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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 2 HYDREF, 2024 am 1.00 o'r gloch y0	WEDNESDAY, 2 OCTOBER 2024 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL DRWY ZOOM	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI AND VIRTUALLY THROUGH ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

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

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

MEMBERS OF THE COMMITTEE

Councillors:-

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

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1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 12)

To submit, for confirmation, the minutes of the Planning and Orders Committee held on 4 September, 2024.

4 SITE VISITS_(Pages 13 - 14)

To present the minutes of the Site Visits held on 18 September, 2024.

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5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 15 - 16)

6.1 – FPL/2024/76 – Land North of Y Garnedd, Llanfairpwll
[FPL/2024/76](#)

7 APPLICATIONS ARISING_(Pages 17 - 36)

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

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

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 37 - 64)

12.1 – Land to the North-East of Gwel y Llan, Llandegfan
[FPL/2024/105](#)

12.2 – FPL/2024/7 - 107-113, 116-122, 133-152 Tan y Bryn Estate, Valley
[FPL/2024/7](#)

12.3 – FPL/2024/78 Bron Heulog Flats, Valley
[FPL/2024/78](#)

12.4 – FPL/2024/29 – Land at Amlwch Port
[FPL/2024/29](#)

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13 OTHER MATTERS

None to be considered by this meeting.

PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held in the Council Chamber and through Zoom on 4 September, 2024

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Neville Evans (Vice-Chair for this meeting only)
- Councillors Geraint Bebb, Jeff Evans, Trefor Lloyd Hughes, MBE, Robert Ll. Jones, Jackie Lewis, Dafydd Roberts, Alwen Watkin, Liz Wood.
- Local Members: Councillors Margaret M. Roberts and Ieuan Williams (for application 7.1), Non Dafydd, Paul Ellis and Dylan Rees (for application 7.3), Douglas Fowlie (for application 7.4)
- IN ATTENDANCE:** Planning Development Manager (RLJ)
Group Engineer (Development Control and Traffic Management) (AR)
Planning Solicitor (LMS)
Committee Officer (ATH)
Democratic Services Support Assistant (CH)
- APOLOGIES:** Councillors Glyn Haynes, John I. Jones, Robin Williams
- ALSO PRESENT:** Councillor Nicola Roberts (Portfolio Member for Planning, Public Protection and Climate Change), Cai Gruffydd and Hannah Williams (Planning Assistants)
-

In the absence of the Vice-Chair Councillor Glyn Haynes, Councillor Neville Evans was elected to serve as Vice-Chair for this meeting of the Planning and Orders Committee.

Prior to considering the business of the meeting the Chair paid tribute to Mr Robyn Jones who recently retired as Legal Services Manager. He referred to Mr Jones's stellar service to the Council over many years and specifically the legal support he provided to the Planning and Orders Committee and to the Planning Service. He expressed his personal gratitude to Mr Jones for the support he had received since his appointment as Chair of the Committee. On behalf of the Committee's members the Chair wished Mr Robyn Jones a long and happy retirement. Those sentiments were echoed by the Committee with Councillors Neville Evans and R. Llewelyn Jones adding their own personal thanks and acknowledgements.

1. APOLOGIES

Apologies for absence were received from Councillors Glyn Haynes, John I. Jones, and Robin Williams.

2. DECLARATION OF INTEREST

No declaration of interest was received.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 24 July 2024 were presented and were confirmed as correct.

4. SITE VISITS

The minutes of the planning site visits held on 15 August 2024 were presented and confirmed as correct subject to noting that Councillor Jackie Lewis has submitted an apology for absence.

5. PUBLIC SPEAKING

There was a Public Speaker in respect of application 7.3.

6. APPLICATIONS THAT WILL BE DEFERRED

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

7. APPLICATIONS ARISING

7.1 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, Tyn y Gongl

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 24 July 2024, the committee resolved to refuse the application contrary to the Officer's recommendation the reason being that it was deemed to be contrary to criterion 7 of Policy TAI 13.

The Planning Development Manager addressed the reason given for the Committee's refusal of the application at its 24 July meeting by reference to criterion 7 of Policy TAI 13 (Replacement Dwellings) which 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.

While the proposal would lead to a dwelling which is approximately 129% larger than the existing dwelling, it 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 be an improvement on the existing dwelling and would fit in well with the landscape. The existing dwelling with its rear two-storey flat roof extension does not blend in with the general form of development in the area. Although larger in scale and size due to its extending into the attic space, the proposed replacement dwelling sits broadly on the same footprint as the existing dwelling and as such it is not considered that it will lead to a significantly greater visual impact than the dwelling in situ. The application site is not located within the Area of Outstanding Natural Beauty or Special Landscape Area and is visible only from a short distance. As the proposed dwelling is only 2m higher than the adjoining property it cannot be reasonably concluded that its visual impact will be significantly greater than that of the existing dwelling. Therefore the recommendation remains to approve the application.

Councillors Margaret M. Roberts and Ieuan Williams spoke as Local Members to reiterate their objections to the proposal on account of its scale and size it being significantly larger than the existing dwelling and, in their view, out of keeping with the surroundings and landscape and therefore at odds with the fundamental principle of criterion 7. Neither did they believe that exceptional circumstances applied in this case that would allow the

proposal to be supported. The proposal is double the size of the original dwelling and is situated in the countryside. Councillor Williams said that he had no issues with the replacement dwelling policy as some structures because of their condition, are incapable of being restored as long as the replacement dwelling is of a similar size and scale to that which it is replacing. The Council has faced criticism and negative publicity for allowing large scale dwellings and this loophole generates a bad name for the Council in the press. He believed that the proposal would have a negative effect on the amenities of nearby residents and that moreover the original application referred to reconfiguring the adjoining property of Gwnus and to letting it which he feared might become a second home. He referred to the Article 4 Direction which he believed the Council needed to consider because of the impact of holiday lets and second homes on the Island's communities. Both Councillor Roberts and Councillor Williams asked the Committee to adhere to its previous decision of refusal.

In responding to the Local Members' comments, the Planning Development Manager re-stated that criterion 7 of Policy TAI 13 allows for a larger well-designed dwelling that does not lead to a significantly greater visual impact to be supported. The proposal in its location is not widely visible and neither is it in an Area of Outstanding Natural Beauty nor a Special Landscape Area. The Council has previously lost a number of such cases on appeal. These are not loopholes but planning policies and applications have to be considered against those policies. The Isle of Anglesey County Council has not at present decided to implement the Article 4 Direction in its area and therefore Gwnus can be used as a primary or second home or holiday let.

Councillor Alwen Watkin referred to the ambiguity around the phrase "exceptional circumstances" and thought that the proposed dwelling is a monstrosity. She proposed that the application be refused as incompatible with the landscape of which it is part. The proposal was seconded by Councillor Geraint Bebb.

In response to a question by Councillor Jackie Lewis regarding the proposal's visibility relative to its setting and the increase in scale allowed, the Planning Development Manager advised that the SPG notes as guidance that replacement dwellings should not be more than 20% larger in scale. The proposed dwelling is 3m higher than the existing dwelling but given its surroundings it is not considered that it will have a significantly greater visual impact than the existing dwelling which is in a poor condition as confirmed by the structural survey.

Councillor Jackie Lewis said that although she did not favour large scale dwellings and felt the Committee was constrained by existing policies, based on what she had heard she proposed that the application be approved in accordance with the Officer's recommendation. The proposal was seconded by Councillor Jeff Evans who said that he did not have any problem with the proposed development as being in an open area and having minimal impact on properties local to it and the communities around it with no highway issues arising.

In the ensuing vote, five voted to approve the application and five voted to refuse it. The proposal to approve the application in accordance with the recommendation of the Officer was carried on the casting vote of the Chair.

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

7.2 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 the Local Members. At its meeting held on 5 June 2024, the committee determined that a site visit be undertaken and this subsequently took place on the 19 June 2024. At the meeting

held on 24 July 2024, the committee resolved to approve the application contrary to the Officer's recommendation on the grounds that the club is in financial difficulty and will be lost if the proposal is not approved which will result in the loss of jobs, the proposed landscaping works will improve the visual appearance of the locality and because it was considered that the site is not located in an open countryside location.

The Planning Development Manager in addressing the reasons cited for approving the application contrary to the Officer's recommendation confirmed that evidence of the club's financial position and the financial difficulties it is facing due to increased costs have been submitted following the committee's July meeting and the Planning Service is satisfied that sufficient justification has been provided to show that the club's financial future would be ensured through diversification. Notwithstanding, the application has to be considered on its planning merits and primarily, the proposal's landscape impact and its compliance with current policies. With regard to the proposed landscaping works, although the information provided in support of the application states that those works will be established within 5 years, the Council's Senior Planning Officer (Landscape and Trees) having reviewed the documentation is of the view that the planting proposed to mitigate the development would take 10 to 15 years to establish properly on a normal site and its growth would be affected by the site's open setting and exposure to high winds and salt air meaning the development would be visually obtrusive for a prolonged period of time. However, should the committee be minded to approve the application it is recommended that appropriate landscaping conditions be included to ameliorate the proposal's visual effects. In terms of the site's location, the site lies 150m away from the development boundary of Rhosneigr and therefore in planning terms is within an open countryside location as defined by Policy PCYFF 1. Following the committee's July meeting the applicant's agent was asked to provide details of the parking provision for additional vehicles during events and functions should the site be developed as proposed. The applicant's agent has confirmed that parking would be available near the practice area in the field to the rear of the application site and is sufficient for those times when the club is hosting occasional events, competitions and concerts and does not require a permanent solution. Despite the Planning Service sympathising with the club's situation and acknowledging its value as an asset within the community, this does not overcome the planning concerns in relation to the application and the recommendation remains one of refusal.

