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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Dylan J. Williams
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 4 MEDI 2024 am 1:00 y. p.	WEDNESDAY, 4 SEPTEMBER 2024 at 1.00 pm
SIAMBR Y CYNGOR AC YN RHITHIOL DRWY ZOOM	COUNCIL CHAMBER AND VIRTUALLY VIA ZOOM
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (**Vice-Chair**)
Trefor 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 OF THE PREVIOUS MEETING_(Pages 1 - 26)

To present the minutes of the previous meeting of the Planning and Orders Committee held on 24 July 2024.

4 SITE VISITS_(Pages 27 - 28)

To present the minutes of the planning site visits held on 15 August 2024.

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

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING_(Pages 29 - 50)

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

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

7.3 FPL/2023/15 – Haulfryn, Scotland Terrace, Bodffordd
[FPL/2023/15](#)

7.4 FPL/2024/66 - Bryncelli Ddu, Llanddaniel
[FPL/2024/66](#)

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 51 - 82)

12.1 FPL/2023/173 – Mostyn Arms, St George's Road, Menai Bridge.
[FPL/2023/173](#)

12.2 VAR/2024/40 – Peboc, Llangefni
[VAR/2024/40](#)

12.3 FPL/2022/289 - Ynys Y Big, Beaumaris Road, Glyngarth, Menai Bridge
[FPL/2022/289](#)

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13 OTHER MATTERS_(Pages 83 - 84)

13.1 D56/2024/2 – Queens Park Court, Queens Park, Holyhead

[D56/2024/2](#)

Planning and Orders Committee

Minutes of the hybrid meeting held on 24 July 2024

PRESENT: Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)

Councillors Geraint Bebb, Jeff M Evans, Neville Evans, John Ifan Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Alwen Pennant Watkin, Robin Williams and Liz Wood

Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection & Climate Change

IN ATTENDANCE: Planning Development Manager (RLJ),
Planning Officer (OR),
Planning Assistant (CG),
Group Engineer (Development Control) and Traffic Management (AR),
Legal Services Manager (RJ),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).

APOLOGIES: Councillors T LI Hughes MBE and Liz Wood

Councillor Carwyn Jones

ALSO PRESENT: Local Members: Councillors Dylan Rees (application 6.1); Margaret M Roberts & Ieuan Williams (7.4); Arfon Wyn (application 7.5); Douglas Fowlie (applications 7.7 & 7.8); Alun Roberts (application 7.2 & 7.3); Gary Pritchard (application 7.3); Keith Roberts (application 12.2).

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor John I Jones declared a personal (but not prejudicial) interest in respect of application 7.5.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 5 June, 2024 were confirmed as correct.

4 SITE VISITS

The minutes of the Site Visits held on 19 June, 2024 were confirmed as correct, subject to an amendment that Councillor Robin Williams attended applications 1, 3 & 4.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.1, 7.4, 7.7 and 12.2.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 FPL/2023/15 – Full application for the erection of 15 affordable dwellings, creation of new vehicular and pedestrian access and creation of internal access road and associated works on land adjacent to Haulfryn, Scotland Terrace, Bodffordd

The Planning Development Manager reported that a Local Member has requested that a site visit be undertaken due to local concerns as regards to highways issues and residential amenities.

Councillor Dylan Rees, a Local Member said that he supported that the site be visited but he understood that the site visit needed to be deferred as Officer's report were awaited due to road safety. He expressed that the Highways Authority report should be available before conducting a site visit.

The Planning Development Manager reported that as the Local Member had indicated that he requested a site visit prior to this Committee. The applicant is Grwp Cynefin and they have targets to secure funding for such an affordable dwellings development. He considered that receiving the Highways Authority report prior to the site visit would not be possible, but he could outline the concerns of the Local Members and the residents during the site visit.

Councillor Dylan Rees accepted the comments of the Officer but disagreed as the Highways Authority report is important to be afforded before the site visit is conducted to the site.

Councillor Robin Williams proposed that a site visit be undertaken for the reasons given. Councillor Neville Evans seconded the proposal.

It was RESOLVED to defer the application to allow for a site visit to take place.

7 APPLICATIONS ARISING

7.1 FPL/2023/181 – Full application for the erection of 6 residential units together with associated development at Shirehall, Glanhwfa Road, Llangefni

The application was presented to the Planning and Orders Committee at the request of Local Members due to local concerns on over-development, the need for these units, lack of parking and access in and out of the site. At its meeting held on 5 June,

2024 the members resolved to conduct a site visit which subsequently took place on 19 June, 2024.

Public Speaker

Mr Owain Hughes, applicant's Agent, in **support** of the application said that the Shire Hall is an important building in the centre of this town, a building that has been an important part of the entrance to the historic town. This application gives the applicant an opportunity to add value to the land and to develop the old building. Work has been undertaken with the planning department, to come up with a modern building which is also in keeping with the historical building. Discussions have been undertaken with Natural Resources Wales and they have agreed that there are no flooding issues. The Highways Department has confirmed that they are satisfied with the parking provision on the site and Llangefni has other car parks. The effect of the proposal, especially on the amenity of nearby land users has been considered in line with the criteria and the intention has been located about 53 meters away from the nearest residential house on Glanhwfa Road. Located between the proposed building and the nearest residential building is a large car park which is used by the staff of Anglesey County Council. Due to the distance and the intervening distance between the intention and nearest residential property, it is not considered that there is a negative effect on nearby residential amenities. The intention conforms with all policies, the statutory consultants are satisfied with the development. The changes and mass of the building are now acceptable to the department and is not detrimental to the listed building.

The Planning Development Manager reported that Llangefni is identified as an Urban Service Centre under Policy TAI 1 within the Joint Local Development Plan (JLDP). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy. The indicative supply level for Llangefni over the Plan period is 673 units. During the period 2011 to 2022, a total of 197 units have been completed. The windfall land bank i.e. sites with existing planning consent, and likely to be developed in April 2022 stood at 67 units; the allocated sites landbank stood at 235. This proposal would mean that the indicative housing provision in Llangefni would not be exceeded. Considering the above-mentioned figures under criterion (1b) of Policy PS1, there is no need for a Welsh language statement to support the application. 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 and therefore it complies with Policy TAI 8 as regards to housing mix. Policy TAI 15 seeks an appropriate provision of affordable housing. The JLDP notes that providing 10% of affordable housing is viable in Llangefni. 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 a financial contribution of £49,999 towards affordable housing will be afforded. This will be subject to a S106 agreement. Reference was made to the design of the proposed development as was noted within the report which comply with Policy PCYFF 3 of the JLDP.

The Planning Development Manager further reported that the proposed site is located within the Llangefni Conservation Area and adjacent to the Grade II Listed

Shire Hall and Grade II* listed Moriah Methodist Chapel including forecourt wall and gates. Amendments have been made to the application and the proposal has been reduced from 7 to 6 units and the height of the proposal has also 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 the Area. He further referred that the site is abutting the Afon Cefni. The site is located close to Flood Zone C2 of the Development Advice Map, however the proposed building, the entrance and exist routes to the building lies outside 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. A Flood Consequence Assessment and three addendums have 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 Flood Consequence Assessment, Natural Resources Wales have confirmed that their previous concerns have been addressed. Natural Resources Wales 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 to ensure that NRW can inspect the river during times of flooding. A condition will be placed on the permission to ensure compliance. The Planning Development Manager referred to the highways issues and noted that the existing vehicular access will be used as a main access. The main intention is to provide one car parking space for each dwelling near the building and the previous Police Station Car Park has parking spaces available. The proposal will accommodate 15 car parking spaces on site. The Highways Authority has confirmed that the existing access and parking arrangements is suitable for the development and have also confirmed that the Construction Traffic Management Plan submitted with the application is acceptable. The recommendation was approval of the application.

Councillor Nicola Roberts, a Local Member said that she called the application to the Committee for determination due to concerns by the residents and the Town Council as regards to the application. She noted that the reports have addressed these issues of concerns as regards to design and flooding and she was pleased that a financial contribution will be afforded towards affordable housing in the area.

Councillor Geraint Bebb and a Local Member said that there were initially concerns as regards to the development, but residents consider that the proposed development conforms with the dwellings within the area. Councillor Geraint Bebb proposed that the application be approved in accordance with the Officer's recommendation. Councillor Neville Evans seconded the proposal of approval.

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

7.2 FPL/2023/118 – 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 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 at the request of two Local Members due to the Community Council's strong opinions regarding the scale of the development. At its meeting held on 5 June, 2024 the Committee resolved to refuse the application contrary to the Officer's recommendation due to highways safety and that the site is not in a sustainable location.

The Planning Development Manager reported that the Highway Authority has confirmed that they are satisfied with the access and visibility for the proposed development. Cars travel on this road at 60 mph. In accordance with Technical Advice Note 18 : Transport, the access should achieve a visibility splay of 215m in both directions. The applicant has provided a plan which identifies 215m of visibility in both directions. Whilst there was no requirement due to the classification of the road, the applicant's Agent has afforded details of anticipated traffic movement from the site on a daily basis as is noted within the report. The Highways Authority has also confirmed that they are satisfied with the additional vehicular movements using the existing access, parking arrangements and the visibility splay. He further said that the Committee questioned, at the last meeting, as to how this site was sustainable and stated that a similar application was refused in Caergeiliog. The proposed site is approximately 0.51km from the nearest bus stop that links to Menai Bridge which is an excellent public transport hub which links the whole of Anglesey and across the Menai Straits towards Bangor. The site is located approximately 3.4km from the town of Menai Bridge which has a range of facilities such as shops, restaurants, grocery stores etc. A public right of way crosses through the Wern Farm site and links the site to Llandegfan and Menai Bridge which was viewed during the site visit to the site. It was not reported that the public footpath leads from the site along the A5025 to Menai Bridge. Whilst it is accepted that the A5025 is a busy road with no formal footways or lighting with cars travelling at 50 mph to 60 mph, the public right of way leads through the site which alleviates the need for people to walk on this road only for a short distance of 310m to Menai Bridge.

The Planning Development Manager further said that the application referred to by the Committee in Caergeiliog that was refused, is different to this application at Wern Farm. The Planning Inspector confirmed that there was limited range of shops, services and tourist attractions within easy walking and cycling distance of the site in Caergeiliog. Wern Farm is highly sustainable with a choice of travel modes for the people visiting the chalets. Reference was made that questions were raised at the last meeting regarding the proposed planting of trees on the site. The applicant's Agent has afforded details which confirms that over 3,400 trees will be planted to create a new woodland on the site. There is already over 1,300 trees on the site and this application is the highest quality of planting strategy the department has received. The recommendation continues to be of approval of the application.

Councillor Alun Roberts, a Local Member said that he was speaking on behalf of his other two Local Members in respect of this application. He expressed that he considered that mitigation measures have not been addressed as regards to this application and there are concerns whether the access from the site is safe due to traffic entering and leaving the site which will increase the risks of accidents. He referred that traffic travels at 60 mph along the A5025 that passes the entrance to Wern Farm. If the application was to be approved clear signage needs to be erected to ensure that the access to the site is obvious from both sides of the A5025. Reference has been made that there is no pavement for a distance for walkers to be able to walk from the site to the nearest bus stop. He referred that whether there is a need for such a development and whether it is the best use of agricultural land.

The Planning Development Manager responded that the access conforms with strategic planning policy TAN 18 as there is 215m visibility splay in both directions. He considered that further mitigation measures were required due to additional traffic entering and leaving the site. He further reiterated that there is a public right of way through Wern Farm requiring walking only some 312m along the A5025 to reach the road to Menai Bridge.

Councillor Robin Williams said that he considered that the access to the site was unsafe, and the figures afforded of car movements from the site are optimistic. There are no attractions to keep the tourist on the site. He referred that the application is for 55 chalet and the tourists that will come to the site would more than likely have more than one vehicle. He further said that the footpath mentioned was not sustainable and he did not consider that people will be walking from the site through to Llandegfan and Menai Bridge.

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

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

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

7.3 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.

The Planning Development Manager reported that members expressed concern during the site visit that there were no parking spaces available in the locality. The Highways Authority have considered the proposal and the supporting Technical

Highway Notes submitted with the application. The Technical Notes 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'. It is also noted that the Highways Officer has carried out a site visit on three separate occasions after the planning site visit took place. The Highways Officer confirmed that there was sufficient parking in Zone A on these three separate occasions. The proposal therefore complies with the relevant Highways policies and will not lead to a detriment of the highway network. He further reported that concerns have been expressed that there was already an over-provision of holiday accommodation in the area. There is a 15.36% of holiday units in the area at present; however, the members expressed that this figure did not take into account the AirBnB's in the area. The Planning Authority are given data from the Council Tax Section; the AirBnB's are not considered in this figure. The Planning Authority has based their decision on the data provided by the Council Tax Section. The Planning Development Manager further said that discussion have undertaken with the Compliance Manager from the Resources Department who has confirmed that work continues to identify domestic properties on the Island which are registered on the website as AirBnB's and Sykes Cottages etc., to ascertain whether the properties registered for council tax register and pay the premium; whether the properties registered for council tax but does not pay the premium and whether the properties that are not registered on the council tax register.

As regard non-domestic rates, the properties must be let for 182 days and available to let for 252 days or more. The Council Tax Department are dependent on the Class Valuer to implement this and to review those that do not meet the criteria. However, for consistency with every planning application across the Island needs to be dealt with consistently and in line with the relevant policies and guidelines. In line with the SPG, and assessed every application since 2017, the Council Tax Department provides figures of the number of second homes or self-catering units in the Ward. This consistency is needed to deal with planning applications and is essential for the good name and integrity of the Council. He further said the figure for Llangoed is 15.36% which is a higher than the threshold of 15%. However, consideration must be given to the fact that the Council has lost several recent appeals with the Planning Inspector noting that the Council had not provided any evidence that the small increase over 15% would lead directly to any detrimental effects. The latest figures note that there are 681 units in Llangoed Ward, 70 units are second homes and 35 are self-catering (which is 15.42%. Adding 3 units would increase this figure to 15.86% which is a small increase of 0.44%. It must be considered that this figure is flexible as new houses are built and that people sell properties. Even though the figure is higher than the threshold of 15%, the Council can lose appeals which may lead to costs. The recommendation is of approval of the application.

Councillor Gary Pritchard, a Local Member said that approval of the application could lead to parking and traffic issues in the area. Whilst accepting the comments made by the Highways Officers as regards to parking area Zone A in the village; Zone A has parking for 8 vehicles which is outside residential homes, and it is dependent on what time of the day this parking area is used for parking. He said that Zones A and B are in continual use in the village and outside the shop and the car park at the end

of the steep hill would not be viable for anyone staying at the proposed holiday let units. The Highways Authority objected to the original application for 4 holiday units but reducing to 3 holiday units will not make much of a difference to the car parking issues. He further said that the threshold of 15% needs to be adhered to as the figure can increase and the village of Llangoed is close to the town of Beaumaris which has exceeded the threshold and has seen immense increase in second homes and holiday units.

Councillor Alun Roberts, a Local Member reiterated that there are parking and traffic issues in the village of Llangoed. He said that there have been immense concerns as regards to the application by residents and the Community Council due to the lack of parking. Reference has been made to parking availability at Zones A, B and C but this does not solve the problem of the parking issues in the village as many of the dwellings do not have parking spaces and are having to park outside of their homes. He further said that the threshold of 15% of holiday units has been exceeded already and approving this application will further increase the threshold and will set a precedent as has occurred in Beaumaris.

The Planning Development Manager responded to the comments made by both local members and said that the 15% threshold is a guideline within the Supplementary Planning Guidelines to assist Planning Officers and Members to consider application. He expressed that this is not within the planning policies themselves and not a definite figure that needs to be adhered to. The Planning Inspectorate has considered applications within the appeals process and the Council has lost appeals due to be unable to prove the detrimental effect it would have on communities in exceeding the threshold.

The Group Engineer (Development Control) and Traffic Management reported that the site has been visited on numerous occasions to gauge the parking availability in the vicinity and especially near the shop in the village and Zone A. He said that the number of car parking in Zone A does vary at different times of the day. The applicant has suggested that people from the holiday lets could park in Zone A and this was considered acceptable.

Councillor Jackie Lewis ascertained as to what time of the day the site was visited as people who rent holiday lets have more than one car and brings jets skis and trailers. The Group Engineer (Development Control) and Traffic Management that the site was visited at different times of the day and during the weekend.

Councillor Jeff Evans said that if the Chapel is not developed it will become a derelict building in the village. Councillor Evans proposed that the application be approved in accordance with the Officer's recommendation. There was no seconder to the proposal.

Councillor John I Jones said that it was evident on the site visit that there are traffic issues in the area and the Chapel is opposite the village shop with delivery lorries and people parking outside the shop. He noted that there is no parking provision as part of the application for 6 cars. Councillor John I Jones proposed that the application be refused contrary to the Officer's recommendation.

