence or decking shall be erected within 4m of the edge of the retaining wall and the undeveloped strip of land between the proposed building and Afon Cefni, this area shall be maintained as a riparian wildlife corridor for the lifetime of the permission hereby approved.**

Reason: To ensure that the integrity of the retaining wall is not compromised and to ensure that there is adequate space to inspect the river by NRW during times of flooding.

**(07) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order),**

**the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.**

Reason: In the interests of residential and visual amenity.

**(08) The 4 no Vivara Pro Bat tubes and 4no Swift Boxes must be installed prior to the residential use of the building and shall be maintained for the lifetime of the permission hereby approved.**

Reason: In the interest of biodiversity and to ensure the development complies with AMG5 and advice contained within Planning Policy Wales.

**(09) 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.

**(10) 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.

**(11) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference FPL/2023/181.**

- **Green Infrastructure Statement**
- **Flood Consequence Assessment -Phil Jones Consultancy January 2023**
- **Flood Consequence Assessment Second Addendum – Phil Jones Consultancy October 2023**
- **Flood Consequence Assessment Third Addendum – Phil Jones Consultancy December 2023**
- **Archaeological Desk Based Assessment**
- **Planning Statement**
- **Heritage Impact Assessment – June 2023**
- **Location Plan – 2992:22:1**
- **Proposed Site Plan – 2992:22:E**
- **Proposed Elevations – 2992:22:14**
- **Proposed Floorplans – 2992:22:11**

Reason: For the avoidance of doubt.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, ISA3, PS4, TRA2, TRA4, PS5, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS16, PS17, TAI1, TAI8, PS18, TAI15, PS19, AMG3, AMG5, PS20, AT1, AT4

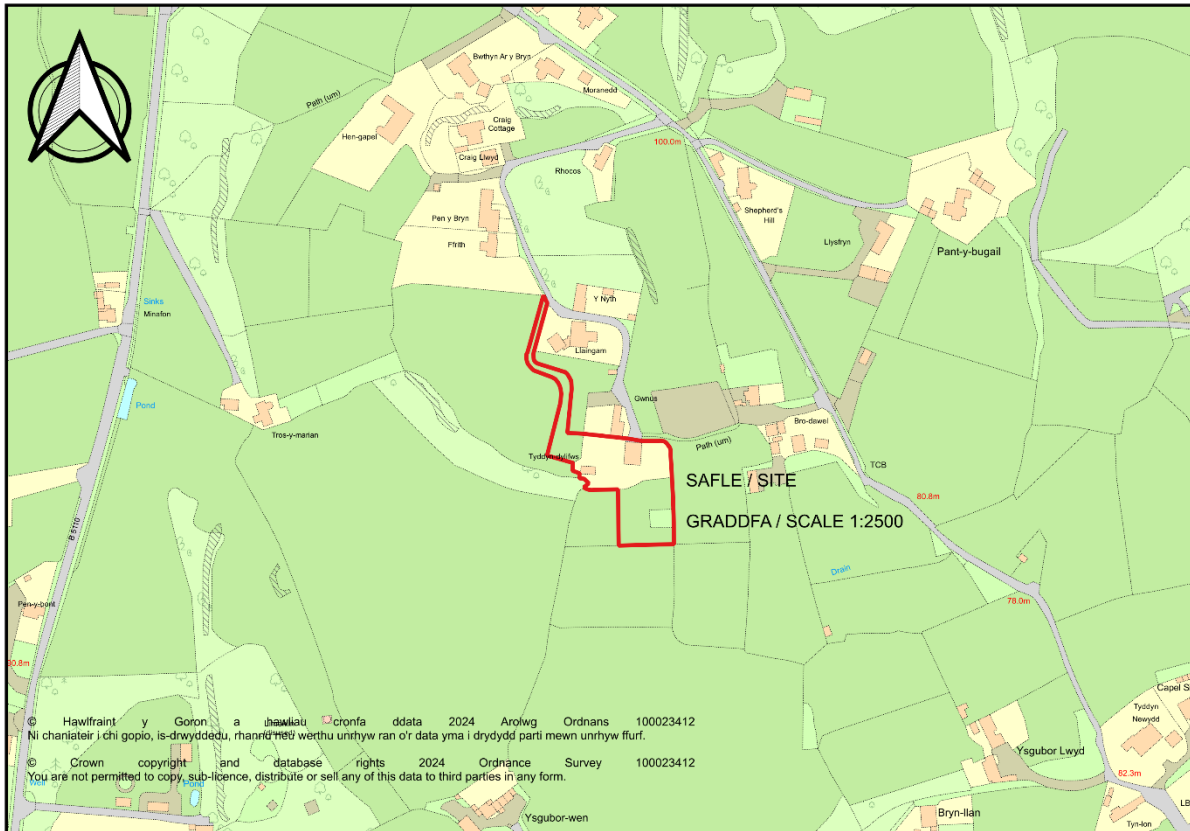
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/64

Applicant: Mr and Mrs Mark and Sacha Tarry

Description: Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access at

Site Address: Tyddyn Dylifws, Tyn y Gongl



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been presented to the Planning Committee for consideration at the request of the Local Member. The Local Member has expressed concern on the impact of the proposal upon neighbouring residential properties, visual impact and the scale of the replacement dwelling.