Councillor Douglas Fowlie spoke as a Local Member to say that the committee's members having visited the site will be aware that it is not in the open countryside although he recognised that officers are governed by how that is defined in planning policy. The site is surrounded by caravans, and there is a builder's yard, residential dwelling, sports club as well as the clubhouse, in the area. Parking concerns have been addressed so there are no highway issues arising. As regards policy, Councillor Fowlie referred to the policies which he thought relevant to the application as being PS1 (Welsh Language and Culture) which are thriving in the club supported by events and social activities; PS4 (Sustainable Transport Development and Accessibility) in promotion of tourism; PS6 (Alleviating and Adapting to the effects of Climate Change) – although it will take time for planting to establish that is the case with anything and if everyone took that attitude then no one would bother with anything; PS13 (Providing Opportunities for a Flourishing Economy) – the activities and events hosted by the golf club and its usage by local people promotes health and social wellbeing; AMG 5 (Local Conservation and Biodiversity); TRA 2 (Parking Standards) and TRA 4 (Managing Transport Impacts) – the Highways Service has raised no objections to the development. The main issues with regard to the application at the committee's July meeting were its location which he considered was not in open countryside and nothing in that regard had changed since July, and parking which has been addressed. He thought it impossible not to approve the application and he thanked the committee for its judgement in doing so at the July meeting.

Councillor Neville Evans also speaking as a Local Member and Portfolio Member for Leisure said that of those who had contacted him about the application only one person had raised objections with dozens having congratulated the committee for supporting the application and for recognising the club's importance to the local area. He referred to the historical significance of the golf club and its integral part in the tourism of the area and said that he would not be taking his portfolio responsibilities seriously if he opposed something that was part of the Island's leisure and tourism offering. He too questioned the designation of the location as being in open countryside and like Councillor Fowlie referred to the various facilities and development in the application site's locality and to the site's being surrounded by caravans. The application forms part of the golf club's approach to addressing its financial difficulties which includes diversification to bring in additional income to secure its future. He proposed that the Committee reaffirm its previous decision to approve the application contrary to the Officer's recommendation and was supportive of authorising the officers to discuss appropriate conditions with the applicant.

In responding to the Local Members' comments and the policies cited, the Planning Development Manager said that he could not see how the siting of storage containers would help tourism and that the proposed planting of trees despite taking some time to establish is especially important in mitigating the visual effects of the proposal. He reiterated that being outside the development boundary of Rhosneigr the proposal is considered to be in open countryside in planning policy terms. In acknowledging that the area is recognised for tourism he suggested that the siting of 44 containers in this area would introduce an industrial element to the area and might detract from the tourism offer.

Councillor Jeff Evans said that the golf club supports health and well-being, the community as well as tourism and that he was aware of a speaking event held recently at the club which was fully attended and had been very well received; those events would not happen should the committee reject and turn aside a club like this. He questioned whether the committee wanted to be seen as contributing to the demise of the golf club when it should be supporting such ventures. As previously shown by other speakers the club cannot be considered to be in open countryside even though planning policy may designate it as such, and that parking issues have also been addressed and overcome. He therefore seconded the proposal to approve the application.

Councillor R. Llewelyn Jones thought that that the arguments put forward by the Local Members as well as the officers were persuasive but he questioned what would happen if every business facing financial difficulties sought to keep the business going by siting containers on their premises. He thought that there were other ways of running the business and of helping the golf club than putting containers on site and that the golf club's business is running the golf club not filling containers. He questioned why the golf club is in financial difficulties and whether its charges are too high. The officers have made the point that the proposal will not fit into its environment and that the end result should not be to build an industrial estate in Rhosneigr. He proposed that the application be refused in accordance with the Officer's recommendation and was seconded by Councillor Trefor Lloyd Hughes, MBE.

The Planning Development Manager clarified that the golf club is well run and well managed and that the difficulties it is facing are due to a significant increase in costs including staffing and maintenance costs. The club is very popular and its fees are reasonable. The Planning Service has assessed the application from a planning perspective only and specifically the visual impact of the proposal on the landscape and surroundings.

In the ensuing vote on the application, the proposal to reaffirm the Committee's previous decision to approve the application contrary to the Officer's recommendation was carried by seven votes to three.

It was resolved to reaffirm the Committee's previous decision to approve the application contrary to the Officer's recommendation for the reasons given and to authorise the Officers to impose planning conditions on the consent as appropriate to include conditions with regard to landscaping works to ameliorate any visual impact.

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

The application was presented to the Planning and Orders Committee at the request of Local Members due to local and highway safety concerns. At its meeting held on the 24 July 2024 the committee resolved to undertake a site visit and this subsequently took place on 15 August 2024.

Public Speaker

Sioned Edwards, Cadnant Planning spoke for the application and referred to the planning merits of the proposal in terms of its compliance with policies, affordability and in meeting an identified and proven housing need in the area. A mix of housing is proposed with the majority comprising of two-bedroom houses and bungalows with one five-bedroom house to meet the specific needs of one family.

She spoke of the local concerns raised during the PAC period in relation to traffic issues specifically, visibility splays and the bus stop. Following further discussion with both the Highways Department and the Planning Officer changes have been made with regard to the bus stop and the scheme has been amended to reduce and reorientate unit 12 at the front of the site. These changes have improved the proposal and ensure that the amenities of the residents of Maes yr Orsedd are safeguarded in compliance with the SPG in relation to the design and setting of new development. Ms Edwards asked the committee to approve the application on the basis that it complies with both local and national policies and because it contributes towards addressing the need for affordable housing in Bodffordd.

The Planning Development Manager described the location of the proposal and confirmed the principle of residential development as referred to in the Officer's report, and cited Policy TAI 4 and Policy TAI 16 as applying to the application. Policy TAI 16 supports proposals for 100% affordable housing on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement providing they are small scale and are proportionate to the size of the settlement unless there is a demonstratable requirement for a larger site. A Housing Need Survey conducted in 2020 found there was a need for affordable housing in Bodffordd with particular demand for two- and three-bedroom properties for social or intermediate rent, the need having also been corroborated by the Housing Service. The housing provision in Bodffordd the details of which are provided in the Officer's report would not be exceeded by the proposed development and is therefore compliant with Policy TAI 16. The Housing Service has also confirmed that the proposed housing mix is acceptable and meets local needs as per Policy TAI 8.

The main concerns locally regarding the proposal are in relation to highway safety given that Bodffordd is a busy village with a volume of traffic flowing through it with the local primary school situated close to a nearby junction. The Highways Service has raised no objections to the scheme confirming that visibility splays are sufficient and that the parking provision for the development is appropriate. Consequently it is not considered the proposal will directly exacerbate the existing traffic situation. The bus stop is to be re-located some 2.5m towards Capel Sardis and will be re-orientated to ensure a clear visibility splay in exiting the proposed development site. The site is considered to be in a sustainable location being in

the centre of the village and close to a bus stop. Should the application be approved, a section 106 agreement will be required to secure the affordable housing provision as well as a financial contribution of £73,542 towards Ysgol Bodffordd and £4,623.03 for the provision of a children's informal play space and equipped play spaces. The distance between the proposed development and nearby properties is acceptable and a 2m fence will be erected to ensure that residential amenities are preserved. While drainage and flooding concerns have also been expressed, Dwr Cymru and Natural Resources Wales have raised no objections to the proposal which will in any case require SUDS approval. Although 31 letters of representation have been received as well as 4 online comments citing a number of concerns it is considered that the proposal has addressed those concerns and the recommendation is therefore one of approval subject to planning conditions and financial contributions and to authorising officers to amend and/or add to the conditions as necessary.

Councillor Non Dafydd spoke as a Local Member and referred to her familiarity with the area and village. She said that three public meetings had been held in Bodffordd because of concerns about the application which she and Councillor Dylan Rees had attended. Heavy vehicles from Gwyndy quarry, farming vehicles as well as local vehicles and school traffic pass regularly in addition to buses collecting pupils and students for secondary school and for Coleg Menai. Councillor Non Dafydd referred to particular concerns regarding the access to the proposed development and she questioned the wisdom of siting it in such a hazardous location on a busy highway between two junctions. A popular electrical shop is also located in the area and makes and receives large deliveries; customers to the shop as well as visitors to Scotland Terrace park their vehicles forward facing with the rear of their vehicles hanging over the white line denoting the highway. She said that during the site visit she took a number of photos to show that every passing vehicle large or small had to go into the middle of the road across the broken white line to get by the vehicles parked outside the electrical shop which is not unusual and is a daily occurrence. The addition of 15 new houses will lead to more vehicles and people in the area meaning she could not support an application in an area with so much heavy traffic and no proposed pedestrian crossing and no additional parking provision to alleviate parking issues in the village. She referred to issues with the re-location and reorientation of the bus stop and said notwithstanding the need for housing, new development should be in appropriate and safe locations. With vehicles parking in every corner of the village bollards have had to be placed on the pavement to stop vehicles mounting the pavement on turning at the junction. She asked the committee to consider public safety and to refuse the application.

Councillor Dylan Rees, a Local Member read out a statement by Barbara Rowlands setting out the concerns and objections of Bodffordd residents living close to the proposed development. These were in relation to the road and entrance directly on to the very busy B5109 which is made more difficult by vehicles parked along Scotland Terrace to the south and high street to the north; lack of visibility to the north and speed of traffic, and the number of heavy lorries and farm vehicles which would not be able to brake easily. Although the Highways Service has said that there have been no accidents in the area in the last few years Bodffordd residents are aware of a trailer tipping onto a parked car, walls damaged and a moped badly damaged after a hit and run accident. The site entrance is close to school pick up points with children milling around, and crossing the road is hazardous; extra vehicles from the new development is not going to help the situation. With regard to housing need, although it has been said that there is a proven need for affordable units in this location only one from the 43 applicants for housing in the Bodffordd area specifies Bodffordd as a first choice with people from the locality preferring Llangefni for its facilities. Additionally, the bus service has been severely curtailed from when the plans were drawn. Further concerns relate to drainage and the risk of flooding to some bungalows in Maes yr Orsedd; sewerage works are old raising questions about their capacity to cope with the new development. The proposed 2m fence on top of the height of the land will create a boundary of 3 to 4m affecting the light and direct sunlight to Maes yr Orsedd bungalows. The land is

described as Grade 2 agricultural land and is more important for farming than housing development. The committee is asked to refuse the application on the basis of these concerns.