Councillor Robin Williams referred to data afforded as regards to holiday accommodation and second homes in Llangoed which was 12.9% in September 2020. At present there are 15.36% holiday units in Llangoed, which is above the threshold of 15%, and approving this application for an additional 3 holiday units will increase the percentage to 16%. Whilst accepting that the percentage of 15% threshold of holiday units in Llangoed is a guideline, it must be considered that enough is enough. It has been accepted that the total of AirBnB's is not within the data presented and the increase in holiday lets could be even higher in the area. Councillor Williams seconded the proposal of refusal.

It was RESOLVED to reaffirm the decision to refuse the application contrary to the Officer's recommendation and for the reasons previously given.

7.4 FPL/2024/64 – Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access, track and parking areas at Tyddyn Dylifws, Tynyngogl

The application was presented to the Planning and Orders Committee at the request of a Local Member due to concerns on the impact of the proposal upon neighbouring residential properties, visual impact, and the scale of the replacement dwelling. At its meeting held on 5 June, 2024 the members resolved to conduct a site visit which subsequently took place on 19 June, 2024.

Public Speaking

Mr Mark Tarry, the applicant, in **support** of the application said that after many surveys and investigations by specialist companies and individuals, the conclusion is the property is no longer fit for purpose due inadequate foundations and is not energy efficient. He said that the access to the property is a concern to his neighbouring property as the lane that passes both properties is very narrow with delivery vehicles being damaged and neighbouring walls having to be re-built. He referred to an incident where a vehicle caught fire on Shepherds Hill and the fire engine was unable to get to the fire as the lane was narrow, and the Fire Officer recommended that the lane should be widened for the emergency services to gain access. Mr Tarry further said that he has constructed a gateway on his land for ease of access for deliveries and emergency vehicles and to alleviate traffic from his neighbours.

The Planning Development Manager reported that following the refusal of an application for the demolition of the dwelling at Tyddyn Dylifws in January 2024 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 Planning Officer has visited that property and inspected the internal condition of the dwelling and has confirmed that the property is in poor condition which conforms with the Structural Survey. The relevant planning policy within the Joint Local Development Plan for Replacement Dwellings is policy TAI 13, criterion 4 and 7 which was highlighted within the report. The Structural Survey has been submitted as part of the application 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. The Structural Survey also 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 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 recommended demolition of the existing dwelling and replacing with a new energy efficient dwelling. It is evident that the works necessary to bring 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 solution in accordance with criterion 4 of planning policy TAI 13.

The Planning Development Manager referred to criterion 7 of planning policy TAI 13 which states that outside development boundaries, the siting and design of the total new development should be similar in 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 proposed dwelling 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 along with appropriate landscaping would represent an improvement to the design of the existing dwelling and will fit in well with the landscape. He further said that applicant has created an access and track without planning permission and this element of the proposal is retrospective. The new access and track were 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 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 are located close to another residential property, but it is not considered that it will generate significant vehicular movements that would warrant refusing the application. The Highways Authority was consulted, and they have no objection to the application. The recommendation was of approval of the application.

Councillor Margaret M Roberts, a Local Member referred that an application on this site was refused in January 2024, and she was unaware what has changed to warrant a recommendation of approval of the application. The applicant wishes to demolish the current dwelling and to erect a larger dwelling and increase the current footprint. She questioned whether such a larger dwelling is acceptable within a rural area and referred to a previous application, which was rejected, where a local family wished to demolish and erect a large dwelling in its place and another similar application was refused as the Committee considered that it should be consistent with its decisions. Councillor Roberts asked the Committee to conform with its previous decisions as regards to consistency, to refuse this application.

Councillor Ieuan Williams, a Local Member referred that the size of the proposed dwelling is of concern as regards to this application. He referred to criterion 7 of planning policy TAN 13 that states that the siting and design of a totally 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. The proposal would lead to a dwelling of 129% larger than the current dwelling and he disagreed with the Officer's report that the proposal would not have an effect on the landscape. He emphasized that the proposal is not of a similar size to the current dwelling, and he did not consider that there are acceptable circumstances to approve the application. The effect on the amenities of neighboring properties is evident and the construction of the track is near to the wall of the neighboring property with parking places being created. The applicant has planted leylandii trees on the boundary of the neighboring property which will have an effect on their amenities. Councillor Williams emphasized that the application is contrary to planning policy TAN 13 and should be refused due to the size of the replacement dwelling.

The Planning Development Manager responded that the reasons for refusing the application in January 2024 was that the Planning Department was not satisfied with the justification as to the Structural Survey presented and the cost comparisons in demolition of the dwelling and erection of a replacement dwelling. The applicant has thereafter submitted a detailed Structural Survey as reported previously and more information has been received to recommend approval of the application. He addressed the comments that the Committee should be consistent in its decisions and emphasized that each application must be considered on its own merits. Whilst it is accepted that the footprint of the proposed development will be increased, and a photomontage was afforded to the Committee to view the design and size of the dwelling. He emphasized that the proposal is not within an AONB and will not have a detrimental effect on the landscape as is noted within planning policy TAN 13. He further said that the dwelling will be a residential dwelling and it is a distance from its neighboring properties and the planting of trees does not require permission.

Councillor Robin Williams said that he considered that the proposed dwelling is contrary to planning policy TAN 13 due to its size and will be three-story dwelling. He questioned the reasons as to the need for such an immense access and gate to the site. Councillor Williams proposed that the application be refused contrary to the Officer's recommendation. Councillor Geraint Bebb seconded the proposal of refusal.

Councillor R LI Jones said that he considered that the proposed dwelling was not extensively larger than the current dwelling and proposed that the application be approved in accordance with the Officer's recommendation. Councillor Jeff Evans seconded the proposal of approval.

Following the vote of 7 for refusing the application and 4 for approval :-

It was RESOLVED to refuse the application, contrary to the Officer's recommendation as it was considered that the application was contrary to planning policy TAN 13, criterion 7.

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

7.5 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

(Councillor John I Jones declared a personal (not prejudicial) interest in respect of the application and was able to speak and vote)

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 drainage information (including SAB approval) was submitted by the applicant and was presented to the meeting 5 June, 2024. The Committee resolved to refuse the application for the reasons given within the written report.

The Planning Development Manager reported that it is important to note that there is a real risk and likelihood of costs at appeal should the Committee continue with the intention to refuse the application. The applicant has provided information as required by the Committee. He noted that nearly 6 months has passed in dealing with the application. Following the information being provided, members brought forward additional reasons for refusal. He further said that the drainage issue, for SAB was outside the planning process, and this was the only reason for refusing the application in December 2023 and the applicant was given the opportunity to address the matter. The Committee once again refused the application on 5 June, 2024 for additional reasons as is noted within the Officer's written report to this Committee. Whilst it is accepted that Members may raise other material considerations, there has been 8 months since the application was presented to the Committee and the applicant could have appealed against non-determination of the application during that time.

The Planning Development Manager further reported that as mentioned in the original report to the Committee, the impact upon residential amenities, such as nuisance is considered under planning policy PCYFF 2, which states proposals will be refused where they would have an unacceptable negative impact. The proposal is well screened from the neighbouring properties and as such is not considered that there are any effects arising from overlooking. The main concern was the noise and disturbance through the proximity of the 13 holiday units to the residential property to the west of the site, but having visited the site, the Department was satisfied there is sufficient distance from the neighbouring property to the units to prevent noise and disturbance being an issue to an extent that warrant refusal of the application as was noted within the written report. It was further noted that the site does not include any specific outdoor amenity areas (benches, fire pits, decking etc) and as such would

not encourage significant use of the external areas. Furthermore, it must be considered that the neighbouring property is already in close proximity to the existing Taldrwst complex which includes several letting units, B&B rooms along with a bar. Consequently, the Department does not consider that the level of disturbance arising from the scheme would cause such deviation from any existing arrangements that would warrant refusal on this basis alone. The proximity of the site is near the busy A4080 along with the settlement of Dwyran, which have their own background levels of disturbance/noise and therefore it is not considered that there are grounds for refusing the application on the basis of impact on residential amenity. It was further reported that a local member claims that the proposal does not effectively conform with planning policies PCYFF 3 and PCYFF 4 by virtue of the hedge along the A4080 not being evergreen and thus the site will not be obscured for 12 months of the year. The Local Planning Authority accepts that naturally the screening will be less effective during the winter months due to leaf loss, however, during the summer months, the roadside hedge forms an excellent visual barrier from the A4080.

Reference was made that Members referred to two reasons for refusing the application in relation to highways matters, the first of which relating to the junction of Lôn Fain onto the A4080 and the capacity of Lôn Fain to accommodate additional traffic due to its insufficient width. The Highways Authority had no objection to the scheme and were satisfied with the new access and capacity of Lôn Fain. Without substantial evidence for demonstrating why the members chose to disagree with the professional opinion of the Highways Officers, there is a substantial risk of costs of appeal. The new proposed access is 25m from the junction and it could be argued that it is an improvement and widens the road which provides a passing place. The Planning Development Manager said that the applicant has addressed every issue that has been raised and therefore there are no reasons to refuse the application and the recommendation is still one of approval of the application subject to the conditions contained within the report.

Councillor Arfon Wyn, a Local Member reiterated that the application should be refused as the area has saturated ground and the Dwyran Flood Partnership Group monitor the situation daily with most of the members of the partnership living close to the Taldrwst site. He referred that the concerns of local residents need to be taken into account as there is a possibility that sewage will flow into their homes from the soakaways and also their homes could be flooded. He further said that Lôn Fain is a narrow road, and two cars are unable to pass each other. School children walking on the side of the road from the housing estate above the Taldrwst site walk on this narrow road. He referred to the junction onto the A4080 and the visibility is restricted from the right from the Newborough direction. There is numerous other holiday accommodation in the area; within a radius of 5 miles there are 8 holiday developments together with the Plas Coch Holiday Park. He noted that the AONB is opposite this development, and he considered that the AONB should be safeguarded. The quality of the lives of local residents needs to be taken into account as they live near the site with additional traffic and noise pollution from the site. He further said that there are concerns of the sewerage overflow as the development site is on high ground and the soakaways should be at least 1.3m into the ground but the bedrock at this location is only 0.8m.

Councillor John I Jones, and a Local Member said that the application has raised objections from both the Local Members, the Rhosyr Community Council and the local residents. He referred that Lôn Fain is a narrow road with no path to be able to walk safely from the site. The application affords 26 parking places, and these vehicles will need to travel towards the junction joining the main road to Newborough. He noted that there are immense traffic problems in the area due to people visiting Llanddwyn Beach and other attractions in the area. The visitors from the chalets will need to travel from the site to visit these attractions. He expressed that there is no capacity in Newborough to take further visitors as there are concerns that the Emergency Services will be unable to attend to any emergency in the area due to the traffic problems. He further said that the site is near the AONB which needs to be protected. Councillor Jones further referred to a recent application for 10 motorhomes near the A4080 which is a busy road, and this application was refused by the Local Planning Authority and the appeal was rejected. He further ascertained whether the doctor's surgery can accommodate these people who may need medical treatment. He also referred that the screening of the site will not be screened during the winter months.

In addressing the comments made by the Local Members the Planning Development Manager responded that the concerns expressed as regards to this application have been considered and responses from statutory consultees have been received as regards to this application. The SAB approval has been received and therefore from the drainage and surface water perspective these issues have been addressed. He considered that the Lôn Fain road up to the junction to the entrance of the site is sufficiently wide for two vehicles, but it is from the property at Ty Gwyn that the road narrows to a single lane. The A4080 has a speed limit of 40 mph, and the junction has an acceptable splay. He further said that the capacity for such a development has been addressed at the previous meeting. The distance from the nearby properties is considered sufficient. The Planning Development Manager referred to the comments that there is over-saturation of such developments in the area and traffic problems in Newborough area. He said that the problems in Newborough cannot be considered as part of this application. It is accepted that the site will not be totally screened from the highway during the winter months, but the chalets are brown in colour and the hedgerow should be sufficient to screen most of the site. He further addressed the comments made as to whether the doctor's surgery can accommodate the additional people from the site. He noted that the tourists to the site will not be permanent residents.

Councillor Jeff Evans said that this application should have been determined at the 6 December, 2023 meeting as the applicant has addressed the concern raised and has afforded the SUD's drainage and surface water report. He said the Committee had every opportunity to lodge any other matters of concerns at that meeting and continued new issues ought not to be permitted as regards to why this application should be refused. Councillor Jeff Evans proposed that the application be approved in accordance with the Officer's recommendation. Councillor Robert LI Jones seconded the proposal of approval.

The Legal Services Manager said that there are risks within any appeal of refusal of this application as the issues raised have been addressed since the 6 December, 2023 meeting and the facts of the application have not changed since then.

Councillor John I Jones said that it must be considered that there are 10 water pods to hold water near the site, and NRW are continuing to score that there is 90% chance of immense flood risks in the area and additional works is required to prevent flooding in the area.

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

Following the vote of 8 in approval of the application and 3 against :-

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

7.6 FPL/2023/339 – Full application to change the design of the building together with a retrospective application for the installation of package treatment plant at the boat store adjacent to Lane Ends, Llaneilian

The application was presented to the Planning and Orders Committee at the request of two Local Members due to concerns of over development and local concerns. At its meeting held on 5 June, 2024 the Committee resolved to defer the application to allow the Committee to view the PEDW report. The PEDW report has now been circulated to the Members of the Committee.

The Planning Development Manager reported that the 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 doors 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 toilet, 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. An application 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. The decision was appealed, with the appeal dismissed by PEDW in September 2023. 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 door 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 to resemble a boat store, which is similar to the design to that previously approved in 2019. The 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 view, it is considered a small-scale alteration which will have no impact on the design of the building. It is considered a high-quality design, in accordance with planning policy PCYFF 3. Condition (2) of any approval of the application will ensure that all building works are completed within a two-year timeframe. The internal changes to include a toilet are considered

reasonable due to the distance and seasonal nature of the closest public toilets. The other internal changes are 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. The Local Planning Authority is unable to be specific 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.

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

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

7.7 FPL/2024/40 – Full application for the use of the existing yard to site storage containers on land at Anglesey Golf Club, Station Road, Rhosneigr

The application was presented to the Planning and Orders Committee at the request of Local Members. At its meeting held on 5 June, 2024 the members resolved to conduct a site visit which subsequently took place on 19 June, 2024.

Public Speaker

Mr Berwyn Owen, the applicant's Agent, in **support** of the application said that the Anglesey Golf Club has opened its doors to other activities over the years for a fortnightly bingo session for the elderly, lunches for the staff of the RAF Valley, fundraising events and entertainment evenings. The Golf Club has existed for approximately 110 years. He said that the building is in need of repair and unless there is diversification of the Golf Club it may not survive next year and this would be a great loss to the community. The site is on brownfield land near the golf club. The site is already used as a storage yard with 4 containers sited. It is also used as an open storage yard for building equipment, machinery, and deliveries for the golf course e.g. topsoil. The intention is simply to use the site for additional storage containers. This will include an extensive landscaping scheme prepared by a qualified Landscaping Architect on behalf of the Club which will improve the existing visual appearance of the site. Mr Owen further said that there is no mention within the Officer's report that the landscaping scheme has been carefully prepared specifically for this coastal location. There is no mention of the valuable community resource that could be lost nor the 5 full time positions, and the fight to keep this historic establishment. This kind of development is supported by Planning Policy Wales and Technical Advisory Note 6.

The Planning Development Manager reported that 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 site 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. Planning Policy PCYFF 4 is relevant to such an application and developments will be granted provided that they conform to all of the relevant criteria. Criteria (1) of the policy notes that 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) of the policy notes that proposals 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 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. Whilst it is evident that the future of the Golf Club is important, there has been no evidence presented that the Golf Club is in financial difficulties and no supporting documentation that there is a need for such storage containers in the area. Criteria (3) notes where appropriate, an existing building or a previously developed site is used in order to meet the need and Criteria (4) notes 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 application site lies in an open countryside location and is situated next to two holiday parks. The site fronts the A4080 and is located in a prominent location which would be visible when travelling out of the village toward 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.

The Planning Development Manager further reported that 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 course 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 planning policy CYF 1 also states that development must be appropriate to the site. 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 scheme 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. The Planning Development Manager said that the site lies in a prominent position in the open countryside and would lead to an unacceptable development which conflicts with Policy PCYFF 1, PCYFF 3, PCYFF 4

and CYF 4 of the Joint Local Development Plan. The proposal was to refuse the application for the reasons given.

Councillor Douglas Fowlie, a Local Member said that he considered that the application conforms with planning policy PS1 – Welsh Language and Culture as events are held regularly at the Golf Club and the Welsh language is at the forefront of the activities of the Club. He referred that the reference has been made that the site is within the open countryside, but it was evident on the site visit that the site lies opposite a caravan site, the golf club, sports club and the railway line and not within the open countryside. He further referred to planning policy CYF 4 – New Large single user industrial or business enterprise on sites not safeguarded or allocated for employment purposes: Councillor Fowlie said that 5 employees are employed by the Golf Club. He noted that there has only been one objection to the application.

Councillor Neville Evans, and a Local Member said that he accepted the planning considerations attached to the application, but the Golf Club is in financial difficulties and there is a strong possibility that the Club will close which will have a significant effect as it attracts visitor to the area and will result in 5 members of staff losing their employment. He said that during the site visit it was evident that there is a need to tidy the area and this proposal will result in improvement to the visual impact of the site. He further said that businesses must diversify to continue in business. Councillor Evans read out a letter of support by Golf Wales to the Committee.