Proposal and Site

The application is for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access.



## Key Issues

- Policy Considerations
- Design
- Ecological/Green Infrastructure and Landscape
- Highways
- Drainage
- Impact on adjacent residential properties

## Policies

### Joint Local Development Plan

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Strategic Policy PS 5: Sustainable Development  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Policy TAI 13: Replacement Dwellings  
Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

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

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

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

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Euryr Morris	No response.
Cynghorydd Margaret Murley Roberts	No response.
Cynghorydd Ieuan Williams	Call in requested due to new access road and the impact upon the neighbouring properties and visual impact due to scale of replacement dwelling.
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	No response.
Draenio / Drainage	Standard comments in relation to need to apply for SuDS.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval recommended.
Polisi Cynllunio / Planning Policy	Standard Policy Comments.
Y Dreth Gyngor / Council Tax	No response.

Priffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority has confirmed that they have no objection to the planning application.
Iechyd yr Amgylchedd / Environmental Health	Standard comments in relation to construction hours, contaminated land and vibration comments.
Dwr Cymru/Welsh Water	No objection.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No response.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Standard Advice.

The application was afforded the the posting of personal notification letters to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 23/4/2024. At the time of writing this report, 2 objection letters had been received and the main points are summarised below:

- Highway Safety and road not adequate
- Impact on ecology and landscape
- Rock excavation work and impact on neighbours
- Access and track not received planning permission
- Development will impact amenities of adjacent residential properties
- Inaccuracies with land ownership on plan
- Landscaping not within red line

In response to the objections:-

- The Highways Authority has confirmed that the access and parking arrangements are acceptable
- The applicant has provided a protected species survey and a Green Infrastructure Statement which outlines the biodiversity enhancements that will be carried out. The ecological advisor of the council and NRW are satisfied with this information.
- The applicant has confirmed that no further rock excavation will be required on site.
- The access and track is a retrospective element of this planning application
- There will be some disruption whilst work is ongoing; however, this is the case will all developments on the Island. Once the work has been completed, there will be no impact upon the amenities of adjacent residential properties
- The LPA has requested confirmation from the applicants on the land ownership plan and they have confirmed that the land ownership and plans are accurate
- The landscaping information is on the blue line plan, this does not need to be within the land edged in red on the location plan.

### **Relevant Planning History**

FPL/2023/184 - Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access and hardstanding at Tyddyn Dylifws, Tynyngongl – Refused 15/1/24

### **Main Planning Considerations**

#### **Proposal and site history**

This is a full planning application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access at Tyddyn Dylifws, Tynyngongl.

Since the previous planning application was refused, the applicant has produced an up to date structural survey of the dwelling which identifies that significant work needs to be done to the existing property. The case officer has also visited the property and inspected the internal condition of the dwelling.

## Policy Consideration

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

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

1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;
2. The building is not listed
3. The existing dwelling is of no particular architectural and/or historic and/or visual merit, for which it should be conserved;
4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/or it is demonstrated that the repair of the existing building is not economically feasible;
5. Outside development boundaries, the proposed dwelling is not a replacement for a caravan or holiday chalet that has legal residential status;  
Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can
6. be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality;
7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;
8. In area at risk from flooding and outside a Coastal Change Management Area;
  - i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified.
  - ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication 'Improving the flood performance of new buildings; flood resilient construction';
  - iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overlapping of the tidal defences;
  - iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.
9. Exceptionally, when a recently or inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

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

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

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

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

A Structural Survey has been submitted as part of the application which confirms that the existing building is in need of extensive upgrading. The underside of the walls has little or no cover from external ground level and the depth far shallower than what is expected. The lack of cover to the underside of the walls could lead to movement of the walls by washing out of fines from the strata. Extensive ground water run-off is present due to the existing sloping drive to the right hand side elevation. The structural survey confirms that underpinning stone masonry walls is inherently hazardous and should be avoided due to the unpredictable nature of the masonry. The internal floors would need to be replaced and there is insufficient headroom in the front rooms to raise slab levels within the property. Lowering a new slab would require underpinning of the walls which should be avoided. Other major defects have been identified and are all listed in paragraph 5.0.3 of the structural survey.

The structural engineer has confirmed that cost of renovation of the existing dwelling is unlikely to be economically viable and recommend demolition of the existing dwelling and replacing with a new energy efficient dwelling. It is clear that the works necessary to bring to the property to an acceptable standard are significant, consequently it is therefore accepted that the renovation and retention of the existing dwelling is not economically feasible in this instance and its replacement is an appropriate and sustainable long term solution, in accordance with criterion 4 of policy TAI 13.

Criteria 6 – The dwelling will be on the same footprint as the original dwelling.

The replacement dwelling will be on the footprint of the original dwelling and therefore complies with criteria 6.

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

Whilst the proposal would lead to a dwelling some 129% larger than the dwelling that currently exists, it is of a high quality design and use of high quality materials such as stone cladding, wooden panels and Natural Welsh slate which along with appropriate landscaping would represent an improvement to the design of the existing dwelling and will fit in well with the landscape. The replacement dwelling would make use of the levels of the land in order to reduce the visual impact of the proposal. The existing dwelling has a two storey flat roof extension to the rear that does not fit in with the general form of development in the area and this proposal even though it is 129% larger than the existing dwelling would not create a visual impact significantly greater than the existing dwelling. Due to the topography of the land, the replacement dwelling will integrate into the landscape.