Councillor Paul Ellis, also a Local Member said that although he was originally against the application, he had changed his mind since the closure of the primary school in Talwrn and its impact on the local community. He thought it important to keep communities alive and to keep families within those communities. Housing is in short supply especially in villages and he was therefore of the view that the proposal should be approved and that communities need to be preserved and families helped to stay within them.

In responding to the issues raised by the Local Members, the Planning Development Manager advised that it is important to note that it is not the responsibility of the proposed development to alleviate existing impacts in the village by providing additional parking provision for example which is matter that should be addressed separately with the Highways Service. The proposal provides visibility splays and parking provision that are appropriate for the development and does not of itself add to existing concerns. The location is considered appropriate being in the centre of the village and is sustainable with a bus stop immediately outside the site. There is a proven need for affordable housing in this and other areas as emphasised in correspondence to the Housing and Planning Services from the Welsh Government's Minister for Housing and Planning with local authorities expected to facilitate efforts to address this need and help meet national targets. While only one of the 43 applicants on the affordable housing register has noted Bodffordd as a first choice there are a further 36 applicants on the Tai Teg register thereby underlining the need for affordable housing in the area. As previously reported the statutory consultees are satisfied with the proposal from a drainage and flooding perspective and no instances of flooding have been recorded in this area. A SUDS approval will be required for surface water drainage. The plans show two water basins on site for foul water as well as a pump.

Councillor Jackie Lewis referred to the efforts that had been made to keep the local primary school open in Bodffordd and to the importance therefore of ensuring sufficient homes for local families. While she accepted the need for affordable housing in the area as confirmed by the Housing Service, she asked for further information about the traffic and parking situation in the area and whether a traffic assessment has been carried out.

The Group Engineer (Development Control and Traffic Management) advised that as part of assessing the application the Highways Service has assessed the visibility splay from the site access and is satisfied with the scheme considering the 20mph speed limit. The onsite parking provision has also been assessed and found to be compliant with parking standards. The Highways Service is not able to propose that new parking provision be created as part of the application to address the issue of parking generally in Bodffordd. However, on-road parking can be an effective way of reducing traffic speed. The Highways Service is aware of issues at the junction towards Llangwyllog and has put bollards in place to prevent heavy vehicles mounting the pavement. He confirmed that the application is acceptable to the Highways Service.

Councillor R. Llewelyn Jones referred to the local concerns around highway safety which he thought were serious and sought assurances both in this regard and in respect of consultation with local members in relation to those concerns and the remedial measures proposed. He felt the committee should be provided with a further report to demonstrate that everything has been done to address the concerns around highway safety.

The Planning Development Manager advised that the Planning Service consults with statutory consultees, the community council, local members, and the public on each planning application and listens to any concerns raised. The Highways Service has provided

a professional opinion in relation to highway issues and confirms that for this development the visibility splay and parking provision proposed are acceptable. Planning officers consider representations made along with the expert views of statutory consultees and make a recommendation on that basis. He confirmed that a meeting with local members has not been held and has not been requested.

Councillor Jeff Evans said that he supported the application based on the need for housing in this area and the Highways Service's evaluation of the traffic and parking situation. He commented that parking issues can be due to inconsiderate parking and that it is up to drivers to park in such a way that does not cause inconvenience to others as when vehicles are parked forward facing with the rear of the vehicle jutting into the road.

Councillor Geraint Bebb proposed that the application be approved in accordance with the Officer's recommendation and was seconded by Councillor Jackie Lewis. Councillor R. Llewelyn Jones proposed that the application be refused contrary to the Officer's recommendation. There was no seconder to the proposal.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions set out therein and to the signing of a S106 agreement to secure the provision of affordable housing along with education and open spaces financial contributions. To authorise Officers to amend and/or add to the conditions as necessary.

7.4 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 regarding the scale of the proposal and its environmental impacts with particular concern in respect of the Afon Braint. At its meeting held on 24 July 2024, the committee resolved to conduct a site visit which was subsequently carried out on 15 August 2024.

The Planning Development Manager reported that the application is 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. The agent states 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 of age. The proposed shed is large in scale with an external footprint of 2220m² and its dimensions are as noted in the Officer's report. The agricultural holding itself is very large extending to over 650 acres with another 250 acres of nearby land being rented by the farm. There is limited indoor accommodation for the number of stock held by the enterprise and the area proposed for the shed is already developed with cubicles for cattle. The Planning Service is therefore satisfied that the development is justified and is commensurate with the needs of the enterprise.

Given the scale of the proposed shed its visual impact and integration into the wider landscape is imperative to the overall acceptability of the scheme. The location of the application site in a flat plain which is flanked to the east and west by higher wooded ground as well as its setting some 600m back from the public highway means that the shed would not be seen as a dominant feature of the landscape. Additionally the shed will be seen as part of the existing farm complex and will not therefore introduce any new visual impacts or exacerbate existing visual impacts such as to warrant refusal.

The main concern locally regarding the proposal was its potential environmental impacts. The scheme will not increase the number of animals on the holding but will better

accommodate the existing stock and as such there will not be any increase in pollutants generated by the farm. The area proposed for the shed is already used to house animals and as a loafing yard with cubicles for cattle. The roofing of this area will prevent rain from washing over manure and will improve the farm's manure management. The application submission was accompanied by details of slurry calculations and storage capacity which were assessed and considered acceptable by NRW which has raised no objections. In light of NRW's assessment and the proposal's location and setting in the landscape, the development is considered acceptable and is recommended for approval.

Councillor Dafydd Roberts, a Local Member said that his initial concerns regarding the scale and visual impact of the proposal have been allayed by the information presented as the proposal does not involve increasing the number of animals on the farm and so the impact will be reduced. Councillor Alwen Watkin also a Local Member concurred with Councillor Roberts.

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

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

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/2023/173 – Full application for the change of use of the former public house (Use Class A3) to a residential facility (Use Class C2) together with alterations and extensions at Mostyn Arm, St. George's Road, Menai Bridge

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

The Chair announced that Local Member, Councillor Sonia Williams who could not be present at today's meeting had requested with supporting reasons, that the Committee's members visit the application site.

Councillor Trefor Lloyd Hughes, MBE proposed, seconded by Councillor Alwen Watkin, that a site visit be conducted.

It was resolved that a site visit be undertaken in accordance with the Local Member's request.

12.2 VAR/2024/40 – 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/2022/236 (erection of 7 business units) so as to amend the wording of these conditions and insert a new phasing plan at the former Peboc, Llangefni

The application was presented to the Planning and Orders Committee as it is made by the Isle of Anglesey County Council.

The Planning Development Manager reported that the reason behind the proposal is to re-word the relevant conditions to enable the County Council to develop the site in phases as described in the report. The original consent is structured in such a way as to require the submission of all details for the LPA's approval prior to any works commencing on site. Amending the conditions as proposed will allow the Council to clear and remediate the site before submitting detailed design elements for the business units. Given the deteriorating condition of the former Peboc site which has remained empty for a length of time and its negative visual impact on the business park and town of Llangefni the application is considered reasonable and acceptable. There has been no change in policy since the last permission was approved and it is considered that the proposal complies with the appropriate policies. The recommendation is to approve the application.

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

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions as set out therein and to the receipt of adequate ecological information to address the Council's ecology officer comments. To delegate to the Officers the authority to determine the application once the outstanding ecology information has been submitted and to allow for any pre-commencement conditions to be dealt with via delegated powers.

12.3 FPL/2022/289 – Full application for the demolition of the existing dwelling together with the erection of a new dwelling and garage together with associated works at Ynys Y Big, Beaumaris Road, Glyngarth, Menai Bridge

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

The Chair announced that Local Members, Councillors Carwyn Jones and Alun Roberts who could not be present at today's meeting had requested with supporting reasons, that the Committee's members visit the application site.

Councillor Geraint Bebb proposed, seconded by Councillor Alwen Watkin, that a site visit be conducted.

It was resolved that a site visit be undertaken in accordance with the Local Members' request.

13. OTHER MATTERS

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

As the application site is a property owned by the Council, the Planning and Orders Committee was informed that the application was determined on 14 August 2024 as permitted development.

The information was noted.

**Councillor Ken Taylor
Chair**

PLANNING SITE VISITS

Minutes of the meeting held on 18 September, 2024

PRESENT:	Councillor Ken Taylor (Chair) Councillors Geraint Bebb (for application 1), Neville Evans, Glyn Haynes, John I. Jones, R. Llewelyn Jones, Jackie Lewis.
IN ATTENDANCE:	Planning Development Manager (RLIJ) Senior Planning Officer (JR) Group Engineer (Development Control and Traffic Management (AR)
APOLOGIES:	Councillors Dafydd Roberts, Robin Williams, Alwen Watkin, Liz Wood.
ALSO PRESENT:	Local Members: Councillors Dyfed Wyn Jones and Sonia Williams (for application 1), Councillor Alun Roberts (for application 2)

1. FPL/2023/173 – Full application for the change of use of the former public house (Use Class A3) to a residential facility (Use Class C2) together with alterations and extensions at Mostyn Arm, St. George’s Road, Menai Bridge

The Planning Officer presented the application to members of the Planning and Orders Committee. The application site was viewed from St. George’s Road.

2. FPL/2022/289 – Full application for the demolition of the existing dwelling together with the erection of a new dwelling and garage together with associated works at Ynys Y Big, Beaumaris Road, Glyngarth, Menai Bridge

The Planning Officer presented the application to members of the Planning and Orders Committee. The application site was viewed from within the curtilage of the property. Members were shown where the rear wall of the proposed dwelling would be sited which had been marked with metal pegs.