The Planning Development Manager in response to the comments made by the Local Members and said that he appreciated that the Golf Club is an important asset to the community with events taking place regularly at the club. However, there is no evidence submitted that the Anglesey Golf Club is in financial difficulties and the application has been considered within its own merits and against relevant planning policies and its effect on the landscape. The site is outside the development boundary of Rhosneigr and is within the open countryside according to PCYFF 1 planning policy. He further said that it is considered that the site is not appropriate for 44 storage containers as the site is near a tourist and coastal area. Due to its location near the coast, it will take years for the planting scheme to grow to landscape the site.

Councillor Jackie Lewis referred to the events that take place at the Golf Club and questioned where the vehicles will be parking as the proposed site is currently the over-flow car park for the Club. She referred to whether the Golf Club owns the land and whether there are other types of trees which grow better to mitigate the effect on the landscape. The Planning Development Manager responded that as previously reported that the application has been considered on its own merits as additional information has not been presented with the application. He noted that the loss of the over-flow car park would be a matter for the applicant's agent to address. He questioned why there was a need for storage of containers to be on the site and other material use should be considered for the Club to diversify to help with the financial difficulties that is faced by the Club. He addressed the questioned as regards to the tree planting on the site and noted that the site is near the coast and did not consider that there are native trees that could be planted to grow better to mitigate the effect.

Councillor Neville Evans proposed that the application be approved contrary to the Officer's recommendation. Councillor Jeff Evans seconded the proposal of approval as he did not consider that the site was in open countryside and that such a facility needs to be supported.

It was RESOLVED to approve the application contrary to the Officer's recommendation as members accepted that the club was in financial difficulties and were it to close its loss would mean a loss both of jobs and of a valuable local resource. Whilst accepting that the location was, technically, in open countryside, the character of the location was more like that of a brownfield site.

(In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons given for approving the application.)

7.8 HHP/2024/56 – Full application for alterations and extensions at 2 Saith Lathen, Ty Croes

The application was presented to the Planning and Orders Committee at the request of a Local Member due to concerns regarding parking, building over drains and over-development of the site.

The Planning Development Manager reported that the application site is a semi-detached cottage located within the Bryn Du cluster as defined by the Joint Local Development Plan. The application is for alterations and extensions to the property, consisting of a single storey rear extension. 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 and will measure 2.8m wide and will have a flat roof at 2.8m height, which is the same as the existing extension. 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 and complying with planning policy PCYFF 2. He noted that if the extension measured 4.0m it would be considered under permitted development criteria. The extension is a single-storey development, and it is not considered that it will have a negative effect on its neighbouring property and the Local Highways Authority have raised no objection to the application. Welsh Water have confirmed that they have no assets within the curtilage of the site. The recommendation was of approval of the application.

Councillor Douglas Fowlie, a Local Member said that the proposed extension would be located directly above the water services which is of concern to the neighbouring property. He considered that this proposal is over-development of the site as this is the third development on the site within 5 years. An extension was approved in 2019 and the siting of a caravan was approved within the site in 2022. The siting of caravans in gardens of properties is an issue within the area and some are used for annexes. He noted that the caravan used as an annex on the site has received temporary permission which could be an issue in the future. Councillor Fowlie

further said that there is lack of parking facilities on the site. He considered that the application does not comply with planning policy PCYFF 2.

Councillor Neville Evans, and a Local Member said that he shared the concerns of his fellow Local Member as regards to the parking issues in the area. He noted that there has been concerns as regards to the annex on the site as it has been classed as a caravan, but it is much higher than a caravan.

The Planning Development Manager responded that issues raised as regards to water services is a private issue and not a planning consideration. He noted that there is a Certificate of Lawfulness as regards to the annexe on the site and it is not for temporary use and not a material consideration whilst dealing with this application. He referred to the parking facilities on the site and as there is no increase in bedrooms as part of the application the Highways Authority have raised no objection to the application.

Councillor Jackie Lewis said that it was evident during the site visit that there is ample space to accommodate an extension to the property and the proposed extension is lower than dwelling to the back of the property. Councillor Jackie Lewis proposed that the application be approved. Councillor Robin Williams seconded the proposal of approval of the application.

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

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 FPL/2024/37 – Full application for an extension to the day centre to provide residential accommodation at Haulfryn, Capel Mawr, Llangristiolus

The application was presented to the Planning and Orders Committee as the application is made on council owned land.

The Planning Development Manager reported that the site is located in the rural cluster of Capel Mawr as defined under the Joint Local Development Plan. The existing site consists of a building which was previously a dwelling but has recently undergone works to change its use into a day care centre in line with planning permission FPL/2021/310. The building is a single storey building and set within ample curtilage and includes 2 private accesses from the public highway for access and egress from the site. The proposal is made for the erection of an extension to the rear of the building which will create space for 3 bedrooms which will be used as living accommodation for 1 member of staff and 2 service users. It is considered that the proposal conforms with planning policy TAI 11, as the site is within a large plot of land and would not be detrimental to the neighbouring properties. The Highways Authority has no objection to the application as the proposal will utilise the current access and egress as previously approved.

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

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

12.2 FPL/2023/353 – Full application for the erection of 54 new dwellings, construction of new vehicular access and road together with soft and hard landscaping on land adjacent to Cae Rhos, Porthdafarch Road, Holyhead

The application was presented to the Planning and Orders Committee at the request of two Local Members due to concerns regarding over-development of the area, highway safety and local concerns.

Public Speaker

The applicant's Agent, in **support** of the application said that planning permission has already been granted to develop the site and this application by Clwyd Alyn is for the erection of 54 dwellings including 4 two-bedroom bungalows, 1 two bedroom and 1 three-bedroom wheelchair accessible bungalows, 10 two-bedroom dwellings, 12 three-bedroom dwellings, 6 four-bedroom dwellings and 20 one bedroom flats. The number of dwellings is higher than the previously approved scheme, but this is because this application is proposing smaller homes and flats to meet the local need for affordable homes. The site is within the development boundary of Holyhead and has been earmarked for a housing development in the Joint Local Development Plan. The JLDP estimates that the site is suitable for 53 units (one less than this proposal). Therefore, this application complies with the JLDP and makes better use of the site than the previously approved application. It is important to note that even though the site has been designated as a residential site requiring only a small percentage of affordable homes, all of the 54 units provided by Clwyd Alyn will now be affordable, which is much higher than the policy requirement. Therefore, the development complies with the requirements of the TAI 15 policy as it provides affordable units on the site. It is clear from the figures that there is a local need for 1, 2 and 3-bedroom units. The proposed housing mix therefore provides more 1, 2 and

3-bedroom units to meet this specific need. However, the development also offers 4-bedroom units to provide an appropriate mix for the site/area. The proposed housing mix will help to meet the identified need in Holyhead for flats, bungalows and four-bedroom dwellings, including specialist housing. It should be noted that representations have been received in relation to biodiversity and improvements need to be proposed despite the existing planning permission. To overcome the biodiversity issues 15 bird boxes and 15 swift boxes are being proposed as well as new hedges and wildflower meadows and grasslands along the boundary – this will provide high quality open spaces. A financial payment for biodiversity improvements in Holyhead and Porthdafarch is also being proposed. One issue that is often raised when considering planning applications at this location is highway safety – this has been considered in detail when considering previous applications as well as this one. The previous application was approved following an appeal with costs being awarded to the applicant as there was no basis for the refusal due to traffic concerns. Even though this application is for more units, the units will be smaller (including 20 one-bedroom flats) so there will not be an increase in traffic, and it must be noted that the JLDP proposes the same number of units on the site. Following an assessment the Highways Authority has confirmed that the development is acceptable and improvements for pedestrians are proposed.

The Planning Development Manager reported that the application site is located on an allocated site (T11) within the settlement boundary of Holyhead under the provision of PCYFF 1 and the principle of residential development is therefore acceptable and aligns with planning policy TAI 1 of the Joint Local Development Plan. The Joint Planning Policy Unit have confirmed that at present capacity exists in the settlement and that no Welsh Language Statement is required. Policy TAI 15 requires that part of the development is provided for affordable housing purposes and in Holyhead this equates to 10% of the overall number of units which equates to 5.4 units. The scheme proposes 6 affordable dwellings, and this complies with policy TAI 15. However, as these houses are Clwyd Alyn dwellings, these will be 100% social housing development but will be subject to a Section 106 legal agreement to ensure that 6 properties will be affordable. He further reported that it is important to note that an application for 32 open market dwellings and 4 affordable dwellings was refused due to highways concerns. The applicant successfully appealed the decision with costs in August 2021. The reasons given for refusing the application by the Committee was that additional traffic generated by the proposal would lead to congestion on Porthdafarch Road between Tan yr Efail and Kingsland Road which would hinder the traffic flow and highway safety. The Planning Development Manager reported on the Planning Inspectorates comments as regards to the appeal decision to the Committee.

Councillor Keith Roberts, a Local Member said that there is a high volume of development within the application site and the traffic problems is an issue in the Kingsland area. Local concerns have been expressed as regards to this development by the residents of the current Cae Rhos estate. This area has a high density of housing in Holyhead and is the main route towards Ynys Cybi. Traffic and parking issues already exist in the area with residents having to park on the side of the road and two-way traffic is unable to be sustained already in the area. Councillor Roberts ascertained whether a Traffic Management could be undertaken to view the traffic issues and a site visit needs to be undertaken.

The Planning Development Manager responded that the site has been designated a development site for 53 units within the Joint Local Development Plan. The applicant, during the appeal process, employed company SMP to conduct a survey and was presented to the Planning Inspectorate. The Council appointed Arup, during the appeal process, to assess the road. Unfortunately, Arup could not disagree with the conclusions of SMP, and the Planning Inspector came to the opinion that the traffic assessment was acceptable. He noted that without compelling evidence to the contrary regarding the effect on the highway network in the area it would be difficult to justify refusing the application and to defend an appeal.

Councillor Jeff Evans said that there are immense traffic issues in this area of Holyhead as the roads are narrow. However, he accepted that there is a need for a mix of housing developments, but people are unable to afford to buy and rent properties due to the affordable criteria. He questioned whether the local doctor's surgeries and schools can be able to accommodate the additional residents from such a development.

In response, the Planning Development Manager reminded that the development is 100% social housing by Clwyd Alyn. He noted that there are over 900 people on the housing list waiting for properties. He responded to the comments as to whether the doctor's surgeries and schools could accommodate additional people from the development and said that during the consultation process with the statutory consultees there has been no objection received.

Councillor Robert LI Jones reiterated the concerns as regards to the traffic issues in the area of this development and the highways infrastructure needs to be investigated. He ascertained whether the Committee needed to conduct a site visit to the site.

Councillor Robin Williams said that a site visit has already been undertaken to this site and did not consider the need to revisit the site. He said that the site has been identified as development land.

Following a vote the Committee agreed not to revisit the site.

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

Councillor Jeff Evans proposed that the application be refused contrary to the Officer's recommendation. Councillor Robert LI Jones seconded the proposal of refusal.

Following the vote of 9 in approval and 2 against.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the

written report and a section 106 agreement to secure affordable housing and a biodiversity payment.

12.3 FPL/2020/104 – Full application for the installation of an off-site surface water management system to serve the adjoining residential development previously approved under planning application reference 31C170E (Full application for the erection of 16 dwellings together with the construction of a new vehicular and pedestrian access) on land adjacent to Ty'n Llain Estate, Llanfairpwll

The application was presented to the Planning and Orders Committee as part of the land is owned by the Local Authority.

The Planning Development Manager reported that the drainage scheme approved under planning application reference 31C170E was to be located in the field to the southeast of the current application site in a vacant agricultural field next to Hen Lon Dyfnia. Following further investigations by the developer it was found that the approved surface water drainage scheme was not feasible in the approved location as the proposal conflicted with the location of a water main. The developer claimed that the water main had not been accurately plotted on the utility service maps. The current application is to provide off-site surface water drainage system. Water from the residential estate will flow into the tanks and on occasions when the tanks overflow the water will drain into the existing land drain which will flow into the culvert that runs along the A55 highway. Originally the North and Mid Wales Trunk Road Agency objected to the application due to the concerns that water would drain to the land drain and to their culvert on the A55. However, during lengthy discussions and meetings over several years, the North and Mid Wales Trunk Road Agency have confirmed that the drainage system is acceptable.

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

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

12.4 FPL/2023/364 – Full application for the removal of the existing polytunnel, erection of a new community building with mixed use for community use and school use, erection of fencing together with creating a new parking area at Ysgol Gymraeg Morswyn, Cyttir Road, Holyhead

The application was presented to the Planning and Orders Committee as the application has been presented by the Local Authority and owners of the land.

The Planning Development Manager reported the proposed site is located within the grounds of Ysgol Gymraeg Morswyn which is adjacent to Cyttir Road within the town of Holyhead. The existing site is a grassed area adjacent to Cyttir Road and a green grassed area within the curtilage of the school with an existing polytunnel. The proposal development is the removal of the existing polytunnel, erection of a new

community building with mixed use for the community and school use, erection of fencing together with a new parking area. It is considered that the design of the community building is acceptable and would not have a negative impact on the existing school. The parking area will have a new area for 11 parking spaces with new pedestrian paths and crossing will be part of the development together with new signage. The Highways Authority and Welsh Water have been consulted and have confirmed that they have no objection to the application.

Councillor Jeff Evans proposed that the application be approved in accordance with the Officer's recommendation. Councillor Robert LI Jones seconded the proposal of approval.

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

12.5 VAR/2024/31 – Application und Section 73A for the variation of condition (18) (future maintenance of access and estate roads) so as to submit the information after commencement of work on site and condition (22b) (report of archaeological work) so as to produce the information within 18 month of completing archaeological fieldwork of planning permission reference FPL/2022/46 (erection of 12 dwellings) on land near Bryn Glas Estate, Brynsiencyn

The application was presented to the Planning and Orders Committee as the initial application on site FPL/2022/46, was approved by the Committee in July 2022.

The Planning Development Manager reported that the application under Section 73A for the variation of conditions (18) and (22b) of planning permission FPL/2022/46 so as to provide the information beyond the timeframe specified by the conditions. The Highways Authority have confirmed that they have no objection to discharge condition (18) and the Gwynedd Archaeological Planning Service (GAPS) have agreed to discharge and amend condition (22b).

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

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

12.6 FPL/2024/66 – Full application for the erection of an agricultural shed at Bryncelli Ddu, Llanddaniel

The application was presented to the Planning and Orders Committee at the request of a Local Member due to concerns to the scale of the shed and its environmental impacts, with particular concern shown towards the Afon Braint.

Councillor Dafydd Roberts, and a Local Member requested that the Committee visit the site as the Community Council has concerns as to drainage and the shed is higher in height than expected. Councillor Robin Williams seconded the proposal to visit the site.

It was RESOLVED that a site visit be undertaken in accordance with the Local Member's request for the reasons given (visual impact and drainage matters).

13 OTHER MATTERS

13.1 MAO/2024/4 – Minor amendments to scheme previously approved under planning permission FPL/2022/53 so as to amend the finishing material at Cae Braenar, Penrhos, Holyhead

The Committee were informed that minor amendment application was approved on 14 June, 2024 in order to amend the finishing material.

13.2 RM/2024/1 – Application for reserved matters for the erection of 10 dwellings along with information to discharge condition (05) (Construction Traffic Management Plan), condition (06) (Access Arrangement) and condition (09) (Public Watermain) of planning permission OP/2021/10 at land adjacent to Tyn y Ffynnon, Llannerchymedd

The Committee were informed that a Reserved Matters application was approved on 7 June, 2024.

13.3 MAO/2024/7 – Minor amendments to scheme previously approved under planning permission FPL/2022/71 so as to amend the design at Tre Angharad, Bodedern

The Committee were informed that a minor amendment application was approved on 3 July, 2024 in order to amend the finishing material.

**COUNCILLOR KEN TAYLOR
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 15 August, 2024

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Neville Evans, John I Jones, Robert LI Jones
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Team Leader (CR),
Senior Planning Officer (SH)
- APOLOGIES:** Councillors Geraint Bebb, Robin Williams, Liz Wood
- Councillor Dylan Rees (Local Member for application 1)
- ALSO PRESENT:** Local Member : Councillor Non Dafydd (application 1)
-

1. FPL/2023/15 – Full application for the erection of 15 affordable dwellings, creation of new vehicular and pedestrian access and creation of internal access road and associated works on land adjacent to Haulfryn, Scotland Terrace, Bodffordd

The Case Officer presented the planning application to the members of the Planning and Orders Committee. The application site was viewed from the highway and from within the site.

2. FPL/2024/66 – Full application for the erection of an agricultural shed at Bryncelli Ddu, Llanddaniel

The Case Officer presented the planning application to the members of the Planning and Orders Committee. The application site was viewed from the highway and from within the site.