Criterion 8 and 9 of the policy relates to flood risk. The application site is not within a C2 Flood area.

## Design

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 existing property is a two storey detached property with a pitch roof. To the rear of the property an unsightly two storey flat roof extension has been erected. This flat roof extension does not fit in with the general form of development in the area. The existing property has been rendered and painted white. The existing property measures 11.7m in length x 9m wide and is 6.14m high. The floor area of the existing dwelling across both floors measures approximately 212.72 square metres.

The replacement dwelling is a two storey, pitched roof property with the attick space being used for living accommodation. A glass link will lead to a single storey pitched roof kitchen area to the rear of the property. The replacement dwelling will measure approx. 17m in length x 9.2m wide and 9.1m high. The floor area of the proposed replacement dwelling across all floors measures approximately 488.05 square metres. A comparison drawing submitted with the planning application indicates that the replacement dwelling will be 2m higher than the adjoining property known as 'Gwnus'. The replacement dwelling although broadly on the same footprint as the existing, is of a larger scale and different design. The replacement dwelling is of an exceptional design, criteria 7 of Policy TAI13 states that in exceptional circumstances a larger well-designed dwelling that does not lead to a significantly greater visual impact could be supported. The proposal despite being larger is a high-quality design that due to its exceptional form, appearance and use of materials, and its location relative to other development and local topography, would not lead to a significantly greater visual impact and would be satisfactorily absorbed into the locality; its scale and size would therefore be appropriate for the area.

The SPG states that replacement dwellings should not exceed 20% increase in scale; however, this figure is a guide and not a target and every application is to be assessed on its own merits. The SPG also states in its flow chart for consideration of replacement dwellings that if the scale of the building is larger than the original but would not have a significantly greater visual impact then the proposal would conform with the principles contained within Policy TAI13. The SPG is clearly a material planning consideration; however, it is not a Policy. For the reasons set out above, the Local Planning Authority is satisfied that the proposal complies with criteria 7 of Policy TWR13 and Policy PCYFF3.

The access and track that was created by the applicant has been completed without the benefit of planning permission and this element of the proposal is retrospective. The new access and track was created due to the existing narrow track leading down to Tyddyn Dylifws. The applicant has explained that it was very challenging to get deliveries to Tyddyn Dylifws and this is why the new access and track was constructed. The new access and track has improved accessibility to the property and large vehicles can enter the property with no manoeuvrability issues. The new vehicular access provides adequate visibility in both directions and the track leads to the rear of Tyddyn Dylifws where adequate car parking facility has been created. The access and track can only be seen for a short distance and does not impact on the landscape. The access and track is located close to another residential property but it is not considered that this access or track will generate significant vehicular movements that would warrant refusing the

planning application. Vehicular movements will be similar to the movements of the existing property. The closest neighbour adjoining the access has a high hedge and fence surrounding the rear of the garden area which screens the access and track from view.

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.

### **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.

An ecological survey has been submitted with the planning application, the survey identified a small number of pipistrelle bats used the site for foraging and commuting but did not find any bats to be present in the existing dwelling. The reasonable avoidance measures outlined in the ecological report will need to be adhered to and conditioned accordingly. Natural Resources Wales and the Ecological Advisor is satisfied with the ecological appraisal.

The landscaping scheme involves a new hedgerow with Oak trees on the South boundary of the adjoining field, a meadow will be planted in the field and a new pond will be created to the south of the proposed replacement dwelling. Surface water from the new dwelling will drain into this pond as will clean water from the newly installed domestic sewage treatment works. The pond has been designed to create a habitat suitable for amphibians and insects and a new pond with reed beds and other aquatic marginal plants. A new hedgerow is to be planted to the west of the track leading to the site

Bird and bat boxes will be installed on existing trees surrounding the site and two swift boxes will be installed on the North or East of the replacement dwelling. A condition will be placed on the permission to ensure that full details of their location are agreed and that they must be installed prior to the occupation of the dwelling.

The proposal will lead to a substantial increase in biodiversity enhancement on the site and will comply with Policy AMG5 and the latest advice in Planning Policy Wales.

### **Highways**

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.

The highways department has been consulted on the proposal and have raised no objection to the proposal. As stated above the new access and track has been constructed prior to obtaining planning

consent, and this element of the application is retrospective. The new access provides adequate visibility and provides sufficient parking and manoeuvring within the site.

### **Drainage**

The existing sewage treatment plant will be used for the replacement dwelling.

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

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

The applicant owns the adjoining property known as 'Gwnus' which is the immediate neighbour. Two residential properties are located to the East of the site; however, these properties are located between 70-90m away from the existing dwelling. There are residential properties near the access and track which has been constructed known as 'Y Nyth', 'Llaingam' and 'Ffridd'.

The application site is located on an elevated piece of land which is higher than the residential properties to the East; however, due to the intervening uses, the topography of the land and fields that separate the application site and the nearby residential properties it is not considered that the proposal will cause any impact greater than the existing dwellinghouse.

The access and track is located close to residential properties, the closest property known as 'Llaingam' but it is not considered that this access or track will generate significant vehicular movements that would warrant refusing the planning application. Vehicular movements will be similar to the movements of the existing property. The neighbouring residential property has a high hedge and fence surrounding the rear of the garden area which screens the access and track from view.