**Councillor Ken Taylor
(Chair)**

Planning Committee: 02/10/2024

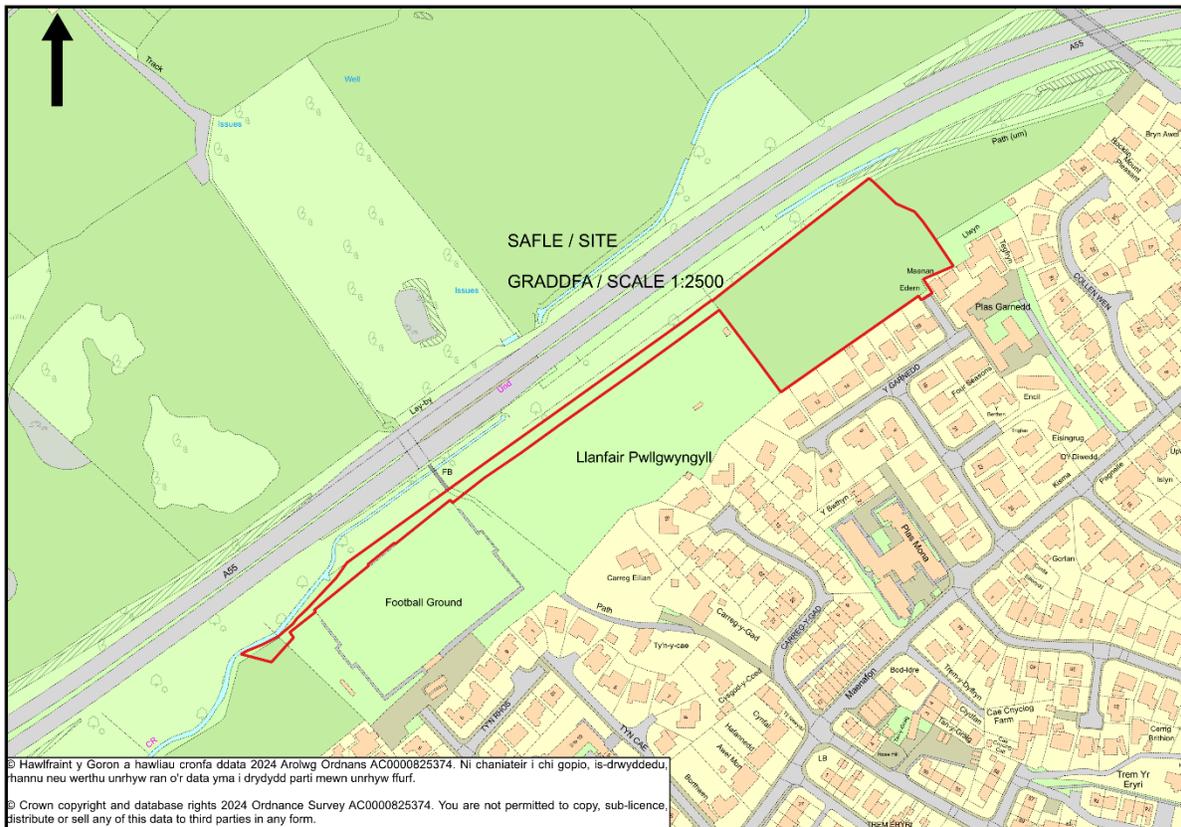
6.1

Application Reference: FPL/2024/76

Applicant: Clwyd Alyn Housing Ltd & Du Construction Ltd

Description: Full application for the erection of 27 affordable dwellings, construction of internal access road, diversion of public right of way, creation of a landscaping bund, erection of acoustic fence and associated works on

Site Address: Land North of, Y Garnedd, Llanfairpwll.



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

Recommendation: Site Visit

Reason for Reporting to Committee

To enable members to view the site and its surroundings.

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Planning Committee: 02/10/2024

7.1

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.

At the meeting held on the 4th September 2024, members resolved to visit the site. The site visit took place on the 18th September 2024 and members will now be familiar with the site.

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.
Priffyrdd 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 18 representations had been received, 8 in objection and 10 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 – Caniatu/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 – Caniatu/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.

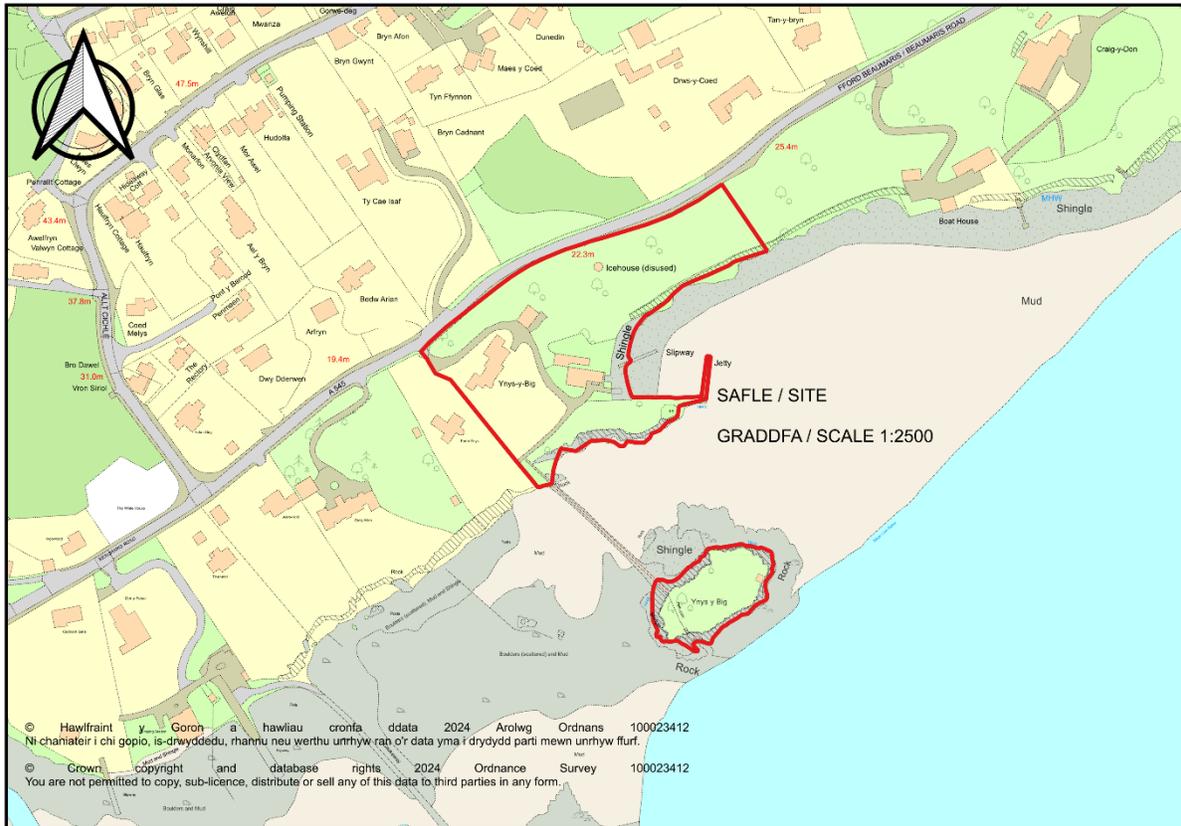
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: 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.

At the meeting held on the 4th September 2024, members resolved to visit the site. The site visit took place on the 18th September 2024 and members will now be familiar with the site.

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 system 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 system 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/overlapping of the tidal defences;
 - iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.
9. Exceptionally, when a recently or inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

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

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: 02/10/2024

12.1

Application Reference: FPL/2024/105

Applicant: ClwydAlyn Housing Ltd & DU Construction Ltd

Description: Full application for the erection of 30 residential dwellings (100% affordable housing units), alterations to existing access, creation of new access and internal access road together with associated works at

Site Address: Land to the North-East of Gwel y Llan, Llandegfan



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member, Councillor A Roberts due to local concerns.

Proposal and Site

The proposal is for the erection of 30 affordable dwellings, comprising of a mix of social rented and intermediate housing. Access to the site will be via Gwel y Llan and Gwel Eryri residential estate. The scheme includes four one-bedroom flats, 13 two-bedroom houses, 8 three-bedroom properties, 1 four-bedroom house and four two-bedroom bungalows.

The site is a rectangular parcel of land and borders the private residential estates known as Gwel y Llan and Gwel Eryrii in the settlement of Llandegfan which is defined as a Local Village under Policy TAI 4 of the Anglesey and Gwynedd Joint Local Development Plan. The site lies outside the development boundary of Llandegfan however the south-west and south-eastern boundary of the application site lies immediately adjacent to the development boundary. A public right of way runs through the application site and along the access track to the site which lies between the residential properties known as 6 and 7 Gwel y Llan.

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 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 6: Water Conservation
Policy 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 - Maintaining and Creating Distinctive and Sustainable Communities - July 2019
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Planning and the Welsh Language (2007)
Supplementary Planning Guidance - Affordable Housing (2004)

Strategic Policy PS 17: Settlement Strategy

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gary Pritchard	No response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Requested that the developer pay a financial sum towards improvements to two existing footpaths in the locality
Cynghorydd Carwyn Jones	No response
Cynghorydd Alun Roberts	Call-in due to local concern
Cyngor Cymuned Cwm Cadnant Community Council	Object - main issues were unacceptable extension to the village, biodiversity and highway safety. These issues are addressed in the Main Planning Considerations Section of the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Following receipt of additional biodiversity measures confirmed that the scheme was acceptable
Priffyrdd a Trafnidiaeth / Highways and Transportation	Confirmed that the proposal was acceptable.
Ymgynghorydd Tirwedd / Landscape Advisor	Requested additional information in regards Arboricultural Impact Assessment. No response received following receipt of additional information
Polisi Cynllunio / Planning Policy	Provided guidance on relevant policies
Swyddog awyr dywyll / Dark skies officer	No response
Dwr Cymru/Welsh Water	Recommended conditional approval
Strategol Tai / Housing Strategy	Provided details of number of people on housing waiting list
Iechyd yr Amgylchedd / Environmental Health	Provided environmental and contaminated land guidance
Draenio / Drainage	No response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Gwasanaeth Addysg / Education Service	Requested financial contribution towards Ysogl Llandegfan
Betsi Cadwaladr University Health Board	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
SP Energy Networks	No response
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No response

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. The latest date for the receipt of any representation was 07/06/2024. At the time of writing this report 12 web comments and 12 letters of representation had been received at the department. Seven of the web comments were in support of the application and the remaining 5 web comments and 12 letters of representation raised objections to the scheme. The main issues raised in objection to the proposal can be summarised as follows;