**COUNCILLOR KEN TAYLOR
CHAIR**

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Planning Committee: 04/09/2024

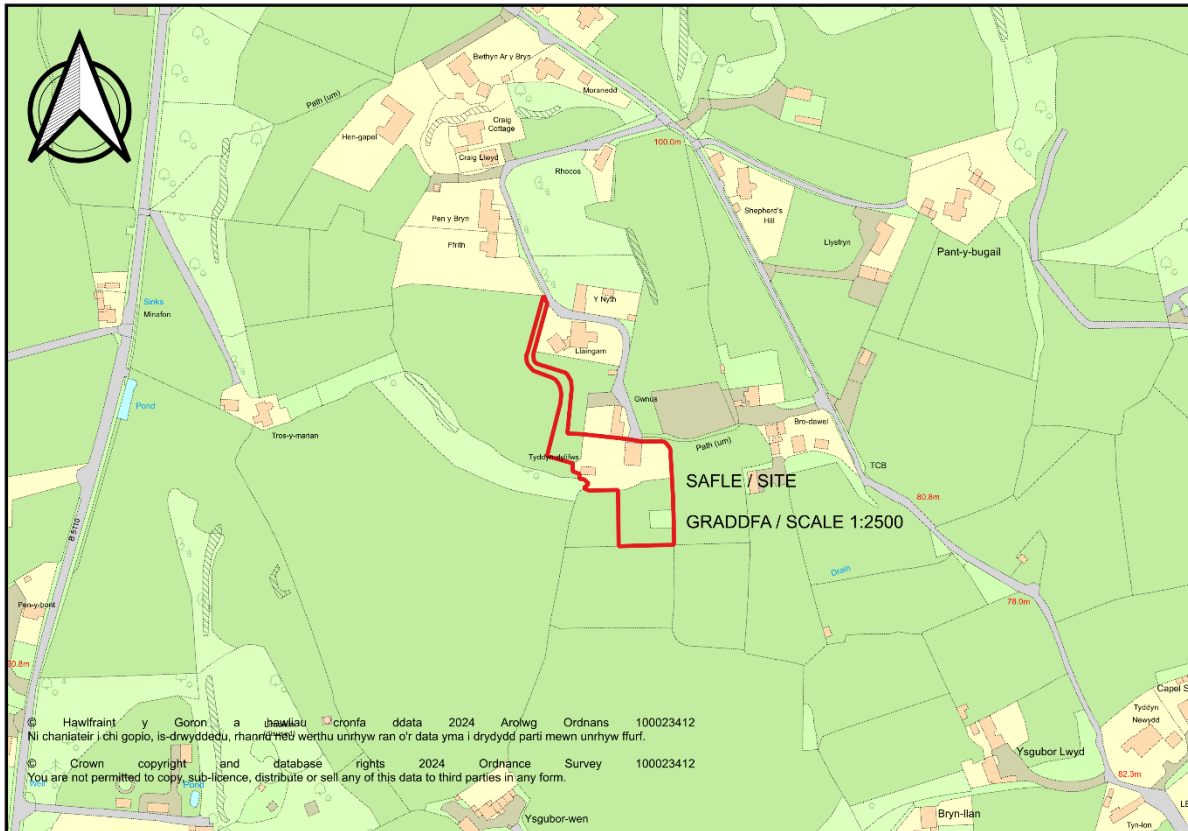
7.1

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, track and parking areas at Tyddyn Dylifws, Tyn y Gongl

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

At its meeting held on the 24th July, 2024 the Committee resolved to Refuse the application contrary to officer recommendation. The recorded reasons being as follows:

- The proposal is contrary to criteria 7 of Policy TAI 13.

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;

Criteria 7 of Policy TAI13 of the Joint Local Development Plan

Criteria 7 of Policy TAI 13 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 that does not lead to significant greater visual impact could be supported’.

The proposal would lead to a dwelling some 129% larger than the existing dwelling; however, the replacement dwelling is of a high quality design and the 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 would fit in well with the landscape. The existing dwelling has a two storey flat roof extension to the rear which does not fit in with the general form of development in the area. Event though the replacement dwelling is 129% larger than the existing dwelling, it will not lead to a significantly greater visual impact than the existing dwelling.

The application site is not located within the Area of Outstanding Natural Beauty or Special Landscape Area is not visible only from a short distance.

It is therefore considered that the replacement dwelling does not lead to a significantly greater visual impact than the original dwelling and the recommendation remains one of approval.

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

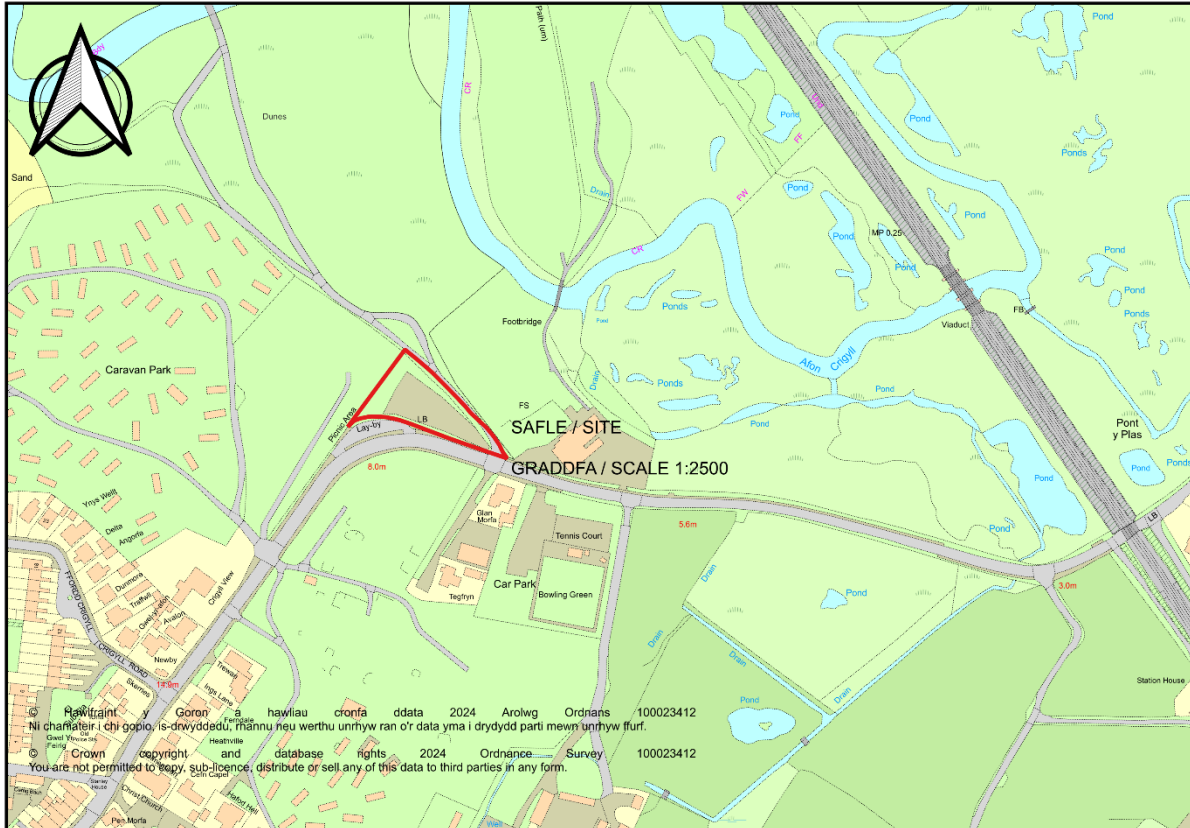
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: 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.

At the planning committee held on the 5th June, 2024 the members recommended a site visit takes place. The site was visited on the 19th June and members will now be familiar with the site and its setting.

At its meeting held on the 24th July 2024 members resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows;

- i. The Club is in financial difficulty and will be lost if the proposal is not approved which will result in the loss of jobs.

ii. The proposed landscaping works will improve the visual appearance of the locality

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;

1. Response to the reasons for approving the application.

i. The Club is in financial difficulty and will be lost if the proposal is not approved which will result in the loss of jobs - Following the meeting the agent was asked to provide financial evidence of their current financial position and these have been provided. Whilst it is acknowledged that the club may be in financial difficulty and if the proposal is not approved will result in the closure of the club and loss of jobs however It is not considered that the economic benefits of the development outweigh the visual harm the proposal will have on the locality.

ii. The proposed landscaping works will improve the visual appearance of the locality – Whilst the information provided in support of the application states that the proposed landscaping will be established within 5 years 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. Site is not located in an open countryside location – The site lies 150 metres away from the development boundary of Rhosneigr and therefore in planning terms the site lies within an open countryside location.

Following the meeting that was held on the 24th July the agent was asked to provide details of where vehicles would park if the site was developed . At the time of writing this report no further information has been provided.

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/2023/15

Applicant: Grwp Cynefin

Description: Full application for the erection of 15 affordable dwellings, creation of new vehicular and pedestrian access and creation of internal access road and associated works on land adjacent to

Site Address: Haulfryn, Scotland Terrace, Bodffordd.



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of Councillor P Ellis due to local concern and Councillor N Dafydd due to highway safety concerns.

At it's meeting held on the 24th July, 2024 members resolved to undertake a site visit. The site was visited on the 15th July and members will now be familiar with the site and its setting.

Proposal and Site

The application is a full application for the erection of 15 dwellings comprising of a detached bungalow, a terrace of 3 two storey properties, three pairs of two storey semi-detached properties, a two storey detached dwelling and two pairs of semi-detached bungalows together with the erection of a new

vehicular access, landscaping works and drainage works Access to the site will be afforded off the B5109 and will be located between Capel Sardis and the property known as Haulfryn.

The site lies next to and runs to the rear of Capel Sardis and the residential dwelling known as Haulfryn and runs along the rear of the residential properties located on Maes yr Orsedd residential estate which comprises of single storey dwellings. The site lies adjoining the development boundary of Bodffordd as defined under Policy TAI 4 of the Anglesey and Gwynedd Joint Local Development Plan.

Key Issues

The applications main issues are;

- i. Principle of residential development
- ii. Highway considerations and sustainability
- iii. Impact on neighbouring properties
- iv. Drainage and flooding issues
- v. Ecology and Biodiversity considerations

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 6: Water Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy TAI 8: Appropriate Housing Mix
Policy TAI 16: Exception Sites
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 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 1: Infrastructure Provision
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Policy AMG 5: Local Biodiversity Conservation

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 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)

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

Response to Consultation and Publicity

Consultee	Response
SP Energy Networks	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Numerous correspondence in regards to the landscaping/planting. Supported amended scheme.
Strategol Tai / Housing Strategy	Provided housing figures
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Support as the proposal is for affordable dwellings and it is not considered that the proposal will lead to a dramatic change in the language of the locality
Cynghorydd Paul Charles Ellis	Call-in due to local concerns
Dwr Cymru Welsh Water	Provided advisory notes/guidance
Priffyrdd a Trafnidiaeth / Highways and Transportation	Requested further information regarding the visibility splay, bus shelter and adoption of the estate road. Confirmed there was no objection to the amended scheme.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection and provided guidance regarding protected species. Confirmed that their response remained valid following the receipt of the amended drawings.
Iechyd yr Amgylchedd / Environmental Health	Standard guidance regarding environmental issues and hour of operation
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Draenio Gwynedd / Gwynedd Drainage	Site is at little or no risk of flooding. Information will be required as part of SUDS application in terms of surface water connection
Polisi Cynllunio / Planning Policy	Provided guidance on the relevant policies.
Gwasanaeth Addysg / Education Service	Financial contribution of £73,542 required towards facilities at Ysgol Bodffordd
Cyngor Cymuned Bodffordd Community Council	Object due to highway safety, cannot support the relocation of the bus stop, drainage system cannot cope with the development and plot 1 should be removed. Following the submission of amended drawings confirmed that their original objections remain valid.
Cynghorydd Dylan Rees	No response
Cynghorydd Non Lewis Dafydd	Call-in - concerns regarding impact on residents and highway safety and requested that the Planning and Orders Committee visit the site
GCAG / GAPS	Recommended conditional approval regarding archaeological mitigation measures

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, placing of a notice near the site and a notice placed in the local press. Following discussions with the applicant and the subsequent amendments to the proposed scheme, there is a duty to re-notify neighbours and the latest date for the receipt of any representation was 19/07/2024. At the time of writing this report 31 letters of representation and 4 web comment had been received at the department. The main issues raised can be summarised as follows;

- i. Highway Safety
- ii. Loss of privacy
- iii. Overdevelopment
- iv. Disruption to adjoining properties
- v. Drainage system cannot cope with additional dwellings
- vi. No local facilities and poor bus service
- vii. Impact on character and culture of settlement (Welsh language)
- viii. Application is misleading as the pre-application consultation was for a bigger development and therefore there is a possibility of future expansion of the site
- ix. Site is situated on a higher ground level than the neighbouring estate and may lead to flooding to the properties and loss of light
- x. Finishing material out of character
- xi. Noise generated from pumping station
- xii. No local need for the properties
- xiii. Loss of agricultural land
- xiv. Result in the relocation of the bus shelter
- xv. One existing property on Maes yr Orsedd estate not shown on the drawings

Response to the issues raised;

- i. The Highway Authority have been consulted and have raised no objection to the proposal.
- ii. The scheme has been amended and plot 12 has been reduced in scale and it is now proposed to erect a semi-detached bungalow in lieu of the detached bungalow. A 2m high fence will be erected along the whole border of the site to ensure that the proposal will not result in loss of privacy.
- iii. The site can accommodate 15 dwelling and associated parking without resulting in a cramped form of development.
- iv. Whilst it is acknowledged that some disruption may occur during the construction phase it is not considered that this will have a detrimental impact on the occupants of neighbouring properties and will be for a short term period only.
- v. The Drainage Section, Welsh Water and Natural Resource Wales have been consulted and raised no objection to the scheme.
- vi. Whilst it is accepted that there are no local shops in the village the site lies in close proximity to Llangefni and is located on the public transport route.
- vii. The proposal comprises of bungalows and two storey properties which can be found in the immediate locality and therefore it is not considered that the development is out of character with the area. As the proposal is for affordable properties and the Housing Section has confirmed that there are people currently on their housing waiting list it is not considered that the proposal will have an impact on the culture of the village.
- viii. Whilst the developer may have provided an amended scheme as part of the pre-application consultation the current proposal is for 15 dwellings only. Should a further application be received at the department in the future the proposal will be considered on its own merits and in line with current policies at that time.
- ix. The site is located on a higher ground level than the properties on Maes yr Orsedd estate which borders the application site however the scheme will be required to submit a SUDS application which deals with the means of disposal of surface water from the development site.
- x. The proposed materials include slate roof, render and timber and stone cladding. These materials are considered acceptable in this location.
- xi. The applicant has confirmed that the drainage apparatus will be located approximately 3-4 metres below ground with sealed chambers and only the access track, chamber covers, control cabinets and

permitter fence will be visible above ground. The concrete cover slab will reduce the noise emanated from the apparatus and therefore there should be no noise from the pumping station.

xii. The Housing Section have been consulted and provided figures on the number of people currently on the housing waiting list and therefore it can be confirmed that there is a need for the properties.

xiii. There is a proven need for the affordable units in this location.

xiv. The bus shelter will be relocated slightly to the north west of its current position and will be located immediately outside Chapel Sardis.

xv. According to our records the drawings submitted are correct and there is no missing property between 1 and 10 Maes yr Orsedd.

Relevant Planning History

No relevant site history

Main Planning Considerations

i. Principle of residential development - Bodffordd is identified as a Local Village under Policy TAI 4 (Housing in Local, Rural and Coastal Villages) of the Anglesey and Gwynedd Joint Local Development Plan (JLDP). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy. A small part of the proposed site lies within the Bodffordd development boundary, but the vast majority is located outside, but directly adjacent to the boundary. Policy PCYFF 1 'Development Boundaries' states that outside the development boundary development will be resisted unless it is in accordance with specific policies in the JLDP or national planning policies and other material planning considerations.

Policy PCYFF 2 (Development Criteria) requires residential development achieve a density of minimum of 30 housing units per hectare. The density of the proposed development is estimated to be approximately 27 dwellings per hectare (dph). Whilst the density is lower than that required this is to ensure that site can accommodate the associated drainage works. The site layout is considered acceptable and will ensure that the proposal does not result in a cramped form of development.

Policy TAI 4 'Housing in Local, Coastal and Rural Villages' supports housing developments on allocated sites and windfall opportunities within the development boundary. Since a small part of the proposed site lies within the development boundary consideration should be given to Policy TAI 4.

Policy TAI 16 'Exception Sites' can support proposals for 100% affordable housing on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement. Part of the site runs along the rear of the neighbouring residential estate and the residential development of the site is considered as an acceptable extension to the village and complies with Policy TAI 16 of the JLDP.

Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate given to suitable previously developed land. A Housing Need Survey conducted in 2020 found that there was a need for affordable Housing in Bodffordd with a particular demand for two and three bedroom properties for social rent or intermediate rent. The indicative supply for Bodffordd is for 22 units over the plan period (which includes a 10% 'slippage allowance'. During the period of 2011 to 2022, a total of 2 units have been completed in Bodffordd. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2022 stood at 5 units. Therefore the housing provision in Bodffordd would not be exceeded by the proposed development.