It is considered that the development complies with Policy PCYFF2 and will not have a negative impact upon the amenities of adjacent residential properties.

### **Conclusion**

It is considered that the proposal complies with the JLDP policies as listed in the main body of the report. It is clear that the works necessary to bring to the property to an acceptable standard are significant, consequently it is therefore accepted that the renovation and retention of the existing dwelling is not economically feasible in this instance and its replacement is an appropriate and sustainable long term solution. The design of the property is high quality and would not lead to a significantly greater impact on the landscape. The applicant has provided an excellent scheme to enhance biodiversity on the site in accordance with the latest guidance in PPW. The Highways Authority are satisfied with the newly formed access and track and it is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties.

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

Reason: In the interests of visual amenity.

**(03) The development shall take place in accordance with Section 9.0 Reasonable Avoidance Measures contained within the Protected Species Survey Version 0.1 dated 24th May and 15th June 2023 by Bev Plummer Ecology submitted under application reference FPL/2024/64.**

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

**(04) 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

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

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

**(06) Full details of external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. 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.

**(07) In accordance with the Green Infrastructure Statement submitted with planning application FPL/2024/64, the location of the bat and bird boxes to be installed on mature trees surrounding the site and full details of the two swift boxes to be located on the North or East of the dwelling shall be submitted to and approved in writing by the Local Planning Authority before the use of the dwelling commences. The bat and bird boxes shall then be installed prior to the use of the dwelling and 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.

**(08) The site shall be landscaped strictly in accordance with the submitted information in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained and managed 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) Prior to the commencement of work on site full details of the materials including colour to be used in the construction of the external surfaces of the dwelling shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance of the development.



**(10) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference FPL/2024/64.**

- **Location Plan**
- **Pond Cross Section**
- **Proposed Site Layout – A.02 Rev A**
- **Proposed Plans and Elevations – A.01.02**
- **Street Scape Comparison – A.02.03**
- **Biodiversity Improvement Plan**
- **Green Infrastructure Statement (Revised) April 2024**
- **Structural Inspection – Egniol 9976-ECL-XX-ZZ-RP-S-0001 Rev 01 February 2024**
- **Protected Species Survey Version 0.1 – Bev Plummer Ecology dated June 2023**

Reason: For the avoidance of doubt.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS6, PS19, PS5, PCYFF4, PCYFF3, PCYFF1, PCYFF2, TRA2, TRA4, TAI13, 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.

Application Reference: HHP/2024/56

Applicant: S Walpole

Description: Full application for alterations and extensions at

Site Address: 2 Saith Lathen, Ty Croes



**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 Douglas Fowlie, due to concerns with parking, building over drains and over development of the site.

**Proposal and Site**

The application site is a semi-detached cottage located within the Bryn Du cluster as defined by the Joint Local Development Plan.

The application presented is for alterations and extensions to the property, consisting of a single storey rear 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	No ecology survey is required, but confirmation is required regarding vegetation removal. Advice regarding roof work and external lighting and satisfied with the two nature boxes as biodiversity enhancements.
Cynghorydd Douglas Massie Fowlie	Called the application into the planning committee due to concerns with parking, building over drains and over development of the site.
Cynghorydd Neville Evans	No response received.
Cyngor Cymuned Llanfaelog Community Council	No response received.
Draenio / Drainage	Drainage informatives.
Dwr Cymru/Welsh Water	Condition regarding surface water drainage and advisory notes for the applicant.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Confirmation required regarding parking provision on site. CTMP condition and highways informatives. Satisfied with the two parking spaces, which comply with the required standard.

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 23/04/2024. At the time of writing this report, one letter of objection had been received at the department.

The main comments raised were:

- The proposed extension would be situated directly above the water service to 1 Saith Lathen, with no consideration or indication of rerouting or protection as part of this application. This water service was damaged whilst undertaking work on a previous development on site.
- The proposed extension would constitute an overdevelopment of the site. It would be the third development undertaken in six years, following a retrospective extension in 2018 and an annexe under the caravan act in 2022.
- The proposed development would restrict the ability to remove the annexe when the intended use is no longer valid.
- Lack of sufficient off-road parking at the application property, which only has one off-road parking space and is accessed off a narrow single-track road.
- Inaccurate application form stating that the development cannot be viewed from the public highway.
- The previous application on site indicated a bedroom was to be created whilst this application indicates that this wasn't completed.
- Lack of traffic management during the previous construction work on site.

In response to these comments:

- It would appear that this is a private water connection. There are no Welsh Water assets within the curtilage of the site and Welsh Water raised no objections during their consultation. The presence of this water connection and any future damage would be a private matter between the interested parties.
- The application proposes a small-scale extension, with ample amenity space remaining on site. The design will be discussed further in the main body.
- It is not considered that the proposed extension would impact the existing annexe.
- The Highways Department have been consulted on the application and are satisfied with the two off-road parking spaces on site.
- This is a minor inaccuracy in the application form. A site visit has been conducted and the planning officer is totally aware of the site and its surroundings.
- The existing and proposed floor plans indicate the layout of the property. It is not considered an issue whether there are one or two bedrooms within the dwelling.
- Condition (04) of this permission will require the submission of a Construction Traffic Management Plan which will allow the highway department to ensure that the highway is unaffected during the construction.