- i. Highway safety
- ii. Local school and doctors' surgery cannot cope with the additional population
- iii. Too many holiday lets in the village which is why there is a need for additional housing
- iv. Loss of land and biodiversity features and will have an impact on environment and wildlife
- v. Loss of sunlight, privacy/overlooking
- vi. Light and noise pollution
- vii. Impact on character of village
- viii. Flood risk
- ix. Outside development boundary
- x. Scale of development too large for village
- xi. Works undertaken to trees on the site before the submission of the application

Other issues were also raised that are not material planning considerations. In response to the issues raised I would comment as follows;

- i. The Highway Authority has been consulted and has raised no objection to the development.
- ii. The Education Department has been consulted and has confirmed that if the development is to go ahead a financial sum of £?? is required towards
- iii. The application is for the residential development of the site to construct 30 affordable units and not holiday lets.
- iv. This matter is addressed under the Biodiversity and Ecology section in the main body of the report.
- v. This matter is addressed under the Impact on neighbouring properties section in the main section of the report.
- vi. Whilst it is acknowledged that noise disturbance will take place during the construction stage this will be short term only. In response to light pollution any external lighting will need to comply with current Biodiversity enhancements.
- vii. The proposal is for the erection of 30 affordable dwellings and is located adjoining two residential estates. The proposal is for the erection of bungalows and two storey dwellings and respects the character of the pattern of development in the locality.
- viii. The application has been referred to Welsh Water, Natural Resource Wales and our Drainage Section and no concern/objection has been raised to the development.
- ix. I confirm that the site lies outside the development boundary of Llandegfan however in accordance with Policy TAI 16 the proposal is for the erection of 30 affordable housing.
- x. Llandegfan is a village with a local primary school and shop. The village is served by public transport and is in close proximity to Menai Bridge. It is considered that the scale of the development is suitable for the village.
- xi. Some works have been undertaken to trees along the boundary of the site however these trees were not protected by a Tree Preservation Order and did not require planning permission for the works.

The 7 web comments in support of the application can be summarised as follows;

- i. There is a need for houses for local people.
- ii. Will create job opportunities
- iii. Will provide future housing for youngsters

Relevant Planning History

No previous site history

Main Planning Considerations

i. Principle of residential development - Llandegfan has been identified as a Local Village under Policy TAI 4 of the Joint Local Development Plan (JLDP). The application site lies outside of the development boundary however the south-west and south-eastern boundary of the development lies immediately adjacent to the development 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 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. As stated above the site lies immediately adjacent to the development boundary 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.

The indicative supply level for Llandegfan over the Plan period is 27 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period of 2011 to 2023, a total of 11 units have been completed in Llandegfan. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2023 stood at 4 units). This means that at the proposed development would exceed the indicative provision in the settlement.

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

A copy of the Housing Needs Survey Report has been submitted in support of the application and the Housing Section has confirmed that there are people registered on the Social Housing Register and Tai Teg Affordable Housing Register.

Policy PS 17 states that housing development will be distributed in accord with the settlement strategy based on a settlements level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. ..." Paragraph 6.4.24 of the JLDP states that "...Comparatively less development is promoted to these Villages in order to protect their character and to support community need for housing or for local need affordable housing..."

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 and flats.

The Education Department have confirmed that should the proposal be approved they will be required to pay a financial contribution of £122,570 towards facilities at Ysgol Llandegfan.

As the proposal consists of 30 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 £4,831.38 for the provision of children's informal play space and equipped play spaces.

ii. Highway considerations and sustainability - Concern has been raised by members of the public that the additional traffic generated by the proposal will have an impact on highway safety. Whilst it is acknowledged that access to the site is via Gwel Eryri and Gwel y Llan residential estate however the Highway Authority have been consulted and raised no objection to the proposal.

The site is located within the settlement of Llandegfan which has a primary school and local shop. The village is also on the public network route to the nearby settlements of Beaumaris and Menai Bridge. The site is therefore considered to be located in a sustainable location.

As a Public Right of Way (PRoW) runs through the site at present works are required to divert the footpath in order that it runs along the pavement within the site. The Highway Authority have requested that the developer pay a financial contribution towards improvements to two PRoW in the locality of the site. No details of the sum required has been received to date.

iii. Impact on neighbouring properties - Members of the public have raised concerns that the residential development of the site will result in the loss of privacy and light to the existing properties. The rear gardens of the existing dwellings on Gwel y Llan estate back onto the application site. The proposed dwellings located along the boundary with the properties on Gwel y Llan estate (7 - 14 Gwel y Llan) will be single storey dwellings. The recommended distance from a side elevation to the boundary of the site, as recommended in Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (SPG) is 2.5 metres and whilst the property to the rear of 7 and 8 Gwel y Llan will be 2.33m away from the boundary. The propose dwelling located to the rear of 10 and 11 Gwel y Llan will be located 3m away from boundary of the site, and the proposed dwelling to the rear of 12 and 14 Gwel y Llan will be located between 3.3 and 3.6 metres away from the boundary of the site. Due to the fact the proposed dwellings are to be single storey, that a 1.8m fence will be erected along the boundary of the site and that the properties on Gwel y Llan estate are situated between 11 and 3 metres away from the boundary with the site it is not considered that the amenities currently enjoyed by the occupants of 7 - 12 Gwel y Llan.

There is a distance of 9.6 m between the gable of the proposed dwelling and gable of 23 Gwel Eryri. There are no windows proposed in the gable of the new dwelling and therefore the proposal complies with the distances recommended in Supplementary Planning Guidance.

There is a distance of 15.5m between the rear of the dwellings proposed along the side of 24 Gwel Eryri. These distances exceed the recommended distances recommended in the SPG.

The proposed dwellings to the rear of 5 and 6 Gwel y Llan comply with the distances recommended in the SPG (main to boundary).

Due to the above it is not considered that the residential development of the land will have a negative impact on the amenities currently enjoyed by the occupants of the dwellings.

iv. Drainage and flooding issues - Concern has been raised that the proposal may lead to further flooding to the neighbouring properties. Welsh Water, Natural Resource Wales and our Drainage Section have been consulted and raised no objection to the proposal. The development will be subject to SUDS approval which will ensure that the surface water should not run to the neighbouring properties.

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

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

Members of the public have raised concerns that the residential development of the site will result in the loss of land and biodiversity features and will have an impact on environment and wildlife. The scheme includes biodiversity enhancement including bat, bird and bee bricks, hedgehog holes in the proposed fencing, new trees and hedging. The proposed landscaping works have been forwarded to our Ecological Advisor and following receipt of additional and amended landscaping details 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 Section 106 Agreement for the provision of affordable housing, financial contribution towards education facilities, open spaces and a financial contribution for the improvement of public right of way in the locality

(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) No development shall take place until details of a scheme to divert the public sewer crossing the site have been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design outlining the measures taken to secure and protect the structural condition and ongoing access of the public sewer. No other development pursuant to this permission shall be carried out until the approved diversion scheme have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public sewer and avoid damage thereto

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

Reason: To ensure the dwellings are retained as affordable dwellings

(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.

(06) The site shall be landscaped strictly in accordance with Landscape General Arrangement - GYL-FLA-XX-XX-D-L-1001 Rev P07 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

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

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

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

(08) 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:

**GYL-SAL-01-ZZ-DR-A-001 - Rev. PS - Location plan
GYL-SAL-01-ZZ-DR-A-0003 - Rev. P16 - Proposed site plan
GYL-SAL-05-ZZ-DR-A-0044 - Rev. P3 - Proposed plans and elevations - 7p4b
GYL-SAL-04-ZZ-DR-A-0042 - Rev. P3 - Proposed plans and elevations - 5p3b
GYL-SAL-03-ZZ-DR-A-0041 - Rev. P3 - Proposed plans and elevations - 4p2b
GYL-SAL-02-ZZ-DR-A-0031 - Rev. P2 - Proposed bungalow plans and elevations 3p2b
GYL-SAL-06-ZZ-DR-A-0050 - Rev P2 - Proposed plans and elevations 2b1p
GYL-SAL-01-ZZ-DR-A-0007-Rev. P8 - Proposed 3d ariel view
GYL-SAL-01-ZZ-DR-A-0008 - Rev. P5 - Proposed 3d views
GYL-SAL-01-ZZ-DR-A-0006 - Rev. P4 - Proposed site elevations
GYL-SAL-01-ZZ-DR-A-0004 - Rev. P8 - Proposed boundary plan
GYL-FLA-XX-XX-D-L-1002 - Rev. P07 - Detailed planting plan
GYL-FLA-XX-XX-D-L-1001 - Rev. P07 - Landscape general arrangement
GYL-SAL-01-ZZ-Dr-A-0005-Rev. P3 - Proposed site sections
S2-292-002-Rev. P03 - Trial pit locations
S2-292-005-Rev.P03 - Proposed areas plan
S2-292-006-Rev. P03 - Drainage layout
S2-292-007-Rev. P04 - SAB Agreement layout
S2-292-008-Rev. P01 - Proposed Section 185 Drainage layout
S2-292-012-Rev. P05 - Proposed off-site surface water drainage layout
S2-292-014-Rev. P02 - Proposed external levels
S2-292-015-Rev. P01 - Public footpath diversion layout
Preliminary Ecological Survey - Eco-scope
Housing Need Survey - Rural Housing Enabler
Welsh Language Impact Assessment - Cadnant Planning**

Design, Access and Planning Statement - Cadnant Planning
Pre-application Consultation Report - Cadnant Planning
Aboricultural Impact Assessment and Method Statement - Tree Solution
Green Infrastructure Statement - fenton-reece

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.