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. The proposal comprises of a mixture of single storey and two storey properties.

As one property lies within the development boundary of Bodffordd there is no requirement for the property to be an affordable property. The remaining 14 properties will be required to be affordable housing and will be subject to a Section 106 Legal Agreement.

The Education Department have confirmed that should the proposal be approved they will be required to pay a financial contribution of £73,542 towards Ysgol Bodffordd.

As the proposal consists of 15 dwellings it triggers policy ISA 5: Provisions of open Spaces in New Housing Developments which states that new housing proposal for 10 or more dwellings, in areas where existing open spaces cannot meet the needs of the proposed housing development will be expected to provide suitable provision of open spaces in accorded with the Fields in Trust benchmark standards of 2:4 hectares per 1000 population. An assessment has been undertaken and the developer will be required to pay a contributed sum of £4623.03 for the provision of children's informal play space and equipped play spaces.

ii. Highway considerations and sustainability - As stated above the Highway Authority have been consulted and raised no objection to the scheme. The site lies close to the bus shelter and therefore lies on the public transport network. Whilst there are no local shops in the village the site lies close to Llangefni. There is a local primary school in the village.

iii. Impact on neighbouring properties – Concern has been raised by members of the public that the proposal will result in the loss of privacy and loss of light to the existing properties. The dwellings which are located to the rear of the properties on Maes yr Orsedd are semi-detached bungalows and the distances between the properties and the existing dwelling complies with the guidance contained in the Supplementary Planning Guidance – Design Guide for the urban and Rural Environment.

The detached property known as Haulfryn is located on the junction of the proposed estate and the B5109. Whilst the proposal will generate vehicular and pedestrian traffic passing along the side of the property a 2m high fence is proposed along the boundary to separate the property and the estate road. As the property is located on a heavily trafficked road it is not considered that the proposal will have a detrimental impact to the amenities currently enjoyed by the occupants of the property.

Concern has also been raised in regards to loss of light to the existing properties with the erection of a 2m high fence along the boundary of the site. However the erection of a 2m high fence is permitted under Schedule 2, Part 2 of the Town and Country Planning Act (General Permitted Development) Order and therefore the fencing could be erected without the need for planning permission.

iv. Drainage and flooding issues – Concern has been raised that the proposal may lead to flooding to the neighbouring properties. As stated above the development will be subject to SUDS approval which will ensure that the surface water should not run to the neighbouring properties.

Concern has also been raised that the existing drainage system cannot cope with additional properties however the Drainage Section and Welsh Water have been consulted and have raised no objection to the proposal.

Concern has also been raised that the land to the rear of the site is liable to flooding and photographic evidence from 2005 was submitted. Following consultation with Natural Resource Wales they confirmed that they have had no instances of flooding in the locality.

v. Ecology and Biodiversity considerations - 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 within the site and following the receipt of amended drawings the Ecological Advisor has confirmed that the scheme is acceptable

Conclusion

The proposal is considered as an acceptable extension to the village and complies with current policies. The proposal will not have a detrimental impact on highway safety or on the amenities of the adjoining properties and locality.

Recommendation

Permit – subject to the signing of a S106 Agreement for the provision of affordable housing and education and open spaces financial contribution.

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

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

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

Reason: In the interest of residential amenity

(03) 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 hereby shall be carried out and all archaeological work completed in strict accordance with the details as may be approved in writing by the Local Planning Authority.

b) A detailed report on the archaeological work, as required by condition 3 (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork.(

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

(04) 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.

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

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: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 6, TRA 2, TRA 4, TAI 4, TAI 8, TAI 16, AMG 5, PS 1, PS 4, PS 5, PS 6, PS 19, ISA 1 and ISA 5.

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

Planning Committee: 04/09/2024

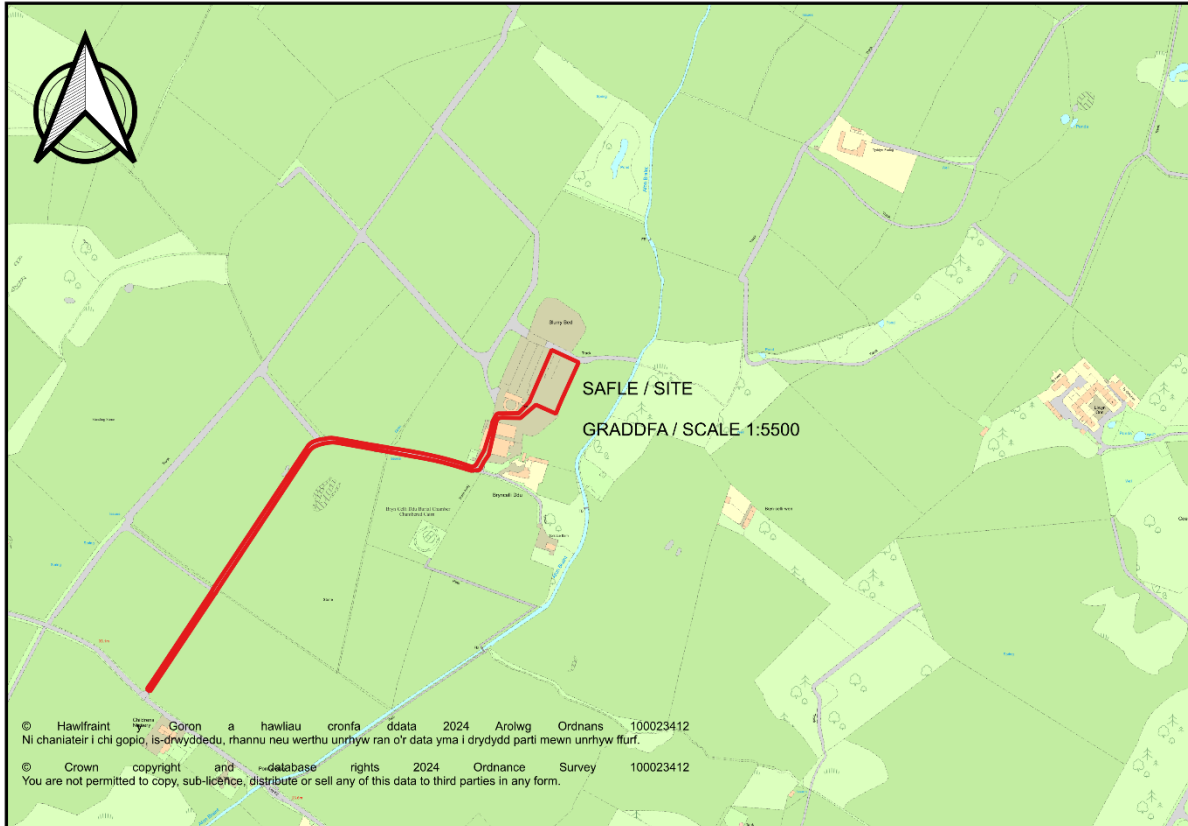
7.4

Application Reference: FPL/2024/66

Applicant: Mr. Matthew Venables

Description: Full application for the erection of an agricultural shed at

Site Address: Bryncelli Ddu, Llanddaniel



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

Recommendation: Permit

Reason for Reporting to Committee

The application is called in to be determined by the planning committee at the request of local member Dafydd Roberts due to concerns in relation to the scale of the shed and its environmental impacts, with particular concern shown towards the Afon Braint.

At the committee meeting held on the 24th of July 2024, the members voted to conduct a physical site visit. The site visit took place on the 15th of August 2024 and therefore the members will now be familiar with the site and its surroundings.

Proposal and Site

The site is located in the open countryside of the Llanddaniel area, with access afforded to the site via a private track leading from an un-named highway which links Llanddaniel to the coastal A4080. The access track is also noted to be a designated public right of way. The application site lies outside of any landscape designations, although the Southern Anglesey Estatelands Special Landscape Area lies some 90m to the east. The local landscape is dominated by open farmlands with enclosures divided by mature hedgerows, with higher wooded areas located to the west and east of the application site. Development is sparsely located, with agricultural again being the dominant use along with residential properties. To the South of the site, the Bryn Celli Ddu Burial Chamber is located in an open enclosure and some 350m from the public highway. The application site itself is part of an agricultural holding and lies in very close proximity to a range of existing sheds on the holding. The area subject to this application is currently used as a yard and as an area for clamping silage.

The application is made for the erection of an agricultural shed which will be used to house the existing livestock on the farm. The enterprise is primarily involved in milk production, with a herd of 1,499 animals. It is stated by the agent that 530 of these animals were born on the farm but are currently being reared off farm and will be brought back onto the farm for milking when they come to age. The proposed shed is large in scale, with an external footprint of 2220m². In terms of dimensions, the shed will measure as follows;

73m in length
30m in width
7.4m in height

The shed will be finished in cement sheet roofing and timber panelling/pre-cast concrete panels.

Key Issues

The key issues of the scheme are considered to be as below;

- Justification
- Principle of Development
- Visual impact
- Design
- Ecology/Environmental
- Highways

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy AMG 5: Local Biodiversity Conservation

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

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Planning Policy Wales (Edition 12, February 2024)

Policy TRA 4: Managing Transport Impacts

Response to Consultation and Publicity

Consultee	Response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Limited scope for archaeological remains due to previous disturbance.
Draenio / Drainage	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with ecological enhancement features and Green Infrastructure Statement.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives.
Henebion Cofrestredig Cadw Scheduled Monuments	Scheme will result in at most a minor adverse and not significant impact on the setting of scheduled monument AN085.
Swyddog Llwybrau Troed / Footpaths Officer	No response.
Cynghorydd Dafydd Roberts	Called in to committee due to concerns relating to pollution and highways matters.
Cynghorydd Alwen Pennant Watkin	No response.
Cyngor Cymuned Llanddaniel Fab Community Council	Concerns raised in regards to pollution of Afon Braint and impact on road safety. Additional comments received in relation to lack of consultation by developer and inadequacy of information provided with application. Concern also raised with footpath nearby.

Publicity was afforded to the scheme via the posting of personal letters to occupiers of neighbouring properties along with the placing of a notice near the site and a notice in the local press. The latest date for representations to be made was the 24/05/2024. AT the time of writing this report, 1 letter of objection had been received which raised the following issues;

- Inadequate justification for proposal
- Expansion of agri-industrial complex in rural setting
- Water quality issues for Afon Braint
- Highway safety
- Amenity issues (landscape, lighting, noise)

In response to the comments, the LPA would comment as follows;

- Justification will be addressed in full under relevant subheading below.
- By nature agricultural development is most suitable in a rural setting.
- NRW raised no concern with water quality issues.
- Highways raised no concern in relation to highway safety.
- The site is distant from all neighbouring properties and as such it is not considered that it would effect amenity to a degree that would justify refusal on this basis.

Relevant Planning History

21C170 - Retrospective application for the retention of works already commenced and erection of a milking parlour, yard, slurry lag - Bryn Celli Ddu, Llanddaniel Fab. Approved 21/09/2016

21C170A/DIS - Application to discharge condition (02) (programme of archaeological works) of planning permission 21C170 at Bryn Celli Ddu, Llanddaniel Fab. Discharged 13/01/2017

Main Planning Considerations

Justification/Principle of Development

There is no specific policy contained within the Joint Local Development plan in relation to agriculture, however it must be noted that agricultural development is noted in Planning Policy Wales and Technical Advice Note 6 as being a key part of rural communities and adopts a positive ethos in regards to such developments. As such, it is considered that the principle of agricultural development in general is well accepted, with the key matters in relation to such developments coming down to its individual merits and other material considerations such as is noted below in this report.

In terms of the justification for the development, the agricultural holding itself is very large, extending to over 650 acres and 1,499 animals. Having visited the site, it was observed that there was limited indoor accommodation for the number of stock held by the enterprise. It was also observed that the area proposed for the shed is already developed with cubicles for cattle. Due to the above, the department are satisfied there is ample justification for the development and that it is commensurate with the needs of the enterprise.

Visual impact/Design

Owing to the position of the site outside of any designated landscapes, policies PCYFF 3 and PCYFF 4 are considered the relevant policies in considering the visual merits of the scheme. The main objectives of policy PCYFF 3 is to ensure developments are of high quality design which is sympathetic to the site and its surroundings. It is additionally required that proposals complement and enhance the appearance of a site and its surroundings. PCYFF 4 broadly follows the same thrust, with its main goal being to seek to ensure that new developments integrate into the landscape in a way which does not cause visual harm.

The shed includes a design which is typical for agricultural buildings, with several similar sheds in existence in the wider area. As such, it is not considered the scheme is proposing an alien feature in this high quality open countryside landscape. Its visual appearance is obvious in its proposed use for agriculture which reflects the surrounding dominating land use. In consideration of this, the department have no objections to the design of the scheme.

As noted above, the shed is very large in scale and as such its visual impact and integration into the wider landscape is imperative to the overall acceptability of the scheme. As identified in the site description, the landscape surrounding the site varies in elevation, with the application site itself in a flat plain which is flanked to the east and west by higher wooded ground. Combined with the fact that the site is set back some 600m from the public highway, the shed would not be seen as a dominant feature of the landscape and would not be seen against the skyline. In addition to this, the shed will be seen in the context of the existing farm complex and it is not considered that the shed would introduce any new visual impacts or exacerbate any existing visual impacts to an extent that warrants refusal as its close proximity to existing development ensures it relates well in terms of its visual relationship. Due to the above, the LPA do not consider that there are landscape grounds for refusal and subsequently are satisfied with the schemes merits in this context.

The site is located in the locality of a number of scheduled monuments as noted below;
AN002 Bryn Celli Ddu Chambered Tomb

AN084 Tyddyn-Bach Standing Stone
AN085 Bryn-Celli-Ddu Standing Stone

CADW were consulted for comment in regards to this aspect of the scheme and raised no concern, stating that the shed will be prominently visible from the monument but will be seen in the context of the existing farm complex at Bryncelli Ddu which includes foreground storage towers that exceed the proposed building in height. As such whilst there will be some visual change in this view from the monument this will have a minor effect on the way that it is experienced, understood, and appreciated, resulting in at most a minor adverse and not significant impact on the setting of scheduled monument AN085.

Ecology/Environmental

The potential environmental impacts of the scheme was one of the primary issues raised by the Community Council, Local Member and single objector. Before discussing this matter, it is important to note that this scheme is not made in order to increase the number of animals on the holding but simply to better accommodate the existing stock which is part of the holding. As such, there will not be any increase in pollutants generated by the farm. It is again noted that the area proposed for the shed is already used to house animals and is used as a loafing yard with cubicles for cattle. The roofing of this area will prevent rain from washing over manure and as such it could be said the scheme will improve the manure management of the farm. The application submission was accompanied by details of slurry calculations and storage capacity, which were assessed by NRW as the specialists in this field. NRW had no objections in relation to the scheme following having sight of this information.

Under policy AMG 5 and the Councils duty under The Environmental Act (2016), it is expected that all proposals demonstrate a net gain to biodiversity. Net gain will be achieved in this case by the installation of concrete swallow nesting cups on the building along with a substantial section of new hedgerow around the existing slurry pit, which were considered appropriate measures by the council Ecology officer in achieving net gain to biodiversity. The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered. The application submission was supported by a Green Infrastructure Statement, which was assessed by the Local Authority Ecology Officer. The document was considered satisfactory and commensurate with the scale of the application.

Highways

Policy TRA 4 of the JLDP seeks to ensure that no unacceptable harm is caused to highway operation, with the degree of unacceptable harm to be determined by the local authority on a case by case basis. As mentioned previously, the scheme does not seek to intensify operations at the farm in terms stock numbers but more seeks to better manage and accommodate existing stock. In land use terms, the shed is not considered to be an intensification of the use and therefore it is not expected that the highway arrangements would be altered. No concerns or comments were raised by the highways department and as such it is considered the highways aspect of the scheme is acceptable.

Conclusion

The scheme was assessed against all relevant policies of the Joint Local Development plan and it was found to be in conformity with all relevant policies. No other material considerations were encountered which indicated a decision other than of conditional approval was justified. The scheme will allow the agricultural enterprise to better manage and accommodate its existing livestock assets and would not give rise to any negative impacts in terms of amenity or visual harm. The scheme is therefore recommended for approval.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- Location Plan / 2302/90/01 PL-B
- Landscaping and Ecology Plan / 2302/50/01 PL-B
- Proposed Elevations / 2302/00/10 PL-A
- General Arrangement Plan / 2302/00/04 PL-B
- SuDS Strategy / 2302/70/01 PL
- Proposed Site Plan / 2302/00/02 PL

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

(03) The site shall be landscaped strictly in accordance with the Landscaping and Ecology Plan [2302/50/01 PL-B] in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

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

(04) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 (as amended) and for no other commercial or business use whatsoever.

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

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, AMG 5, TRA 4, PS 19.