### **Relevant Planning History**

HHP/2019/2 – Retrospective application for alterations and extensions at 2 Saith Lathen, Bryn Du, Ty Croes. Approved 25/04/2019.

LUP/2022/3 - Application for a Certificate of Lawfulness for the proposed siting of a mobile home to be used as an annexe used ancillary to the existing dwelling at 2 Saith Lathen, Ty Croes. Lawful 20/05/2022.

### **Main Planning Considerations**

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.

### **Proposal and Site**

The application site is a semi-detached cottage located within the Bryn Du cluster as defined by the Joint Local Development Plan.

The application presented is for alterations and extensions to the property, consisting of a single storey rear extension.

The applications' main issues are:

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

### iii. Highways and Parking

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

The application site is a small property, with a lounge/bed sit in the original cottage, together with a kitchen, sitting room, bathroom and utility in the extension approved in 2019. The proposed scheme is for the erection of a single storey rear extension, extending from the rear of the existing extension. It will extend approximately 4.4m beyond the rear elevation, will measure 2.8m wide and will have a flat roof at 2.8m in height, which is the same as the existing extension.

Despite being higher than the eaves of the cottage, it remains a subservient extension which is considered to have a negligible impact on the surrounding built environment. The extension will have a window on the rear and double doors on the south side, opening into the garden. It will be finished with render to match the existing dwelling, which ensures a high-quality design in accordance with policy PCYFF 3, utilising materials appropriate to its surroundings. It is considered to complement and enhance the character and appearance of the site.

It is a small-scale extension which will integrate into the rear garden, which has ample space to accommodate the extension without compromising the amenity space for the occupiers, complying with policy PCYFF 2. There is an existing annexe in the northwest corner of the rear garden, which was erected under the caravan act and was deemed lawful by application LUP/2022/3. There will be around 2m separating the rear of the extension and the annexe, which will be a patio area.

The proposed extension is not much greater than a rear extension which could be erected under permitted development rights. It is a small-scale extension, subservient to the main dwelling, that will integrate into the site with its appropriate finish materials.

Two bird boxes will be placed on the property, which will provide 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.

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

The application site is located within the cluster of Bryn Du, with several neighbouring properties nearby. Due to the small-scale nature and siting of the extension, it is not considered to negatively impact its neighbouring properties, complying with policy PCYFF 2. The double doors on the south side elevation will be opening into the garden and will be around 8m away from the boundary with 8 Saith Lathen. The bedroom window on the rear will be a similar distance away from 8 Saith Lathen, ensuring no overlooking concerns from the development, having negligible impacts on the neighbouring properties, complying with policy PCYFF 2.

### iii. Highways and Parking

The property will be a 1-bedroom dwelling, with two off-road parking spaces within the curtilage. There will be one to the south of the side extension and one parallel parking space in front of the property. Both parking spaces comply with parking standards requirements and policy TRA 2. Concerns were raised regarding the lack of traffic management during previous works on site. Condition (04) will require the submission of a CTMP prior to commencing development to ensure that adequate control over the highway during construction.

#### **Conclusion**

The application proposed a small-scale rear extension to provide additional living space within the property. It is a subservient extension that will integrate into the built environment, using appropriate materials and not impact the existing amenity space afforded to the occupiers. The application is not considered to impact its neighbouring properties and will provide overall biodiversity enhancement. Ample

parking provision is provided at the property to comply with highways requirements, with the CTMP condition to control highway safety during construction. The proposed development is considered acceptable and complies with the relevant local and national planning policies.

## **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.**

- Proposed site plan, elevations & section - received with planning application HHP/2024/56.
- Proposed floor plan - received with planning application HHP/2024/56
- Location plan - received with planning application HHP/2024/56
- Green infrastructure assessment - received with planning application HHP/2024/56

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) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:**

- i. The parking of vehicles for site operatives and visitors
- ii. Loading and unloading of plant and materials
- iii. Storage of plant and materials used in constructing the development
- iv. Wheel washing facilities (if appropriate)
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.

**The works shall be carried out strictly in accordance with the approved details.**

Reason: To comply with the requirements of the Highways Authority.

**(05) Prior to the occupation of the extension hereby approved the two bird boxes shown on the proposed elevation, received with planning application reference HHP/2024/56, 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