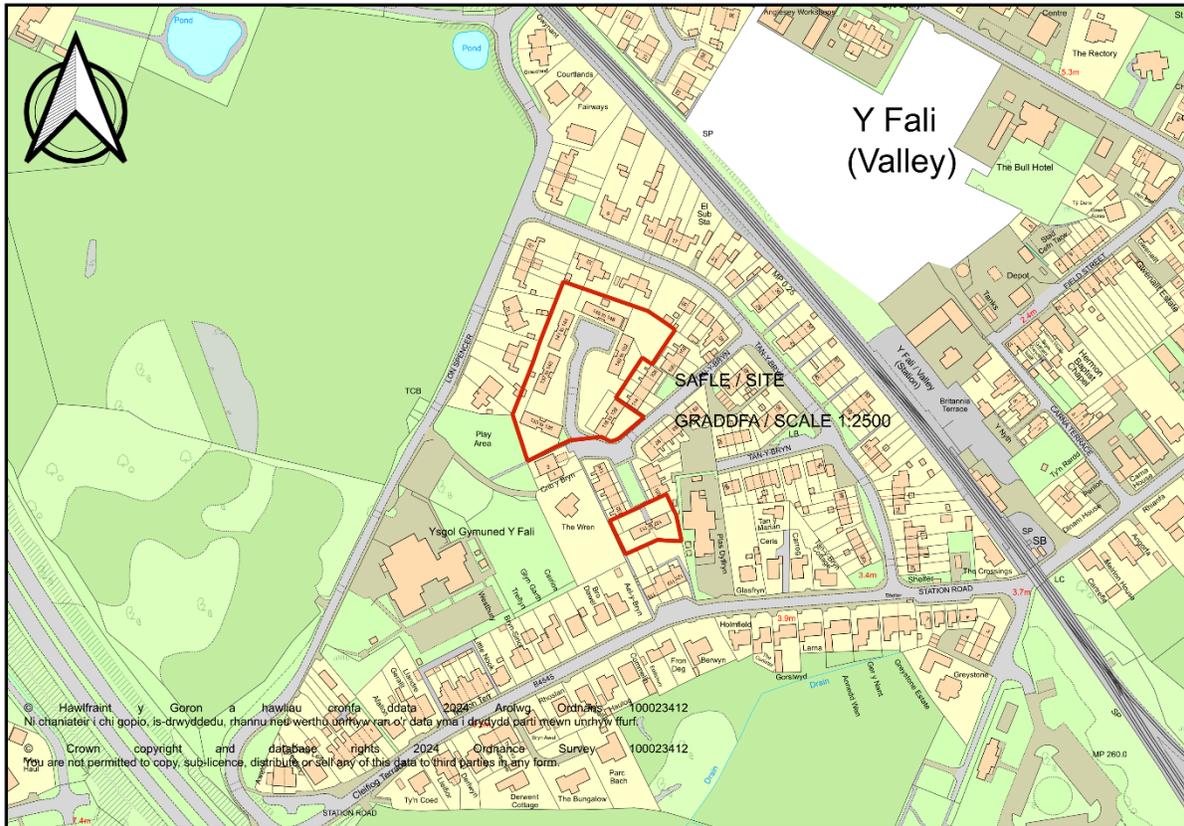
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/7

Applicant: Head of Housing Services

Description: Full application for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works at

Site Address: 107-113, 116-122, 133-152 Tan y Bryn Estate, Valley



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application relates to seven blocks of flats on the Tan y Bryn Estate, within the development boundary of Valley as defined by the Joint Local Development Plan.

The application presented is for renovation works to the existing flats, installation of solar panels on the roofs together with hard landscaping and associated works.

Key Issues

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

Policies

Joint Local Development Plan

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 7: Renewable Energy Technology
Policy TRA 4: Managing Transport Impacts

Isle of Anglesey AONB Management Plan 2023-2028

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gwilym O Jones	No response received.
Cynghorydd Ken Taylor	No response received.
Cyngor Cymuned Y Fali / Valley Community Council	No response received.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the proposal. Requested a construction traffic management plan (CTMP) as a condition and provided highways informatives. Satisfied with the CTMP submitted.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 02/09/2024. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

No relevant planning history.

Main Planning Considerations

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

Proposal and Site

The application relates to seven blocks of flats on the Tan y Bryn Estate, within the development boundary of Valley as defined by the Joint Local Development Plan.

The application presented is for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works.

The applications' main issues are:

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

i. Siting and Design

The application proposes to renovate the existing flats, install solar panels on the roofs together with external landscaping works. The external renovation works to the flat blocks consist of external wall insulation, slate roofs and new windows and doors. These measures will improve and modernize the external appearance of the flats, which will be finished to a high-quality standard utilising materials appropriate to its surroundings.

Thirty-two solar panels will be installed on the roof of each flat block, on either the front or rear elevation depending on which elevation receives the most sunlight. This will improve the sustainability of the properties and will provide a renewable energy source. This is in line with strategic policy PS 7 which states that the Council will promote renewable energy technologies within development proposals which support energy generation.

The external landscaping will see the removal of the existing boundary treatments that consist of chain link fences, timber panels and steel railings. New 1.8m high timber fences will be installed, together with new concrete paths and bin stores. This will improve the visual appearance of the site and the area, complying with policy PCYFF 3. Most of the work proposed as part of this application would be considered permitted development if the properties were dwellinghouses as opposed to flats.

ii. Impact on Adjacent Residential Properties

The application site is located in a built-up area, with several neighbouring properties in the vicinity, including the residents of the flat blocks. The application proposes works to improve and modernize the properties, making them more sustainable, which will improve the amenity of the tenants. The proposed works, which will visually improve the area, are not considered to cause any negative impact to the privacy and amenities of nearby residential properties, complying with policy PCYFF 2.

iii. Ecology and AONB

Two bird boxes will be installed on each block of flats to ensure overall biodiversity enhancement as part of the development, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has also been submitted with the application. This will ensure compliance with the changes to Chapter 6 of Planning Policy Wales.

The application site is located within the Isle of Anglesey Area of Outstanding Natural Beauty (AONB). Due to the small-scale nature of the application, which will lead to visual improvements to the buildings and the area, it is not considered to have any impact upon the designated area.

iv. Highways

Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. The highways department are satisfied with the construction traffic management plan that has been submitted, ensuring that highway safety is not affected during the construction.

Conclusion

This application proposes renovation works to the existing flats, installation of solar panels on the roofs and landscaping works. The proposed development will improve the visual appearance of the site and surrounding area, improving the sustainability of the properties and providing a renewable energy source. The development is not considered to impact the privacy and amenities of neighbours and biodiversity enhancement will be provided as part of the scheme.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

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

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

- CPF 12422 LP 01 - Location plan
- CPF 12422 ELEV 01P - Proposed elevations block 1
- CPF 12422 ELEV 02P - Proposed elevations block 2
- CPF 12422 ELEV 03P - Proposed elevations block 3
- CPF 12422 ELEV 04P - Proposed elevations block 4
- CPF 12422 ELEV 05P - Proposed elevations block 5
- CPF 12422 ELEV 06P - Proposed elevations block 6
- CPF 12422 ELEV 07P - Proposed elevations block 7
- CPF 12422 DT 01 - Proposed timber fence
- CPF 12422 EW 08P - Proposed site plan block 1
- CPF 12422 EW 09P - Proposed site plan block 2
- CPF 12422 EW 10P - Proposed site plan block 3
- CPF 12422 EW 11P - Proposed site plan block 4
- CPF 12422 EW 12P - Proposed site plan block 5
- CPF 12422 EW 13P - Proposed site plan block 6
- CPF 12422 EW 14P - Proposed site plan block 7

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

(03) Within 3 months of the completion of the development hereby approved the swift boxes shown on the proposed elevations shall be installed and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AMG 1, AMG 5, PCYFF 2, PCYFF 3, PS 5, PS 6, PS 7, TRA 4

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

Application Reference: FPL/2024/78

Applicant: Head of Housing Services

Description: Full application for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works at

Site Address: Bron Heulog Flats, Valley



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application site is a block of flats located on the Bron Heulog Estate, within the development boundary of Valley as defined by the Joint Local Development Plan.

The application presented is for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works.

Key Issues

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

Policies

Joint Local Development Plan

- Policy AMG 5: Local Biodiversity Conservation
- Policy PCYFF 2: Development Criteria
- Policy PCYFF 3: Design and Place Shaping
- Strategic Policy PS 5: Sustainable Development
- Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
- Strategic Policy PS 7: Renewable Energy Technology
- Policy TRA 4: Managing Transport Impacts

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the proposal. Requested a construction traffic management plan (CTMP) as a condition and provided highways informatives. Satisfied with the CTMP submitted.
Cynghorydd Gwilym O Jones	No response received.
Cynghorydd Ken Taylor	No response received.
Cyngor Cymuned Y Fali / Valley Community Council	No response received.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 02/09/2024. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

49LPA548/DC - Conversion of 4 flats into 6 flats together with alterations and extensions thereto at Bron Heulog, Valley. No objection 12/10/1987.

Main Planning Considerations

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

Proposal and Site

The application site is a block of flats located on the Bron Heulog Estate, within the development boundary of Valley as defined by the Joint Local Development Plan.

The application presented is for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works.

The applications' main issues are:

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

i. Siting and Design

The application proposes to renovate the existing flats, install solar panels on the roofs together with external landscaping works. The external renovation works to the flat blocks consist of external wall insulation, slate roofs and new windows and doors. These measures will improve and modernize the external appearance of the flats, which will be finished to a high-quality standard utilising materials appropriate to its surroundings.

Twenty-four solar panels will be installed on the roof of the property, on the front and side elevation to maximize sunlight. This will improve the sustainability of the properties and will provide a renewable energy source. This is in line with strategic policy PS 7 which states that the Council will promote renewable energy technologies within development proposals which support energy generation.

The external landscaping will see the removal of the existing boundary treatments that consist of chain link fences, timber panels and steel railings. New 1.8m high timber fences will be installed, together with new concrete paths. This will improve the visual appearance of the site and the area, complying with policy PCYFF 3. Most of the work proposed as part of this application would be considered permitted development if the properties were dwellinghouses as opposed to flats.

ii. Impact on Adjacent Residential Properties

The application site is located in a built-up area, with several neighbouring properties in the vicinity, including the residents of the flat blocks. The application proposes works to improve and modernize the properties, making them more sustainable, which will improve the amenity of the tenants. The proposed works, which will visually improve the area, are not considered to cause any negative impact to the privacy and amenities of nearby residential properties, complying with policy PCYFF 2.

iii. Ecology and Biodiversity

Two bird boxes will be installed on the property to ensure overall biodiversity enhancement as part of the development, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has also been submitted with the application. This will ensure compliance with the changes to Chapter 6 of Planning Policy Wales.

iv. Highways

Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. The highways department are satisfied with the construction traffic management plan that has been submitted, ensuring that highway safety is not affected during the construction.