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

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Planning Committee: 04/09/2024

12.1

Application Reference: FPL/2023/173

Applicant: Mr Garry Poole

Description: Full application for the change of use of the former public house (Use Class A3) to a residential care facility (Use Class C2) together with alterations and extensions at

Site Address: Mostyn Arms, St George's Road, Menai Bridge.



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Members. Councillor Robin Williams and Councillor Sonia Williams.

Proposal and Site

The application is for the change of use of the former public house (Use Class A3) to a residential care facility (Use Class C2) together with alterations and extensions.

The application site is the former Mostyn Arms located on St George's Road within the development boundary of the Local Service Centre of Menai Bridge and within the designated Conservation Area. The property has been vacant since 2009 and is in a poor state of repair.

Key Issues

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

Policies

Joint Local Development Plan

Policy ISA 2: Community Facilities

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

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

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

Policy TRA 4: Managing Transport Impacts

Policy TRA 2: Parking Standards

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy TAI 11: Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly

Policy AMG 5: Local Biodiversity Conservation

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

Technical Advice Note 24: The Historic Environment (2017)

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

Menai Bridge Conservation Area Character Appraisal SPG (2012)

Response to Consultation and Publicity

Consultee	Response
Gwasanaethau Cymdeithasol / Social Services	Comments/support.
Cynghorydd Sonia Williams	Request that the application be referred to the Planning Committee for determination.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology and biodiversity matters.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cynghorydd Robin Wyn Williams	Request that the application be referred to the Planning Committee for determination.
Cyngor Tref Porthaethwy / Menai Bridge Town Council	Objection - poor submission, unsuitable location on the highway, narrow road with no pavement or car

	park. Negative impact on the community. Similar type of development proposed elsewhere locally. Overprovision of such accommodation in the area.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to environmental, health and safety and food safety considerations.
Ymgynghorydd Treftadaeth / Heritage Advisor	Although traditional timber sash window specification would be preferred, the proposal would on balance, preserve and enhance the appearance of the Conservation Area.
Dwr Cymru / Welsh Water	No response at the time of writing the report.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Department are satisfied with the submitted CTMP and provision of 5 parking spaces.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Polisi Cynllunio / Planning Policy	Comments/advice in relation to relevant policy framework.
Draenio / Drainage	Comments/advice.
Dwr Cymru Welsh Water	Comments/condition

The application was afforded two means of publicity. These were the posting of personal notification letters to the occupiers of the neighbouring properties and the publication of an advert in the local press. The latest date for the receipt of representations was the 11/10/2023. At the time of writing this report, a total of 16 representations had been received, 10 in objection and 6 in support. The main points are summarised below:

- Concern regarding a lack of detail in the application about the proposed care home use
- No prior consultation with local residents about the proposal
- Concern that the proposal would not meet CQC requirements
- Concern regarding the suitability of the property for the proposed use.
- Concern that the development would become a HMO and of the increase in HMO's in the town
- How would enforcement of the use of the development be ensured
- What evidence of need is there
- Site is not within easy walking distance to services and facilities in the town due to the nature and topography of the road network to the site
- Concerns regarding traffic, parking and highway safety both during and after completion of the development
- Proposal is overdevelopment
- The use is out of character with the area and would negatively impact nearby Listed Buildings

In response to the above points:

- Additional information has been submitted in relation to the proposed use, including a letter from the intended care provider, which has been reviewed by the Social Services Department whom are satisfied with the information provided and confirmed that there is a need for such facilities in the locality.
- There is no statutory requirement upon the applicant to undertake consultation prior to the submission of an application. The application has in any case been subject to statutory publicity.
- This is a matter for the relevant authority's/organisations. The Social Services Department have been consulted on the proposal and have raised no concerns in relation in this regard.

- If approved, the permission would be for a C2 residential care home and subject to appropriate conditions. Further planning permission would be required for any other uses, including as a HMO and any breach may be subject to appropriate enforcement action.
- The Social Services Department have confirmed that there is a need for such facilities locally.
- The Highways Department have been consulted on the application and are satisfied with the proposals. Whilst acknowledging that the parking provision is slightly below required standards, provision of 5 rather than 6 parking spaces, this is considered to be sufficient in this case having regard to the previous use of the site (public house) and sustainable location of the development with ample public parking in the locality and access to public transport. They are also satisfied with the submitted Construction Traffic Management Plan.
- It is not considered that the proposal constitutes an overdevelopment of the site.
- There are a wide range of various uses in the locality i.e. residential, education, shops, restaurants, public houses and it is not therefore considered that the proposed use would be out of character. There are no Listed Buildings in the immediate vicinity of the site which would be impacted by the proposed use/development, neither is it considered that the proposal would be harmful to the character and appearance of the designated Conservation Area.

Relevant Planning History

39C82 – Addasu ac ehangu yn / Alterations and extensions to the Mostyn Arms, St Georges Rd, Menai Bridge – Gwrthod/Refused – 10.7.87

39C82A - Codi decin pren yn / Erection of timber decking at Mostyn Arms, Menai Bridge – Gwrthod / Refused – 18.5.07

39C82B - Newid defnydd o dŷ tafarn ac annedd breifat i mewn i dŷ amlfeddiannaeth ynghyd â dymchwel, newidiadau ac estyniadau yn y cyn / Change of use from public house and private dwelling into a house in multiple occupation along with demolition, alterations and extensions at the former Mostyn Arms PH, St Georges Rd, Menai Bridge – Caniatáu/Granted 10.6.11

39C82C/CA - Caniatad Ardal Cadwraeth ar gyfer newid defnydd o dŷ tafarn ac annedd breifat i mewn i dŷ amlfeddiannaeth ynghyd â dymchwel, newidiadau ac estyniadau yn y cyn / Conservation area consent for change of use from public house and private dwelling into a house in multiple occupation along with demolition, alterations and extensions at the former Mostyn Arms PH, St Georges Rd, Menai Bridge – Caniatáu/Granted 15.6.11

LUE/2023/9 - Cais am Dystysgrif Cyfreithlondeb o ddatblygiad presennol mewn perthynas a cychwyn gwaith materol ar ganiatad cynllunio rhif 39C82B yn / Application for a Certificate of Lawfulness of existing development in relation to a material start having been made on planning permission reference 39C82B at Mostyn Arms , Ffordd Cynan/St Georges Road, Porthaethwy/Menai Bridge. - Anghyfreithlon/Unlawful - 15.05/2023

Main Planning Considerations

The application is made for the change of use of the former public house (Use Class A3) to a residential care facility (Use Class C2) together with alterations and extensions at Mostyn Arms, Ffordd Cynan / St George's Road, Porthaethwy / Menai Bridge.

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

The subject building is also within the designated Conservation Area.

The proposed use is as a 10 bedroom residential care facility (Use Class C2). Policy TAI 11 of the JLDP relates to 'Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the elderly' and is the most relevant Policy for this proposal.

The policy states that proposals for residential care homes, extra care homes or specialist care accommodation will be permitted where:

1. Residential care homes, extra care homes or specialist care accommodation are located within the development boundaries of either a Sub-regional Centre or Urban or Local Service Centre; or
2. Specialist care accommodation, in exceptional circumstances, involves the re-use of suitable brownfield sites or buildings close to development boundaries and clear justification for its location can be provided, taking account of the nature of the care required, transport impact, and it can be demonstrated that alternative sites are unsuitable and/or unavailable; and
3. In the case of residential care homes and extra care housing, the site must be within reasonable walking distance to services and facilities within the Centre or a high frequency public transport route to the services and facilities; and
4. The proposal will not result in an over provision of care accommodation compared to the needs of the locality.

The site is located within the development boundary of the Local Service Centre of Menai Bridge and is within reasonable walking distance to services and facilities within the Centre and therefore conforms with criterion 1 and 3 of policy TAI 11.

The proposal is not for specialist care accommodation, consequently criterion 2 is not relevant.

In terms of the requirements of criterion 4, the Social Services Department has been consulted on the proposal and whom have confirmed that there is a local need for such a facility and therefore have no objection.

The proposal therefore accords with policy TAI 11 of the Joint Local Development Plan.

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

Having regard to the previous public house use of the site (which could be recommenced) and the likely levels of activity associated with that use it is not therefore considered that the proposed use is unacceptable or will give rise to unacceptable or detrimental impacts upon the privacy and amenities of nearby properties.

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

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

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

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

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

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

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

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

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

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

The proposed alterations and extensions, comprising alterations to the frontage, a 2nd floor side extension with pitch roof above the existing two storey flat roof area and a three storey hipped, pitch roof rear extension in lieu of the existing 2 storey rear extension are considered to be acceptable in terms of design, appearance, scale and materials and will be an improvement to the current building which will preserve and enhance the character and appearance of the designated Conservation Area. Neither is it considered that the proposals would give rise to detrimental impacts upon the privacy and amenities of nearby residential properties.

Consequently, it is considered that the development accords with the provisions of JLDP policies, PCYFF2, PCYFF3, PS20 and AT1.

The Highways Department have been consulted on the application and are satisfied with the proposals. Whilst acknowledging that the parking provision is slightly below required standards, provision of 5 rather than 6 parking spaces, this is considered to be sufficient in this case having regard to the previous use of the site (public house) and sustainable location of the development with ample public parking in the locality and access to public transport. The Highways Department are also satisfied with the submitted Construction Traffic Management Plan (CTMP) which will be conditioned to be followed.

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

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposal would give rise to a significant detrimental impact upon the amenities of neighbouring properties, highway safety or upon the character and appearance of the designated Conservation Area.

Recommendation

That the application is permitted subject to the following conditions:

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

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

(02) The premises shall be used as a residential care home and for no other purpose (including any other purpose in class C2) of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

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

(03) The development hereby approved shall be carried out in accordance with the Conclusions, Impacts and Mitigation for Bats detailed in section 8 of the Protected Species by Clwydian Ecology dated 27th September 2022 and the Reasonable Avoidance and Mitigation Measures detailed in section 4 of the Bat Activity Survey by Clwydian Ecology dated 28th September 2022.

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

(04) The development hereby approved shall be carried out in accordance with the Construction Traffic and Environmental Management Plan, Rev. 4 by Russell-Hughes Cyf dated 30th April 2024.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety and to ensure necessary management measures are implemented for the protection of the environment during construction to ensure environmental compliance, to manage the risk of pollution incident and to protect sensitive receptors from potential indirect impacts.

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

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

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

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

(07) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference 3013:21:3C 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.

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

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

(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:

- **Location Plan: 3013:22:1A**
- **Proposed Site Plan: 3013:21:3C**
- **Proposed Floor Plans: 3013:21:5C**
- **Proposed Porch Detail: 3013:21:7**
- **Proposed Elevations: 3013:21:7A**
- **Construction Traffic and Environmental Management Plan, Rev. 4, Russell-Hughes Cyf, 30 April 2024**
- **Structural Report, Datrys, August 2022**
- **Protected Species Survey, Clwydian Ecology, 27th September 2022**
- **Bat Activity Survey, Clwydian Ecology, 28th September 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: ISA 2, PS4, PS5, PS19, PS20, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, TAI 11, AMG5, AT1.

INFORMATIVE

Planning permission has been granted on the basis of the building being converted in accord with the works specified in the submitted plans, structural survey and emails dated 29.07.2024. Should any external or internal wall be demolished which has not been approved in the submitted details you are advised to contact the Development Management Section immediately as this may invalidate the planning permission.

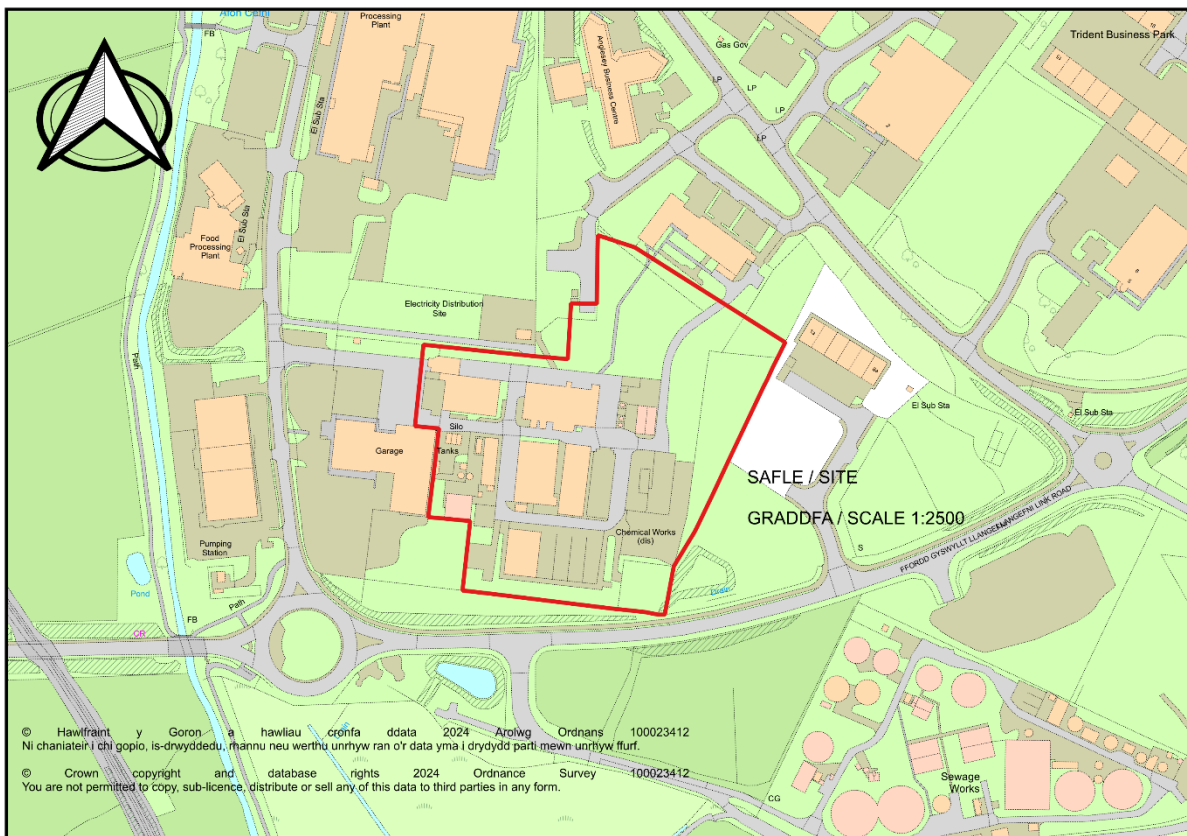
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2024/40

Applicant: Head of Service Regulation and Economic Development

Description: Application under Section 73 for the variation of conditions (01) (reserved matters details), (02) (submission of reserved matters), (05) (archaeological mitigation programme), (06) (drainage scheme), (07) (contamination scheme), (08) (monitoring and maintenance plan), (11) (landscaping scheme), and (17) (reserved matters details) of planning permission reference VAR/2022/36 (erection of 7 business units) so as to amend the wording of these conditions and to insert a new phasing plan at the former

Site Address: Peboc, Llangefni.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is made by the Isle of Anglesey County Council.

Proposal and Site

Outline planning was granted for 7 business units on the 24th July 2019 under outline planning application OP/2019/6. Condition (02) of the permission stated that a reserved matters needed to be submitted by the 24th July 2022.

A Section 73 application was later submitted and approved on the 7th July 2022 under planning application VAR/2022/36 to amend condition (02) to allow further time to submit a reserved matters application.

Key Issues

- Background of Proposal
- Policy Considerations
- Whether the amendments to the wording of the conditions are acceptable
- Ecology and Green Infrastructure
- Impact on adjacent uses

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 6: Water Conservation
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 7: Renewable Energy Technology
Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
Strategic Policy PS 21: Waste Management
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy ISA 1: Infrastructure Provision
Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use
Policy CYF 3: Ancillary uses on Employment Sites
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
Policy AMG 6: Protecting Sites of Regional or Local Significance

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

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Further ecological information requested and awaited.
Polisi Cynllunio / Planning Policy	No comments.
Ymgynghorydd Treftadaeth / Heritage Advisor	No Built Environment Comments.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with wordings of conditions.
Ymgynghorydd Tirwedd / Landscape Advisor	No response.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval to ensure appropriate wording is placed on the permission to ensure work is in accordance with protected species survey.
Iechyd yr Amgylchedd / Environmental Health	No objection to re-wording of conditions.
Dwr Cymru Welsh Water	Satisfied with amendments to wording of conditions.
GCAG / GAPS	Satisfied with the amendments to the conditions.
Draenio / Drainage	No response.
Cynhorydd Geraint Ap Ifan Bebb	No response.
Cynghorydd Nicola Roberts	No response.
Cyngor Tref Llangefni Town Council	Recommend Approval.
North Wales Police Service	No response.
HSE - Hazardous Substances Consent Applications	Standard Comments.
Henebion Cofrestredig Cadw Scheduled Monuments	No objection.

The planning application was advertised by distributing letters to adjacent units. The application was also advertised in the local newspaper. The expiry date to receive representations was the 1st August, 2024. At the time of writing the report no letters had been received.