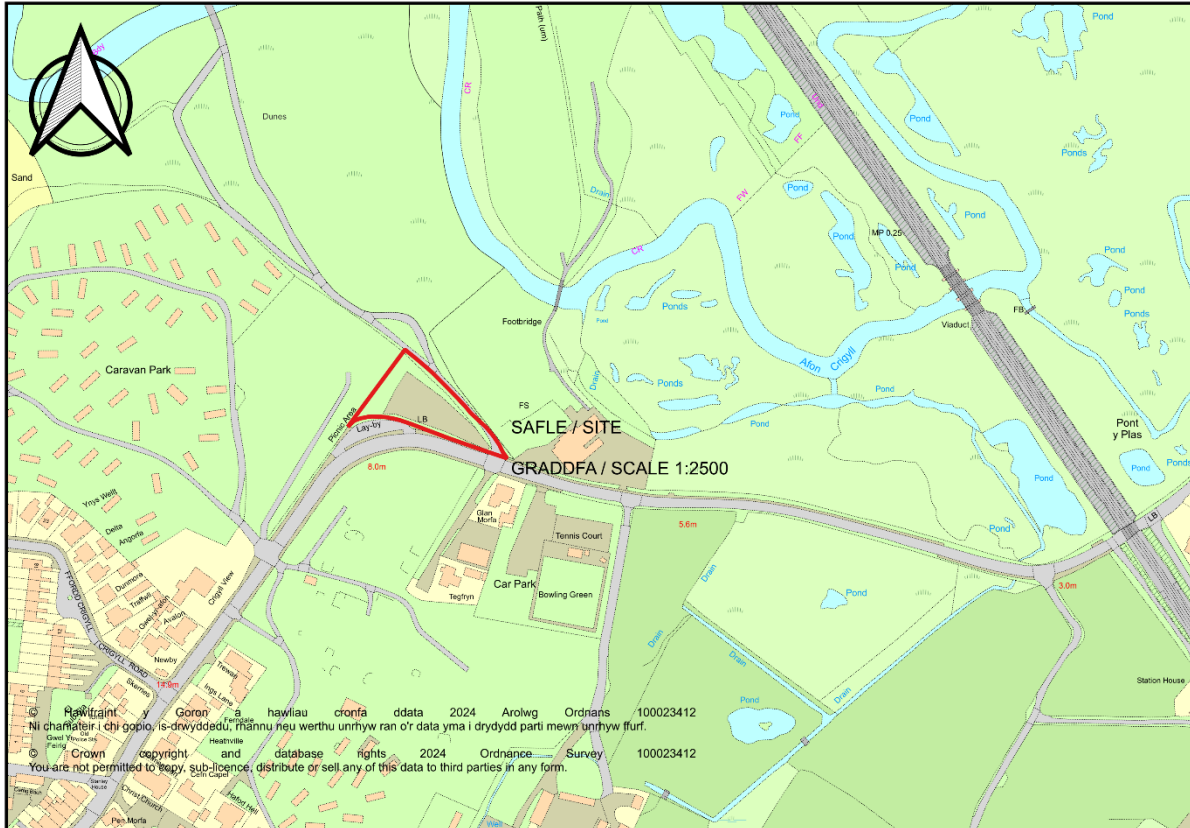
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/40

Applicant: Anglesey Golf Club

Description: Full application for the use of the existing yard to site storage containers on land at

Site Address: Anglesey Golf Club, Station Road, Rhosneigr.



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

**Recommendation:** Refuse

**Reason for Reporting to Committee**

At the request of the Local Members

**Proposal and Site**

The parcel of land lies outside the development boundary of Rhosneigr and lies next to the Anglesey Golf Club. Land to the south and west of the application are established touring and static caravan sites and the land to the north and east is the Anglesey Golf Club. A track runs along the rear of the site leading from the A4080 to the RAF viewers car park. The application site is currently used as an overflow car park for the golf club. Storage containers have also been placed on the land over the past few years however the numbers have fluctuated between 1 and 5 containers.



The proposal is for the change of use of the land to site 44 containers (39 standard and 5 small containers) together with landscaping.

### Key Issues

The applications main issues are;

- i. Policy considerations
- ii. Landscape Impact
- iii. Highway Safety
- iv. Biodiversity

### Policies

#### Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture  
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
 Strategic Policy PS 5: Sustainable Development  
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
 Policy PCYFF 1: Development Boundaries  
 Policy PCYFF 2: Development Criteria  
 Policy PCYFF 3: Design and Place Shaping  
 Policy PCYFF 4: Design and Landscaping  
 Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy  
 Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use  
 Policy CYF 4: New Large Single User Industrial or Business Enterprise on Sites not Safeguarded or Allocated for Employment Purposes  
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
 Policy AMG 5: Local Biodiversity Conservation  
 Policy TRA 2: Parking Standards  
 Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

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

Technical Advice Note 23: Economic Development (2014)

Policy ISA 1: Infrastructure Provision

Policy CYF 6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use

### Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Standard environmental and health and safety guidance
Polisi Cynllunio / Planning Policy	Comments regarding relevant policies

Draenio / Drainage	Standard comments regarding SUDS and advising that the site is at a medium risk of flooding from the sea
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Guidance regarding planting and lighting
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
GCAG / GAPS	No comments
Priffyrdd a Trafnidiaeth / Highways and Transportation	Requested further information regarding visibility splay - details acceptable.
Dwr Cymru Welsh Water	Advise regarding location of abandoned public watermain and recommended conditional approval regarding means of disposal of surface water
Cynghorydd Douglas Massie Fowle	Originally raised concerns regarding parking and access to the site and volume of traffic. In a further e-mail requested that the application is referred to the Planning and Orders Committee for determination if recommendation was one of refusal
Cynghorydd Neville Evans	Requested that the application is referred to the Planning and Orders Committee for determination if recommendation is one of refusal
Cyngor Cymuned Llanfaelog Community Council	No response
Cyfoeth Naturiol Cymru	No objection and advised that the site lies partially within Zone C2 of the Development Advice Maps (DAM)

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 10/04/2024. At the time of writing this report one letter of representation and one web comments had been received at the department. The main issues raised were;