Conclusion

This application proposes renovation works to the existing flats, installation of solar panels on the roofs and landscaping works. The proposed development will improve the visual appearance of the site and surrounding area, improving the sustainability of the properties and providing a renewable energy source. The development is not considered to impact the privacy and amenities of neighbours and biodiversity enhancement will be provided as part of the scheme.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

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

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

- CPF 12422 LP 01A - Location plan
- CPF 12422 ELEV 01P - Proposed elevations
- CPF 12422 EW 01P - Proposed site plan

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

(03) Within 3 months of the completion of the development hereby approved the swift boxes shown on the proposed elevations shall be installed and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AMG 5, PCYFF 2, PCYFF 3, PS 5, PS 6, PS 7, TRA 4

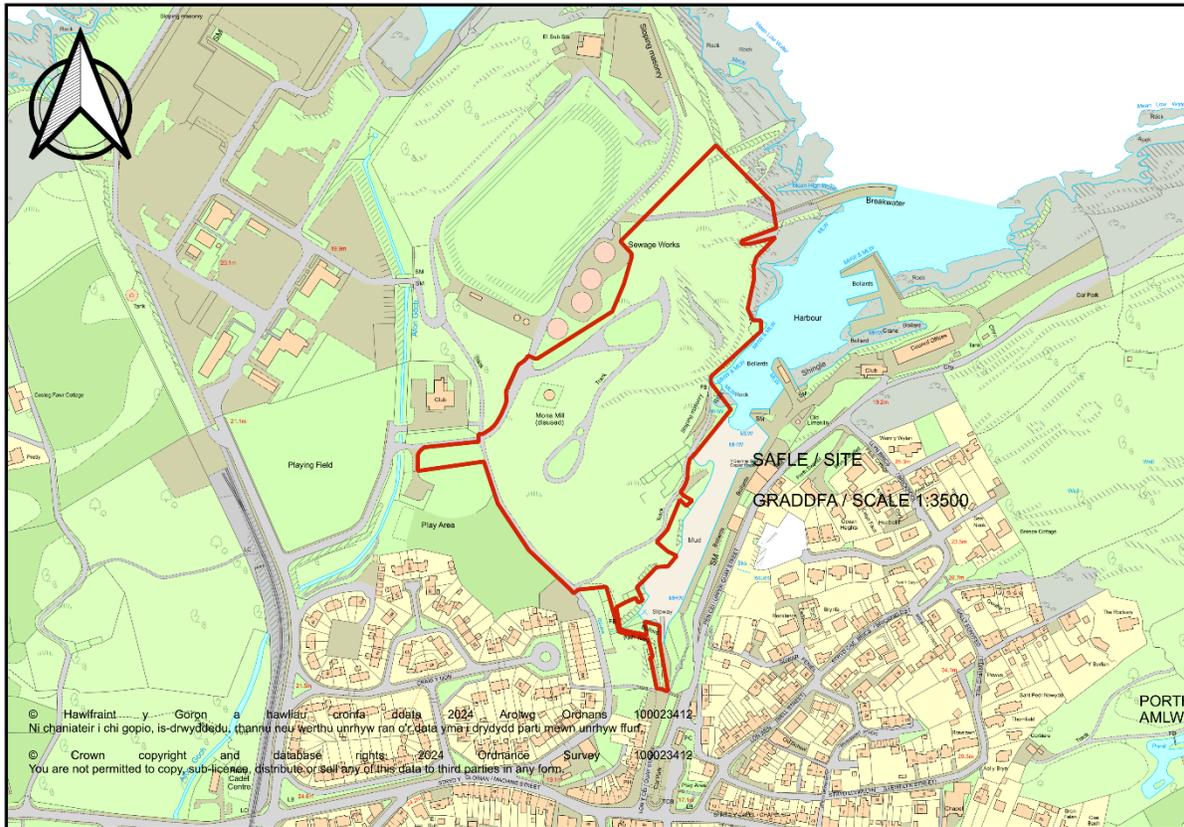
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/29

Applicant: of Service Regulation and Economic Development

Description: Full application for the creation of a public park including hard and soft landscaping, play space, erection of structures, regularisation of existing footpaths, creation of new footpaths and boardwalks together with construction of disabled car parking at

Site Address: Land at Amlwch Port.



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application is for the creation of a public park including hard and soft landscaping, play space, erection of structures, regularisation of existing footpaths, creation of new footpaths and boardwalks together with construction of disabled car parking.

The application site is located to the West of Amlwch Port Harbour. The housing estate of Craig y Don lies to the South West and the former Octel site lies to the North West.

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 layout, design, and highways considerations and impacts upon heritage assets, the character and appearance of the site and area including the historic landscape and designated Conservation Area.

Policies

Joint Local Development Plan

- 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
- Strategic Policy PS 1: Welsh Language and Culture
- Policy ISA 2: Community Facilities
- 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 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 16: Sport, Recreational and Open Space (2009)
- Technical Advice Note 12: Design (2016)
- Technical Advice Note 18: Transport (2007)
- Technical Advice Note 5: Nature Conservation and Planning (2009)
- Technical Advice Note 24: The Historic Environment (2017)

Amlwch Port Conservation Area Character Appraisal (2009)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	Support.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Draenio / Drainage	Comments/advice in relation to SuDS and flood risk.
Dwr Cymru Welsh Water	No objection.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection subject to conditions.

Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology/biodiversity considerations.
Asiantaeth y Bibell Brydeinig / British Pipeline Agency	No comments, pipeline not affected.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response at the time of writing the report.
Cynghorydd Derek Owen	No response at the time of writing the report.
Cynghorydd Aled Morris Jones	No response at the time of writing the report.
Cynghorydd Liz Wood	No response at the time of writing the report.
Cyngor Tref Amlwch Town Council	Concerns regarding ownership and responsibilities regarding maintenance and running costs
Iechyd yr Amgylchedd / Environmental Health	Comments/advice in relation to environmental considerations.

The application was afforded three means of publicity. These were the posting of personal notification letters to the occupiers of the neighbouring properties, the posting of site notices and the publication of adverts in the local press. The latest date for the receipt of representations was the 09/05/2024. At the time of writing this report, 1 representation had been received:

- The scheme should include a foot bridge from one side of the harbour to the other somewhere near the "balk" positions. This might need to be a swing bridge or certainly be high enough to allow passage of boats under at high tide. Without this bridge the scheme will detract visitors away from the Copper Kingdom, Sail Loft and GeoMon, whereas with it it would enhance and extend the visitor experience. Without a bridge the scheme could effectively destroy the three attractions and the risk of losing GeoMon in particular would have very far reaching and detrimental impact on the Ynys Môn. It would threaten the revalidation of the Global UNESCO status (it is a requirement that there is a centre) which would bring about a massive failure and potential for the town of Amlwch, Ynys Mon and Wales

The above comments are noted, however whilst the proposals do not include the provision of a foot bridge across the harbour, there would be a link with and access to/from the park/port at the Southern end of the harbour. Moreover, the nature of the existing and proposed attractions/facilities are entirely different and it is not therefore considered that the proposed development would be likely to detract visitors from the Copper Kingdom, Sail Loft and Geomon or deter people from visiting those sites, on the contrary it would likely attract more visitors to the area and by default to other existing nearby attractions.

Relevant Planning History

SCR/2023/46 - Barn Sgrinio ar gyfer creu parc cyhoeddus gan gynnwys tirlunio caled a meddal, man chwarae, codi strwythurau parciau, rheoleiddio llwybrau troed presennol, a chreu llwybrau troed newydd a llwybrau pren yn / Screening Opinion for the creation of a public park including hard and soft landscaping, play space, erection of park structures, regularisation of existing footpaths, and creation of new footpaths and boardwalks at Tir yn Porth Amlwch / Land at Amlwch Port. - Dim Angen AEA / EIA Not Required - 31.08.2023

Main Planning Considerations

The application is made for the creation of a public park including hard and soft landscaping, play space, erection of structures, regularisation of existing footpaths, creation of new footpaths and boardwalks together with construction of disabled car parking on land at Amlwch Port.

The proposal constitutes major development due to the site exceeding 1ha and has therefore been subject to statutory pre-application consultation process. The requirement to carry out a pre-application consultation is set out in Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order.

The application site is located within the development boundary of the Urban Service Centre of Amlwch and thereby conforms with the provision of policy PCYFF1 of the Joint Local Development Plan (JLDP).

The Grade II Listed Mona Mill is located within the development site and there are several other Listed Buildings around the nearby Amlwch Port Harbour. The site is also within the Amlwch and Parys Mountain Historic Landscape and partly within the designated Conservation Area.

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.

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 4 requires that it achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement).

Criterion 5 requires that it plays a full role in achieving and enhancing a safe and integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community.

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

Criterion 7 requires that the layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities.

Criterion 10 requires that it helps create healthy and active environments, and considers the health and well-being of future users.

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

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

The proposal is for the creation of a public park including hard and soft landscaping, play space, erection of structures, regularisation of existing footpaths, creation of new footpaths and boardwalks together with construction of disabled car parking.

The submitted Design and Access Statement states that the overarching aim of the proposal is to create a unique, diverse, vibrant and accessible public open space with biophilic benefits for all users.

The submission states that the proposed development will be a flagship project that celebrates the area's unique cultural heritage and natural landscape and will enhance the existing leisure offer in the local. The Proposed Development will be a vibrant and accessible public open space to benefit all users and will connect to the existing Wales Coastal Path.

Paragraphs 4.6 – 4.13 of the submitted Planning Statement sets out an overview of the proposed development:

4.6 As shown in Figure 3 of the Planning Statement, a series of destinations and focal points are situated throughout the park, providing an inviting and immersive experience for visitors to explore the surrounding landscape, heritage and coast.

4.7 A total of five gathering areas are proposed including the Summit Flexible Gathering Space, the Mona Mill Interpretation Area, the Ruin Garden, the Harbour Interface and the Woodland Trails.