Relevant Planning History

OP/2019/6 - Outline application with all matters reserved for the demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former - Peboc, Llangefni Permit – 24/7/22

VAR/2022/36 - Application under Section 73 for the variation of conditions (01) (reserved matters details), (02) (submission of reserved matters), (05) (archaeological mitigation programme), (06) (drainage scheme), (07) (contamination scheme), (08) (monitoring and maintenance plan), (11) (landscaping scheme), and (17) (reserved matters details) of planning permission reference VAR/2022/36 (erection of 7 business units) so as to amend the wording of these conditions and to insert a new phasing plan at the former Peboc, Llangefni – Approved 7/7/22

Main Planning Considerations

Background of the Proposal

This is an application under Section 73 for the variation of conditions (01) (reserved matters details), (02) (submission of reserved matters), (05) (archaeological mitigation programme), (06) (drainage scheme), (07) (contamination scheme), (08) (monitoring and maintenance plan), (11) (landscaping scheme), and (17) (reserved matters details) of planning permission reference VAR/2022/36 (erection of 7 business units) so as to amend the wording of the conditions and to insert a new phasing plan at the former Peboc, Llangefni.

This S73 application is seeking to amend the following aspects of the previous permission:-

- Insert a phasing strategy into the permission
- Re-word conditions (1,2 and 17) to enable the reserved matters to be partially discharged and discharged phase by phase
- Re-word conditions 5,6,7,8 and 11 to amend the trigger points to ensure that the permission is deliverable and to enable the site to be cleared and remediated before the detail design elements are required to be submitted.
- New condition to reflect the proposed phasing

The proposed phases are as follows:-

- Phase 1 – Site Clearance (demolition of all existing buildings and structures on the site).
- Phase 2 – Site remediation
- Phase 3 – Creation of development platforms, site roads and delivery of utilities and services
- Phase 4 – Construction of business units and associated works (layout, landscape, surface water drainage, pedestrian and cycle routes, bicycle storage and street lighting).

Policy Considerations

There has been no change in policy since the last permission (VAR/2022/36) was approved. At the time of submitting this application there was an extant outline permission on the land.

Whether the amendments to the wording of the conditions are acceptable

The reason behind the request is that the existing buildings have fallen into significant disrepair, with major public health and safety concern. The buildings and structures have a negative visual impact which is a key gateway to the Bryn Cefni Business Park and the town of Llangefni. The proposed phasing and re-wording of conditions will enable these buildings to be demolished and the site remediated sooner.

Condition 1 – The requirement to submit a Reserved Matters application.

The original condition stated that a reserved matters application would need to be submitted for (access, appearance, landscaping, layout and scale) prior to the commencement of work on site.

The condition will be amended to state that prior to the commencement of Phase 1 (Site Clearance), details of means of access to the site (the reserved matters) shall be submitted to the LPA before development begins. Part (b) of the condition will be re-worded to state prior to the commencement of Phase 4 all remaining details shall be submitted to the LPA for approval (appearance, landscaping, layout and scale).

This allows details of the access to be submitted and agreed by the LPA and will allow the applicant to commence Site Clearance before having to submit all remaining details prior to Phase 4 (Construction of business units and associated works (layout, landscape, surface water drainage, pedestrian and cycle routes, bicycle storage and street lighting)).

Condition 2 – Timing of Submission of Reserved Matters application.

The original condition stated that the reserved matters application would need to be submitted no later than three years from the date of the permission.

The condition will be amended to state that the first reserved matters application shall be made to the LPA no later than three years from the date of the permission.

Condition 5 – Gwynedd Archaeological Condition for timing to provide a Programme of Archaeological Work

The original condition stated that no development (including trial pitting, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to the LPA for approval.

The condition will be amended to Prior to the commencement of Phase 3 (excluding demolition and remediation works) a specification for a programme of archaeological work shall be submitted to the LPA.

Gwynedd Archaeological Planning Service has confirmed that they are satisfied with the amended wording to Condition 5.

Condition 6 – Foul Drainage Condition

The original condition stated that no development shall commence until a foul drainage scheme for the site has been submitted to the LPA for approval.

The condition will be amended to Prior to the commencement of Phase 3 (Creation of development platforms, site roads and delivery of utilities and services) a foul drainage scheme for the site shall be submitted to and approved in writing by the LPA.

Welsh Water has confirmed that they have no objection to the re-wording of condition 6.

Condition 7 – Contamination Condition

The original condition stated that prior to the use commencing a scheme to deal with the risks associated with the contamination of the site shall be submitted to the LPA for approval.

The condition will be amended to prior to the commencement of Phase 2 (excluding demolition) a scheme to deal with the risks associated with the contamination of the site shall be submitted to and approved by the LPA.

To support the proposed phasing strategy the agent has prepared a technical note that assesses the site and the land contamination to understand whether further technical assessment work is required prior to the demolition of all buildings and structures. Section 8 of the technical note confirms that no further assessment work is required prior to the demolition of the buildings and structures on site. Therefore, no further land contamination assessment work is required prior to the proposed Phase 1 of the permission. Section 8 of the technical note explains that after demolition, prior to Phase 2 (remediation of the site) an updated Phase 1 Environmental Assessment will be required along with a drainage survey and site investigation exercise. Conditions 7 and 8 have been worded to include 'Prior to Phase 2'.

The Environmental Health Section have confirmed that they are supportive of this application to vary the conditions by introducing a phasing plan.

Condition 8 – Monitoring, Maintenance and Contingency Action in accordance with long-term monitoring and maintenance plan

The original condition stated that prior to the use being commenced a report on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the LPA for approval.

The condition will be amended to prior to the commencement of Phase 2 (excluding demolition) reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the LPA for approval.

The Environmental Health Section have confirmed that they are supportive of this application to vary the conditions by introducing a phasing plan.

Condition 11 - Landscaping Information

The original condition stated that the site shall be landscaped with native trees and shrubs in a scheme to be agreed in writing by the LPA prior to the commencement of work on site.

The condition will be amended to Prior to the commencement of Phase 3 a detailed landscaping plan shall be submitted to the LPA for approval.

This is acceptable and will ensure that a satisfactory landscaping scheme is submitted prior to Phase 3 (Creation of development platforms, site roads and delivery of utilities and services).

Condition 17 – Full details of roads, surface water drainage, street lighting, pedestrian and cycle routes and refuse collection and recycling facilities.

The original condition stated that prior to the commencement of work on site full details of roads, surface water, street lighting, pedestrian and cycle routes and refuse collection and recycling facilities were submitted to the LPA for approval.

The condition will be amended to two parts (a) prior to the commencement of Phase 1 details of the means of access will be submitted to the LPA for approval. Part (b) of the condition will ensure that all further details are submitted prior to the commencement of the relevant phase.

The amendments to the condition will allow details to be submitted in line with the phasing plan.

Condition 19 – New Condition

A new condition, condition 19 is proposed to be added to the permission to allow the use of the existing access/haul road into the site for a temporary period during Phases 1-3 only. The existing access follows the eastern boundary of the site.

Ecology and Green Infrastructure

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.

An updated protected species of the site was submitted with the planning application. The updated survey notes that the original survey undertaken in 2019 identified a number of buildings that had bats roosting in them. The updates survey found no signs of bats externally on any buildings. Th Survey notes that the buildings has deteriorated since the previous survey but the potential for bat roosting remains. Once

planning permission has been obtained, the survey states that a licence will be required from Natural Resources Wales to undertake any works that will damage or destroy a bat roost.

The council's ecological advisor has requested further ecological enhancements to be shown on the plan and this information is currently being worked on by the agents. A request is made for delegated powers to approve the application pending adequate ecological information to address the council's ecology officer comments.

Impact on adjacent uses

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.

The impact on adjacent nearby land users has been fully considered when considering the approval of the previous consents. This planning application does not include any amendments to the layout of the site but merely the wording of the conditions to ensure relevant information is submitted at different stages of the development taking place on the site.

It is not considered that the amendments to the wording of the conditions would have any impact upon adjacent land users.

Conclusion

This Section 73 application is seeking to amend the planning permission VAR/2022/36 to insert a phasing strategy into the permission and re-word certain conditions to ensure that the planning permission is deliverable and to enable the site to be cleared and remediated before the detail design elements are required to be submitted.

The amendments to the wording of the condition are acceptable. A request is made that delegated powers are given to officers to determine the application once the outstanding ecological information has been submitted by the agent.

The LPA also requests that the committee members allow for any pre-commencement conditions to be dealt with via delegated powers.

Recommendation

That the application is permitted subject to the following conditions:

(01) (a) Prior to the commencement of Phase 1, details of means of access to the site (hereinafter referred to as "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development commences.

(b) Prior to the commencement of Phase 4 details of appearance, landscaping, layout, and scale, (hereinafter called "reserved matters") shall be submitted to and approved in writing by the local planning authority. The development shall be carried out as approved.

Reason: The application is for outline planning permission.

(02) The first Reserved Matters application shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(03) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990

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

Reason: To define the scope of this permission

(05) Prior to the commencement of Phase 3 (excluding demolition and remediation works) a specification for a programme of archaeological work shall be 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).

(06) Prior to the commencement of Phase 3 a foul drainage scheme for the site shall be submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with 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.

(07) Prior to the commencement of Phase 2 (excluding demolition) a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The components of the scheme shall include:

- 1. A preliminary risk assessment which has identified;**
 - a. all previous uses;**
 - b. potential contaminants associated with those uses;**
 - c. a conceptual model of the site indicating sources, pathways and receptors;**
 - d. potentially unacceptable risks arising from contamination at the site.**

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

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

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

Any changes to these components require the express consent of the local planning authority. The scheme shall be carried out and implemented in accordance with the approved detail.

Reason: To prevent pollution to the water environment.

(08) Prior to the commencement of Phase 2 (excluding demolition) reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to and approved by the Local Planning Authority. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.

Reason: To prevent pollution to the water environment.

(09) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To prevent pollution to the water environment.

(10) Full details of all external lighting proposed to be used on the development shall be submitted to an approved in writing by the Local Planning Authority before any external lighting is installed. Such details shall include the following:

- **That all lights shall be directed onto the application site only and not onto any surrounding land or properties.**
- **Low-impact, wildlife-friendly lighting, with full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used.**
- **Avoidance of wildlife mitigation features such as bat boxes**

No external lighting other than that approved under this condition shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in writing by the Local Planning Authority.

Reason: To avoid / minimise wildlife impacts.

(11) Prior to the commencement of Phase 3 a detailed landscaping plan with native trees and shrubs shall be submitted to and approved by the Local Planning Authority. The planting and landscaping works shall be carried out in full to the satisfaction of the Local Planning Authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is sooner. The said trees and shrubs shall be retained for the lifetime of the development. Any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

Reason: In the interest of ecology.

(12) No development shall commence until a scheme for demolition mitigation against Nesting Bird has been submitted and approved in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved detail.

Reason: In the interest of ecology

(13) Demolition works shall only take place between 31st October and 28th February unless the Local Planning Authority receives written confirmation from a qualified ecologist beforehand which confirms that specific building(s) can be demolished. The identified building(s) subject to demolition shall be approved in writing by the Local Planning Authority prior to the commencement of such demolition works. Only the identified building shall thereafter be demolished in accordance with the approved detail.

Reason: In the interest of ecology

(14) No development shall commence until a site-wide Construction Environmental Management Plan (including a Construction Travel Plan) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following matters:

- Protective measures to trees and shrubs
- Signage for the construction traffic, pedestrians and other users of the site,
- Controls on the arrival and departure times for the construction vehicles;
- Piling methods (if employed)
- Earthworks
- Hoardings to the site,
- Hours of working,
- Details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated
- Waste management and disposal and material re use,
- Prevention of mud / debris being deposited on public highway;
- Protection of the amenities of nearby residential occupiers
- Materials storage; and hazardous material storage and removal.
- A system for the management of complaints from local residents
- Emergency Containment Procedures
- Site lighting (if any) during works
- Pre-demolition check for badgers

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

(15) 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.

(16) The development hereby approved shall not be brought into operation until there has been submitted to and approved in writing by the Local Planning Authority, an Operational Phase Traffic Management Plan (OTMP). The OTMP shall include; an Operational Phase Traffic Management Plan (OTMP). The OTMP shall include;

- (i) The routing to and from the site of service and operational vehicles, plant and deliveries, including Traffic Management Measures necessary to facilitate safe operation, including any subsequent demolition or decommissioning of the development**
 - (ii) The type size and weight of service and delivery vehicles to be used in connection with 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 service 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 access routes to the site including regard for sensitive receptors e.g. schools and network constraints;**
 - (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
 - (v) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**
- The operation of the Development shall be carried out in accordance with the approved Plan.**

Reason: To ensure reasonable and proper control is exercised over traffic associated with the operation of the development in the interests of highway safety.

(17) (a) Prior to the commencement of Phase 1, details of the following Reserved Matters shall be submitted and approved in writing by the Local Planning Authority:

i) The means of access to the site

(b) Prior to the commencement of the relevant phase, details of the following Reserved Matters shall be submitted and approved in writing by the Local Planning Authority:

- i) The proposed layout and typical construction details based on ground investigation information to verify its adequacy.**
- ii) Longitudinal and cross section through the roads illustrating the proposed road levels relative to the existing ground levels and proposed buildings' finished floor levels.**
- iii) The surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall**
- iv) The location and the type of street lighting furniture**
- v) Pedestrian and cycle routes**
- vi) The extent and location of provision for refuse collection and recycling facilities**
- vii) Bicycle and storage area including rack specification and design**
- viii) the extent and position of vehicle turning facilities**
- ix) the extent and position of accommodation for loading and unloading**
- x) the extent and position of accommodation for car parking**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highways and other development.

(18) 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 - 39765-Shr19a.dwg.parkj**
- **Protected Species Survey Report - Alison Johnston**
- **Transport Statement**
- **Flood Consequence Assessment - Amec Foster Wheeler**

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

(19) Details of any temporary access arrangements to be put in place during the phased development of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the construction and use of the temporary access arrangements in the Phase to which the access relates. The details shall be provided for Phase 1, Phase2 and Phase 3.

Reason: In the interest of Highway Safety

(20) The development is to be delivered in accordance with the approved phasing strategy set out in the cover letter dated 27th June 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: PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF6, PS4, PS5, PS6, PS1, PS7, PS13, PS21, TRA2, TRA4, ISA1, CYF1, CYF3, AMG3, AMG5, AMG6

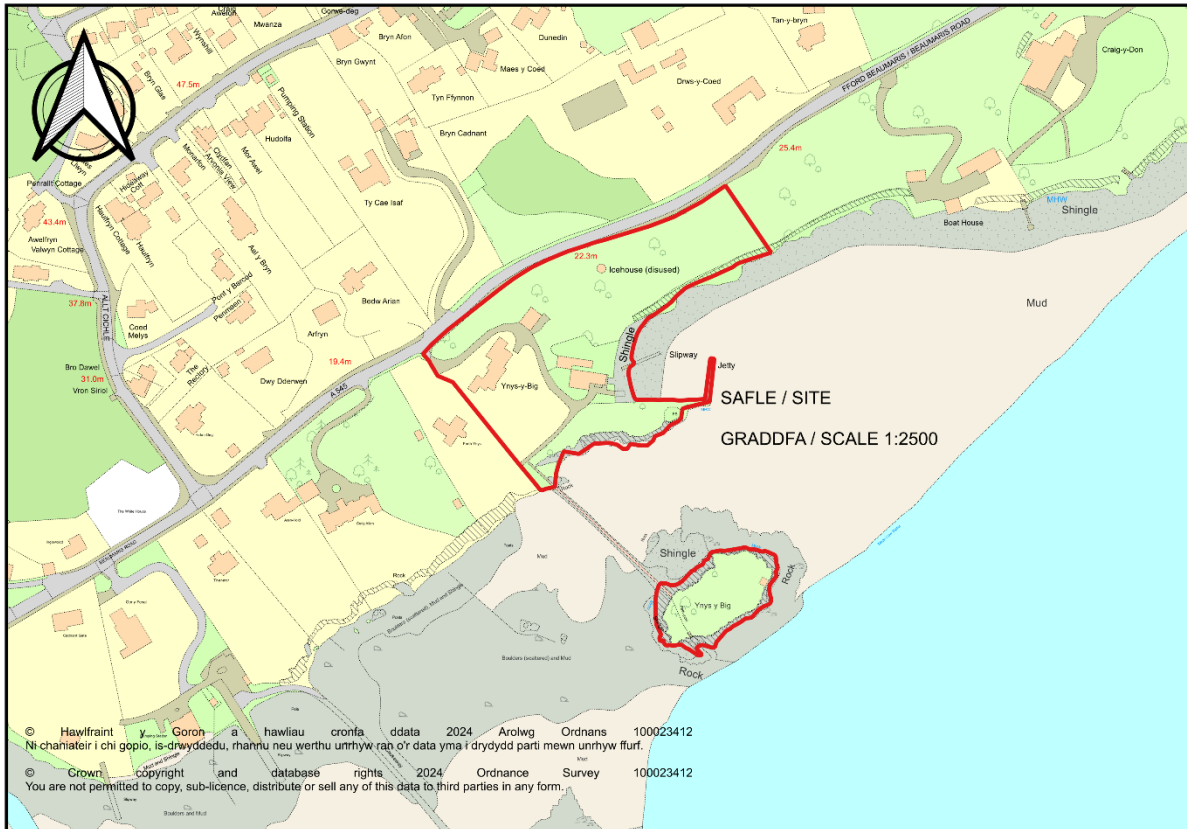
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/289

Applicant: Mr and Mrs Geraint & Paula Jewson

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

Site Address: Ynys Y Big, Beaumaris Road, Glyngarth, Menai Bridge



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Members – Councillor Alun Roberts and Councillor Carwyn Jones.