- i. Impact on visual, environmental and recreational amenity area
- ii. Highway safety
- iii. Loss of parking area
- iv. Applicant is not the landowner

In response to the issues raised;

- i. The site is visible and will have a visual impact on the locality
- ii. The Highway Authority have been consulted and raised no objection to the scheme
- iii. The change of use of the land would result in the loss of the overflow car park
- iv. The applicant believed that the land was within their ownership, however following the receipt of the concerns that the land was not owned by the applicant and a desktop survey was undertaken which confirmed that the land was not registered, and the applicant has submitted Certificate D and placed a notice in the local press in order to advise the landowner of the proposed development

### **Relevant Planning History**

No relevant site history

## Main Planning Considerations

Whilst the applicant states that the site is currently used as a storage area and overflow car park the site does not benefit from planning permission for its use as a storage area or car park. From a desktop review of aerial images, it would appear that the storage containers were first brought onto the site in 2009. One storage container was placed on the land in 2009, 3 containers in 2013, 5 in 2015 and 3 in 2019 and 2021. During a recent site inspection 4 containers were present on the site.

The current application is for the siting of 44 containers (39 standard and 5 small containers) and would result in a material change in the use of the land.

**i. Policy Context** - The site lies outside the Development Boundary of Rhosneigr and is classed as open countryside. PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) states outside development boundaries development will be resisted unless it is in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

Strategic Policy PS 13 of the JLDP relates to Providing Opportunity for a Flourishing Economy and states that whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy of the plan by (1) safeguarding 642.9ha of current land and units for employment and businesses (B1, B2, B8 and some sui generis uses) purposes (in accordance with Policy CYF 1).

The land subject to this application is not allocated for any specific use in the JLDP.

Policy CYF 4: New Large single user industrial or business enterprise on sites not safeguarded or allocated for employment purposes. Development will be granted provided they conform to **all** of the following criteria:-

**Criteria (1):** The proposed site should be located within or adjoining the development boundary of the Sub-regional Centre, Urban or Local Centre. ***The site lies 150m away from the development boundary of the Local Service Centre of Rhosneigr.***

**Criteria (2):** The proposal should have compelling evidence presented to justify the need for the development taking into account the national tests set out in PPW and TAN 23.

**Only in exceptional circumstances can new initiatives be permitted on non-safeguarded or allocated sites. Whilst the information submitted in support of the application states that the development will provide a vital source of income for the Golf Club and if the proposal is refused it is likely that the Golf Club will cease to exist. The supporting information goes on to state that the Golf Club hosts a number of charity events and many community functions are held at the club.**

Paragraph 1.2.7 of TAN 23 states: 'They should give first preference to sites within the boundaries of settlements. As a second preference, they should consider edge-of-settlement sites. As a third preference, they should be identifying land in the open countryside. Land may be identified in less preferable locations if the resulting benefits outweigh any adverse impacts of the development.'

It is not considered that the economic benefits of the development outweigh the visual harm the proposal will have on the locality.

**Criteria (3):** Where appropriate, an existing building or a previously developed site is used in order to meet the need.

**Criteria (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 site lies in an open countryside location and is situated next to the neighbouring holiday parks. The site fronts the A4080 and is located in a prominent location which would be visible when travelling out of the village towards Llanfaelog.

The proposal involves the siting of 44 storage containers and it is not considered that the scale and type of development is acceptable in this prominent location.

**ii. Landscape impact** - Policy PCYFF3 of the 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.

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 application site lies close to the designated AONB, SPA, SSSI and Wildlife sites. Currently low-lying hedges are located along the border of the site however due to the topography of the site the existing containers can be seen from the adjoining A4080. The placing of an additional 40 containers on the land would result in the site being highly obtrusive and would have a negative visual impact on the locality and would be highly visible when travelling along the A4080 to and from the village and from the nearby public right of way which runs through the golf club grounds and surrounding elevated viewpoints.

This land is classed as being in the open countryside, the proposal would lead to an unacceptable industrial use in the open countryside. Criteria 4 of Policy CYF1 also states that development must be appropriate to the site. The scale of the development proposed would not complement or enhance the character of the area and would lead to a use that would extend a business activity further into the open countryside.

Sketches have been submitted in support of the application to illustrate how the development may look in the future. The Senior Planning Officer - Landscape and Trees has reviewed the documents and stated that the planting proposed to mitigate the development would take between 10-15 years to establish properly on a normal site and the fact that the site is in such an open setting and subject to high winds and salt air would severely affect the establishment of any planting. Planting growth on the site would be hindered and due to this the development would be visually obtrusive for a prolonged period of time.

**iii. Highway Safety** - The Highway Authority have been consulted and raised no objection to the development. However at the time of writing this report an amended visibility drawing had been received at the department. The details have been forwarded to the Highway Authority for assessment.

**iv. Biodiversity** - Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must achieve overall biodiversity enhancement in accordance with the Environment Wales Act (2016) and Planning Policy Wales.

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 Green Infrastructure statement has been submitted as part of the application. The proposal includes landscaping along the boundary of the site and the scheme has been considered by the Ecological Advisor who provided comments to improve the scheme, these comments have been forwarded to the applicant however at the time of writing this report no response has been received.