4.8 The Summit Flexible Gathering Space incorporates informal playful space and is capable of accommodating a wide range of events. There will be a step-free access route to this space for all park visitors, providing opportunities for relaxation and exploration of the area's history, as well as fantastic viewing points toward the sea.

4.9 The Mona Mill Interpretation Area will integrate the historic Mona Mill into the layout of the new park and a raised, freestanding platform will provide a unique opportunity to view the interior of Mona Hill. No works are proposed to the Grade II Listed Mona Mill itself.

4.10 The Ruin Garden will provide a captivating glimpse into the history of this former shipyard building, inviting users to gather and find shelter amidst the remnants while enjoying picturesque views of the harbour.

4.11 For the Harbour Interface, the existing harbour edge pathway will undergo resurfacing, featuring a new hoggin surface and a widening to a minimum width of 2.5 meters. This enhancement will not only improve circulation and accessibility but also establish a series of informal gathering areas and view platforms, offering seating opportunities for visitors to enjoy the scenic harbour view.

4.12 The Woodland Trails will offer visitors a serene opportunity to reconnect with nature while immersing themselves in a vibrant woodland setting. The proposed route provides an enclosed space beneath the existing, lush woodland canopy in this area. This area will also feature an optional, and more challenging, stepped route to the summit area negotiating the steep topography in this part of the site.

4.13 The Proposed Development also contains a range of other elements designed to enhance the overall recreational amenity of the Site including landscape nooks around the Site, enabling visitors to appreciate the Site's landscape features in addition to outdoor fitness and natural play installations.

The proposal will deliver significant visual, environmental and biodiversity improvements to the site and provide an invaluable community facility which will bring about health, social, cultural and economic well-being benefits.

The proposal is therefore considered to be acceptable in terms of layout and design which will complement, preserve and enhance the character and appearance of the site, the designated Conservation area, the Amlwch and Parys Mountain Historic Landscape and the Grade II Listed Mona Mill in accordance with the requirements of policies PCYFF 3, PS20 and AT1. The proposal also includes extensive hard and soft landscaping in accordance with the requirements of policy PCYFF 4.

Policy ISA 2 of the JLDP relates to Community Facilities and states that the plan will help sustain and enhance community facilities by granting the development of new community facilities, provided that:

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

The provision of new or enhanced multiuse community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.

In relation to this particular proposal, the site is located within the development boundary, is of an appropriate scale and type and is easily accessible by foot, cycle and public transport. Consequently the proposal accords with the provisions of policy ISA 2.

The proposal is also deemed to accord with the provisions of policy PCYFF 2: Development Criteria and it is not considered that the proposed use will give rise to unacceptable impacts upon the amenities of neighbouring properties.

The proposal is also consistent with the objectives of Planning Policy Wales and Technical Advice Note 16 in relation to the provision of recreational spaces and the associated health and well-being benefits afforded by such facilities.

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

The 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 includes a Biodiversity Net Gain Report (rather than a Green Infrastructure Statement) and a Preliminary Ecological Appraisal which sets out appropriate recommendations. In addition, the proposals include appropriate mitigation, planting, landscaping and biodiversity enhancement measures.

A Reptile Survey has been requested and is expected to be received at the beginning of October. Subject to receipt and consideration of the outstanding Reptile Survey and provided that it does not give rise to a need for significant or material amendments to the proposal, the LPA request that delegated powers be given to officers to thereafter proceed to determine the application.

Subject to the receipt of a satisfactory Reptile Survey and any relevant associated information, it is considered that the proposal is acceptable and complies with the requirements of Policy AMG5, the Section 6 Duty of the Environment Wales Act 2016 and the latest changes to Chapter 6 of PPW.

In terms of parking and travel, the proposal includes 6 no. disabled car parking spaces and 15 no. cycle parking spaces in the western area of the site, which will be reached via Craig Y Don.

Chapter 6 of the Design and Access Statement ('DAS') sets out how the proposals promote active travel and connect with existing and proposed active travel routes in the surrounding area.

As set out on page 38 of the DAS, the proposals have been designed to comply with relevant local, regional and national transport and planning policies that promote active travel provision.

In 2022, the Welsh Government approved the IACC Active Travel Network Map ('ATNM') which identifies routes adjacent to the site for future walking and cycling provision, that can link with the proposed redevelopment, catalysing active travel on the site and in the surrounding area. Future walking and cycling routes have been identified to the east, south and west of the site, in close proximity to Amlwch Town Centre.

The proposals also extend and connect with the existing Coastal Path that runs along the site's southern boundary, creating a network of accessible pathways for visitors to enjoy. It is proposed to extend the existing Coastal Path so that the new route follows along the site's eastern boundary and runs through the centre of the site before heading south to re-join the existing pathway.

The Highways Department have been consulted and are satisfied with the proposals, consequently the proposal accords with the provisions of policies PS4, TRA 2 and TRA4 and the provision of TAN 18 and PPW.

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 detrimental impact upon the amenities of neighbouring properties, heritage assets or the character and appearance of the area, including the designated Conservation Area.

Subject to receipt and consideration of the outstanding Reptile Survey and provided that it does not give rise to a need for significant or material amendments to the proposal, the LPA request that delegated powers be given to officers to thereafter proceed to determine the application.

The LPA also requests that delegated powers be given to officers to deal with any application(s) for the discharge of the pre-commencement conditions.

Recommendation

That the application is permitted subject to the following conditions:

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

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

(02) The site shall be landscaped strictly in accordance with the submitted landscaping plans listed in condition (11) below 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.

(03) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference PAC-RAM-200000-DG-XX-200104 Rev. P3 before the dwellings are occupied 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) The development hereby approved shall be carried out in accordance with the Conclusions and Recommendations in Section 4 of the Preliminary Ecology Appraisal Report by Ecology Consulting Ltd, Version 01 dated 23/11/2022

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

(06) No development or site clearance shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impacts arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and ground water. It shall also set out arrangements by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction to ensure

environmental compliance, to manage the risk of pollution incident and to protect sensitive receptors from potential indirect impacts.

(07) 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.

(08) A Landscape, Habitat & Biodiversity Management Plan (“the Plan”) shall be submitted to and approved in writing by the local planning authority prior to the commencement of the use hereby approved. Thereafter the approved Plan shall be both implemented and strictly adhered to for the lifetime of the development hereby approved in accordance with the timetable provided in the approved Plan. The submitted Plan shall include management responsibilities and maintenance schedules for all landscaped areas, habitats and biodiversity features together with a timetable both for implementation and subsequent management.

Reason: In the interests of safeguarding landscape, habitats and biodiversity.

(09) Prior to the use or operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy in section 8. Of the Phase II Contaminated Land Interpretative Report, Revision 3 dated 05/02/2024 by Ramboll UK Ltd and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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

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

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

- Site Location Plan: PAC-RAM-200000-DG-XX-200010 Rev. P2
- Typical Detail (Boardwalks): PAC-RAM-200000-DG-XX-200401 Rev. P2

- **Proposed Landscape Enlargement 01, Mona Mill & Entrance Gateway 01 of 03: PAC-RAM-200000-DG-XX-200300 Rev. P04**
- **Proposed Landscape Enlargement 02, Viewing Platform 02 of 03: PAC-RAM-200000-DG-XX-200301 Rev. P2**
- **Proposed Landscape Enlargement 03, 03 of 03: PAC-RAM-200000-DG-XX-200302 Rev. P3**
- **Landscape Schedules 01 of 01: PAC-RAM-200000-DG-XX-200003 Rev. P2**
- **Landscape Sections 01 of 01: PAC-RAM-200000-DG-XX-200400 Rev. P3**
- **Soft Landscape Plan 01 of 06: PAC-RAM-200000-DG-XX-200201 Rev. P1**
- **Soft Landscape Plan 02 of 06: PAC-RAM-200000-DG-XX-200202 Rev. P1**
- **Soft Landscape Plan 03 of 06: PAC-RAM-200000-DG-XX-200203 Rev. P1**
- **Soft Landscape Plan 04 of 06: PAC-RAM-200000-DG-XX-200204 Rev. P2**
- **Soft Landscape Plan 05 of 06: PAC-RAM-200000-DG-XX-200205 Rev. P1**
- **Soft Landscape Plan 06 of 06: PAC-RAM-200000-DG-XX-200206 Rev. P2**
- **Project Introduction: PAC-RAM-200000-DG-XX-200000 Rev. P2**
- **Phase 1 Plan 01 of 02: PAC-RAM-200000-DG-XX-200001 Rev. P3**
- **Phase 2 Plan 02 of 02: PAC-RAM-200000-DG-XX-200002 Rev. P3**
- **Landscape Master Plan: PAC-RAM-200000-DG-XX-200100 Rev. P2**
- **Hard Landscape Plan 01 of 06: PAC-RAM-200000-DG-XX-200101 Rev. P1**
- **Hard Landscape Plan 02 of 06: PAC-RAM-200000-DG-XX-200102 Rev. P2**
- **Hard Landscape Plan 03 of 06: PAC-RAM-200000-DG-XX-200103 Rev. P1**
- **Hard Landscape Plan 04 of 06: PAC-RAM-200000-DG-XX-200104 Rev. P3**
- **Hard Landscape Plan 05 of 06: PAC-RAM-200000-DG-XX-200105 Rev. P1**
- **Hard Landscape Plan 06 of 06: PAC-RAM-200000-DG-XX-200106 Rev. P2**
- **Phase I Environmental Site Assessment, Ramboll, Version 02, dated 31/01/2023**
- **Phase II Contaminated Land Interpretative Report, Ramboll, Version 03, dated 05/02/2024**
- **Pre-Application Consultation Report, Quod, February 2024**
- **Drainage Strategy, Ramboll, Rev. 0.2, dated 03/10/2023**
- **Design & Access Statement, Ramboll, dated 14/02/2024**
- **Preliminary Ecology Appraisal Report, Ecology Consulting Ltd, Version 01 dated 23/11/2022**
- **Biodiversity Net Gain Report, Ramboll, Version 03, dated 14/02/2024**
- **Planning Statement, Quod, February 2024**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS19, PS20, ISA2, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, AMG5, AT1.

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.