Proposal and Site

The application is made for the demolition of the existing dwelling together with the erection of new dwelling and garage together with associated works.

Ynys y Big is located adjacent to the A545 in Glyn Garth and is a detached single storey property within the AONB set in large grounds that slopes down to the Menai Strait's edge.

Key Issues

The key issues are whether the development is in compliance with local and national planning policies and whether it is acceptable in terms of design, siting, scale, appearance and impact upon the character and appearance of the designated AONB and the amenities of neighbouring properties.

Policies

Joint Local Development Plan

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

Planning Policy Wales (Edition 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
Ymgynghoriadau Cynllunio YGC	Comments in relation to SuDS requirements and flood risk.
Dwr Cymru Welsh Water	Conditions recommended.
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing the report.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Recommend conditions.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments in relation to ecology and biodiversity matters.
Cyngor Cymuned Cwm Cadnant Community Council	Acknowledge that proposal is of a smaller scale, however concern remains re justification for demolition and that proposal would be closer to the Menai Strait in the AONB.
Cynghorydd Carwyn Jones	Request that the application be referred to the Planning Committee for determination.

Cynghorydd Gary Pritchard	No response at the time of writing the report.
Cynghorydd Alun Roberts	Request that the application be referred to the Planning Committee for determination.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to environmental considerations.
Polisi Cynllunio / Planning Policy	Comments and advise in relation to the relevant policy framework.

The application was afforded statutory publicity. This was by the posting of personal notification letters to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 12/05/2023. At the time of writing this report, 2 representations on behalf of 4 individuals had been received and the main points are summarised below:

- The amendments to the proposal do not address or overcome the fundamental objections which led to the refusal of two previous applications.
- The application site is located outside any development boundary in an AONB where the primary objective is to conserve and enhance the natural beauty of the landscape.
- The proposal is contrary to the requirements of Policy TAI 13: Replacement dwellings and SPG guidance by virtue of its size, form and siting, and the submitted structural report and viability assessment does not support the proposal.
- The issues identified in the structural report are likely due the fact that the property has been neglected and unoccupied since 2017 and had not been maintained rather than any major issues with the condition of the building.
- Concern regarding the impacts of the proposed replacement dwelling by virtue of its siting, orientation, height, scale and massing upon the privacy and amenities of the neighbouring property.
- Concern regarding the impacts of the development on trees, the environment, wildlife etc.

The above points are addressed within the main body of the report.

Relevant Planning History

FPL/2018/34 – Cais llawn ar gyfer ailosod llwybr cerdded yn / Full application for replacement walkway at Ynys y Big, Porthaethwy / Menai Bridge – Canitau / Granted 21.2.19

SCR/2019/1 Barn Sgrinio ar gyfer ailosod llwybr cerdded yn / Screening Opinion for replacement walkway at Ynys y Big, Porthaethwy / Menai Bridge – AEA ddim ei angen / EIA not required 25.2.19

SCR/2019/38 - Barn sgrinio ar gyfer dymchwel yr annedd a'r garej presennol ynghyd â chodi annedd a garej newydd yn eu lle, creu mynedfa newydd, gosod sustem trin carthffosiaeth a gwaith cysylltiedig yn / Screening opinion for the demolition of the existing dwelling and garage together with the erection of a replacement dwelling and garage block, creation of new access, installation of new package treatment plant and associated works at Ynys y Big, Menai Bridge – AEA ddim ei angen / EIA not required 21.8.19

FPL/2019/198 - Cais llawn ar gyfer dymchwel yr annedd a'r garej presennol ynghyd â chodi annedd a garej newydd yn eu lle, creu mynedfa newydd, gosod sustem trin carthffosiaeth a gwaith cysylltiedig yn / Full application for the demolition of the existing dwelling and garage together with the erection of a replacement dwelling and garage block, creation of new access, installation of new package treatment plant and associated works at Ynys Y Big, Menai Bridge – Gwrthod / Refused 26.09.19

FPL/2020/182 - Cais llawn ar gyfer dymchwel yr annedd a'r garej presennol ynghyd â chodi annedd a garej newydd yn eu lle, creu mynedfa newydd, gosod sustem trin carthffosiaeth a gwaith cysylltiedig yn /

Full application for the demolition of the existing dwelling and garage together with the erection of a replacement dwelling and garage block, creation of new access, installation of new package treatment plant and associated works at Ynys Y Big, Menai Bridge – Gwrthod / Refused 06.09.21

SCR/2023/22 - Barn sgrinio ar gyfer dymchwel yr annedd presennol ynghyd â chodi annedd a garej newydd ynghyd a gwaith cysylltiedig yn / Screening opinion for the demolition of the existing dwelling together with the erection of new dwelling and garage together with associated works at Ynys Y Big, Menai Bridge – AEA ddim ei angen / EIA not required 18.04.23

TPO/2023/21 - Cais i wneud gwaith ar goed sydd wedi eu gwarchod gan Orchymyn Diogelu Coed yn / Application for works to trees protected by a Tree Preservation Order at Ynys Y Big, Menai Bridge – Caniatau / Approved 12.12.23

Main Planning Considerations

The application is made for the demolition of the existing dwelling together with the erection of new dwelling and garage together with associated works at Ynys Y Big, Menai Bridge.

The application site is located in the open countryside, outside of any defined development boundary in a designated Area of Outstanding Natural Beauty.

In addition the application site is in close proximity to a designated SSSI (within buffer) and a C2 flood zone and contains a number of trees protected by a Tree Preservation Order.

This application comprises an amended scheme along with additional information following the refusal of two previous applications in 2019 and 2021.

Ynys y Big is a detached single storey property within the AONB set in large grounds that slopes down to the Menai Strait's edge. The site extends to the north east and the woodland area included in the NRW Ancient Woodland inventory and protected by a TPO titled *Cadnant, Porthaethwy 2006*. The boundary with the A545 and Menai Strait have mature trees (mainly lime and oak) also within the TPO. There are a number of mature trees on the southwest boundary and a large yew protected by a TPO, with most of the other planting more recent (40/50 years) with ornamental cherry and mature shrubs. The wooded island Ynys y Big is located to the south interrupting some inward views and accessible from the site by a reconstructed timber bridge.

Shoreside properties here, including Ynys y Big through large gardens, woodland and trees integrate well into the surroundings and provide a distinct character to the area around Cadnant bridge, with nearly all the woodland on this short section of the Menai Strait protected by a TPO. They are less visually prominent and at a lower density than locations in Glyn Garth and Llandegfan. The present single story dwelling, enclosed by trees sits low in the view and although visible, is not imposing. The boathouse and dock/pier sit low in the view and are enclosed by land and vegetation except to the southeast, which has a clear outward view from the site to Bangor pier and beyond.

LANDMAP describes the area as '*between Beaumaris and Menai Bridge, from the road along the top of the slopes, down to the shore....It is generally steep and well-wooded... The coast road runs along the base of the slope, with various large houses and hotels on the shoreline and set on the sides... Towards the top of the slopes there are numerous scattered houses, linked by steep little lanes, taking advantage of the wonderful views to the Straits, to Bangor and Snowdonia and beyond.... This area is prominent from parts of Bangor and appears as attractively wooded, with a particularly ugly prominent block of flats near the waters edge...*'

Its overall evaluation is **High** as Very attractive well-wooded slopes, forming conspicuous backdrop for Menai Straits, with fine views... Distinctive character, few minor detractors, but spoiling integrity.

Glyn Garth Court is the notable detractor while other large properties such as Plas Rhianfa are designated for their architectural and horticultural value.

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

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

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

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

Policy PCYFF3 relates to Design and Place Shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places and sets out a number of criteria against which proposals must be assessed.

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

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

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

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

1. Demonstrate how the proposed development has given due consideration to the Landscape Character Area Assessment or Seascape Character Area Assessment;
2. Demonstrate how the proposed development respects the natural contours of the landscape;
3. Demonstrate how the proposed development respects and protects the local and strategic views;
4. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;
5. Identify trees, hedgerows, water courses and topographical features to be retained;
6. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;
7. Provide details of any proposed new landscaping together with a phased programme of planting;
8. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species;
9. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and
10. Provide permeable hard surface landscaping

The tree planting and landscaping shown in the Landstudio drawings Landscape Framework Plan 1/2 0011 and Landscape Framework Plan 2/2 002C are suitable to meet the requirements of PCYFF 4.

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

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

The main policy of relevance in the consideration of this application is policy Tai 13: Replacement Dwellings which states:

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

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

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

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

The above policy is supported by Supplementary Planning Guidance (SPG): Replacement Dwellings and Conversions in the Countryside which was adopted on the 6th September 2019 and which provide 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, in addition the existing dwelling which has been unsympathetically altered and extended over time exhibits little architectural, historic or visual merit such that it should be conserved, the proposal therefore meet criteria 1, 2, 3 and 5 of the policy.

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

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

A Structural Survey has been submitted as part of the application which confirms that the existing building is in need of extensive upgrading. It confirms that there is excessive dampness throughout areas of the property indicating either failure of damp-proof courses / membranes, or lack of those in the original construction. It also advises, that due to the age of the property, asbestos is likely to be present. There is also some differential movement noted between both the conservatory and porch structures and the original building with no surface water drainage between the rear of the property and the retaining wall and that considerable groundwork /drainage works would be required externally. It also notes, that whilst performing adequately at present, roof timbers are unlikely to meet current structural requirements.

Cost comparisons by qualified persons have also been provided and have been reviewed by the Authority's Valuation Officer which demonstrates that the repair of the existing building would not be economically viable. 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.

In relation to criterion 6, whilst the site lies close to the Coastal Change Management Area (CChMA), based upon the comments received from Natural Resources Wales which raises no concerns in this regard, the site is not therefore considered to fall within the CChMA. The criteria therefore requires that the siting of the replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality.

Whilst the proposed replacement dwelling would not be in precisely the same location as the existing, being set slightly forward and oriented slightly more towards the East, there would be an overlap of the building footprints which would ensure that the existing dwelling would need to be demolished in order to erect the replacement dwelling, furthermore it is not considered that the proposed siting would give rise to significantly greater or unacceptable landscape or visual impacts upon the designated AONB or upon the amenities of adjoining uses. On balance it is therefore considered that the proposal accords with criterion 6 of the policy.

Criterion 7 requires that outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the

landscape. In exceptional circumstances a larger well designed dwelling which does not lead to significantly greater visual impact could be supported.

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

The proposal would replace the existing single storey dwelling with a larger, two-storey property. Whilst it would increase the total floor area by approximately 124%, the overall increase in building footprint would only be approximately 12%. LDP Policy TAI 13 permits proposals for replacement dwellings, subject to a range of criteria being met, with further guidance provided in the Council's adopted Supplementary Planning Guidance 'Replacement Dwellings and Conversions in the Countryside' (SPG).

Whilst the proposal would lead to a larger dwelling than currently exists, it is of a high quality design, incorporating the use of natural materials which along with appropriate landscaping would ensure that the proposal would integrate well into the landscape. The area is characterised by large, detached properties set in landscaped gardens and the proposed replacement dwelling, whilst larger than the existing property, would be of a high quality design and appearance, well screened by existing trees and topography and would not give rise to a significantly greater or unacceptable visual impact upon the character and appearance of the area, or the special qualities of the designated AONB having regard to overall context of the site and its surroundings and therefore accords with criterion 7.

The proposal does not introduce a new element to the site or expand into the woodland cover and consequently would not affect natural beauty or AONB special qualities such as woodland cover.

Concerns have also been raised that the proposal will be overbearing and give rise to overlooking and loss of privacy and amenity of a neighbouring property due to the siting/scale of the proposal.

Whilst acknowledging that the proposed replacement dwelling is located slightly further forward than both the existing dwelling and the neighbouring dwelling, the separation between the properties and the distance from the boundary is in excess of the minimum distance requirements set out in the guidance on proximity contained in Guidance Note 8 of the Design Guide for the Urban and Rural Environment Supplementary Planning Guidance.

It is also acknowledged that the proposed dwelling is of a greater scale and massing which is largely attributed to the fact that the proposed dwelling would be two storey whereas the existing property is single storey. There would only be an approx. 12% increase in overall building footprint and a 2.3m increase in ridge height. Consequently, it is not considered that the proposal would have an unacceptably overbearing impact upon the neighbouring property.

In light of this and given the orientation of the proposed dwelling in comparison to the position of the neighbouring property it is not considered that the proposal would be unacceptably overbearing or affect privacy or amenity to such a degree as to warrant refusing the application on these grounds.

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

While parts of the red-line boundary of the application lie within Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2/3 Sea, the proposed structures will be elevated above all extreme sea levels along the Menai Strait. This would

be for current day Extreme Sea Level's and when an allowance is made for climate change associated with sea level rises. The frontage is within PDZ16 of the Shoreline Management Plan and this advises no active Intervention. The submitted photographs show a rocky shoreline adjacent to the proposal which, by its

nature is unlikely to require any intervention associated with coastal erosion. No intervention is proposed as part of this application. As such, NRW raise no concerns in this regard for these proposals.

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

The highways department have been consulted on the proposal and have raised no objection.

An updated Preliminary Ecological Appraisal has been submitted as part of the application. The report found evidence of a bat roost within the garage and potential roosts in two other buildings and trees on the site. It also found that the site has the potential to support amphibians and identified the presence of invasive non-native species (Japanese Knotweed and Spanish Bluebell) consequently the permission will be subject to relevant conditions as appropriate.

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

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposal would give rise to a significant detrimental visual impact upon character and appearance of the designated area or the amenities of nearby properties.

Recommendation

That the application is permitted subject to the following conditions:

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

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

(02) The development shall be carried out in accordance with relevant Guidelines for Pollution Prevention and best practice.

Reason: To prevent pollution of the water environment.

(03) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference M21 973 01 Rev B before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

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

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

(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) All stonework proposed to be used in the construction of the dwelling shall be natural local stone of uniform colour.

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

(07) The development hereby approved shall be carried out in accordance with the Evaluation and Recommendations detailed in section 5 of the Preliminary Ecological Appraisal by Atmos Consulting dated June 2023

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

(08) The development hereby approved shall be carried out in accordance with the Amphibian Methodology Statement by Atmos Consulting dated July 2021

Reason: To safeguard any amphibians which may be present.

(09) 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.

(10) No development with the potential to impact on invasive species, shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site.

(11) The site shall be landscaped in accordance with the landscaping and planting scheme detailed on drawing Nos. 001I and 002C during the first planting season following the occupation of the dwelling or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged, or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

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

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

- **Location Plan**
- **Proposed Site Layout: M21 973 01 Rev B**
- **Site Section AA: M21 973 02 Rev A**
- **Proposed Ground Floor Plan: M21 973 03 Rev B**
- **Proposed First Floor Plan: M21 973 04 Rev B**

- **South East Rear Elevation: M21 973 05**
- **North Elevation: M21 973 06**
- **South Elevation: M21 973 07**
- **North West Front Elevation: M21 973 08**
- **Proposed Garage Details: M21 973 09**
- **Proposed Foul Route to DCWW Sewer: 23054/SK01 Rev P2**
- **Landscape Framework Plan 1/2: 0011**
- **Landscape Framework Plan 2/2: 002C**
- **Preliminary Ecological Appraisal 6550/R1/Rev5, Atmos Consulting, June 2023**
- **Amphibian Method Statement 6550/R2/Rev1, Atmos Consulting, July 2021**
- **Arboricultural Impact Assessment and Method Statement 20/AIA/Anglesey/27 (Rev C), Tree Solutions Arboricultural Consultants, February 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: PS1, PS4, PS5, PS19, PCYFF1, PCYFF2, PCYFF3, PCYFF4, TRA2, TRA4, TAI13, ARNA1, AMG1, AMG5.

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

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Planning Committee: 04/09/2024

13.1

Application Reference: D56/2024/2

Applicant: Airwave Solutions Ltd

Description: Application to determine whether prior approval is required for the installation of 3 self supporting tripod poles each supporting an aerial, 2 transmission dishes, coloured cable tray, electricity meter cabinet and ancillary development at

Site Address: Queens Park Court, Queens Park, Holyhead.



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

Recommendation: Permitted Development

Reason for Reporting to Committee

For Information.

As the application site is a property owned by the Council, the Local Planning Authority would like to inform Members that an application was determined on the 14th of August 2024, to determine whether prior approval was required for the installation of 3 self-supporting tripod poles each supporting an aerial, 2 transmission dishes, coloured cable tray, electricity meter cabinet and ancillary development at Queens Park Court, Holyhead. The application was determined as permitted development.

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