### **Conclusion**

The site lies in a prominent position in the open countryside and would lead to an unacceptable built form of development in the open countryside and conflicts with Policy PCYFF 1, PCYFF 3, PCYFF 4 and CYF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

### **Recommendation**

That the application is refused for the following reasons:

(01) The local planning authority considers that the proposal would lead to an unacceptable built form of development in the open countryside and conflicts with Policy PCYFF 1, PCYFF 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

(02) The local planning authority considers that the proposal conflicts with criteria 1, 2 and 4 of Policy CYF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

Application Reference: FPL/2024/60

Applicant: Mr Thomas Christopher Davies

Description: Full application for the siting of a refreshment cabin at

Site Address: Trearddur Bay Football Ground



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

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

**Proposal and Site**

The application site is the Trearddur Bay football ground, located along Lon Isallt, outside the development boundary of Trearddur Bay as defined by the Joint Local Development Plan.

The application presented is for the siting of a refreshment cabin.

## Key Issues

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

## Policies

### Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design

### Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection to the proposed development. The site lies within a C2 flood zone, but the proposal is acceptable due to its scale and nature, subject to the developer being made aware of the flood risk. Provided advice on flooding and protected sites.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested further information on vegetation removal and foul water drainage. Satisfied with the information received, the external lighting note on the plans and the biodiversity enhancements proposed.
Cynghorydd Dafydd Rhys Thomas	No response received.
Cynghorydd Keith Robert Roberts	No response received.
Cynghorydd Trefor Lloyd Hughes	No response received.
Cyngor Cymuned Trearddur Community Council	No response received.
Iechyd yr Amgylchedd / Environmental Health	Environmental, food and health & safety informatives.
Dwr Cymru Welsh Water	Their response is based on a strict understanding that the building will be used for purposes incidental to the use of the pavilion. Condition regarding surface water and advisory notes for the applicant.
Draenio / Drainage	Flooding and drainage informatives.
Ymgynghorydd Treftadaeth / Heritage Advisor	Single storey refreshment cabin would not impact upon the setting of any nearby listed buildings.
Betsi Cadwaladr University Health Board	Not an optimal site due to the concentration of existing hot food takeaways and cafes in the

	vicinity. Advice regarding public health, local and national policy context on the matter, health challenges and promoting healthier options.
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The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 16/04/2024. At the time of writing this report, no letters of representation had been received at the department.

**Relevant Planning History**

46C568 – Full application for the erection of two dugouts at Pavilion Playing Fields and Tennis Court, Lôn Isallt, Trearddur Bay. Approved 15/09/2016.

46C578 - Full application for alterations and extensions to The Pavilion, Lôn Isallt, Trearddur Bay. Approved 11/10/2017.

**Main Planning Considerations**

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

**Proposal and Site**

The application site is the Trearddur Bay football ground, located along Lon Isallt, outside the development boundary of Trearddur Bay as defined by the Joint Local Development Plan.

The application presented is for the siting of a refreshment cabin.

The applications’ main issues are:

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

**i. Siting and Design**

The proposed scheme is for the siting of a refreshment cabin, approximately 4m to the northeast of the existing pavilion. It will be a converted shipping container, which has already been sited when work began in December 2023 This was confirmed during a site visit in April 2024, such that a condition providing 5 years to commence work will not be necessary.

It measures approximately 8.6m by 2.4m and 2.8m in height. It features a pedestrian door and a roller shutter door on the front and rear, together with one window on the south facing side elevation. This is a small-scale structure which will serve the football ground, that is subservient to the adjacent pavilion. It is considered to integrate into the site and will be seen in the context of the existing building, lessening any visual impact.

The container will be finished with light grey wood grain effect cladding to improve its visual appearance and ensure integration into the area. The proposed design and finish material is considered of high quality and is a significant visual improvement compared to a standard shipping container. The proposal is considered to comply with policy PCYFF 3 as it utilises materials appropriate to its surroundings, demonstrates a high-quality design and will complement and enhance the character and appearance of the site.

The refreshment cabin will be connected to the existing private drain that serves the pavilion. Welsh Water have no objections on the strict understanding that it will be used for purposes incidental to the use



of the pavilion, with condition (02) ensuring that no surface water drainage connect to the public sewerage network.

Two bird boxes will be placed on the container, 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.

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

Due to the siting of the refreshment cabin near the existing pavilion, away from the neighbouring properties, it is not considered to have any negative impacts. All residential properties in the vicinity are located over 100m away from the application site, highlighting that their privacy and amenities will not be affected by the proposal, which complies with policy PCYFF 2.

## **Conclusion**

This is a small-scale application for the siting of a shipping container which will be used as a refreshment cabin at the Trearddur Bay football ground. It is considered an acceptable scale, which will integrate with the existing pavilion, having negligible impact on its surrounding built and natural environment due to its high-quality finish. It will provide refreshment facilities for the football ground, will not impact any neighbouring properties and will provide biodiversity enhancement, complying with all relevant policies.

## **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.**

- **2510-A3-01: Existing location & block plan**
- **2510-A3-02: Proposed location & block plan**
- **2510-A3-03: Proposed floor plan & elevations**

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

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

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

**(03) Prior to the use of the refreshment cabin hereby approved the two bird boxes shown on the proposed elevations, drawing number 2510-A3-03, shall be installed 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

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

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