

# Public Document Pack



CYNGOR SIR  
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ISLE OF ANGLESEY  
COUNTY COUNCIL

Mr Dylan J. Williams  
Prif Weithredwr – Chief Executive  
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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 6 TACHWEDD, 2024 am 1.00 o'r gloch yb</b>	<b>WEDNESDAY, 6 NOVEMBER 2024 at 1.00 pm</b>
<b>CYFARFOD HYBRID - SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL DRWY ZOOM</b>	<b>HYBRID MEETING - COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI AND VIRTUALLY THROUGH ZOOM</b>
<b>Swyddog Pwyllgor</b>	<b>Ann Holmes 01248 752518 Committee Officer</b>

## AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

## **A g e n d a**

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

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

### **MEMBERS OF THE COMMITTEE**

#### **Councillors:-**

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

**INDEX** the link to the Public Register is given for each individual application as shown

#### **1 APOLOGIES**

#### **2 DECLARATION OF INTEREST**

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

#### **3 MINUTES\_(Pages 1 - 12)**

To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 2 October, 2024.

#### **4 SITE VISITS\_(Pages 13 - 14)**

To present the minutes of the Site Visits held on 23 October, 2024.

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## **5 PUBLIC SPEAKING**

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

None to be considered by this meeting.

## **7 APPLICATIONS ARISING\_(Pages 15 - 36)**

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

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

## **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 - 62)**

12.1 – ADV/2024/7 - Brwynog Residential Care Home, Madyn Dysw, Amlwch  
[ADV/2024/7](#)

12.2 – FPL/2024/263 - Jesse Hughes Youth and Community Centre, Kingsland Road, Holyhead.  
[FPL/2024/263](#)

12.3 – FPL/2024/254 – Llangoed Primary School, Llangoed  
[FPL/2024/254](#)

12.4 – HHP/2024/139 – Gwynedd, Warren Road, Rhosneigr  
[HHP/2024/139](#)

12.5 – FPL/2024/232 - Football Ground, Llanerchymedd.  
[FPL/2024/232](#)

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### **13 OTHER MATTERS**

None to be considered by this meeting.

## Planning and Orders Committee

### Minutes of the hybrid meeting held on 2 October 2024

- PRESENT:** Councillor Ken Taylor (Chair)  
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, Neville Evans,  
T LI Hughes MBE, R LI Jones, Dafydd Roberts.
- Councillor Nicola Roberts – Portfolio Member for Planning, Public  
Protection and Climate Change
- IN ATTENDANCE:** Planning Development Manager (RLIJ),  
Group Engineer (Development Control and Traffic Management  
(AR),  
Planning Solicitor (LMS),  
Senior Planning Officer (SOH),  
Planning Assistant (CT),  
Committee Officer (MEH),  
Webcasting Committee Services Officer (FT)
- APOLOGIES:** Councillors John Ifan Jones, Jackie Lewis, Alwen Pennant Watkin  
and Robin Williams
- ALSO PRESENT:** Local Members : Councillor Alun Roberts (for application 7.2);  
Sonia Williams (for application 7.1).
- Councillors Derek Owen, Dafydd Rhys Thomas, Ieuan Williams.
- 

#### 1 APOLOGIES

As noted above.

#### 2 DECLARATION OF INTEREST

Councillor Glyn Haynes declared a personal interest in applications 6.1 and 12.1 and following legal advice he was able to take part in the discussion and voting thereon.

Councillor Ken Taylor declared a personal interest in applications 12.2 and 12.3 and following legal advice he was able to take part in the discussion and voting thereon.

### 3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 4 September 2024 were confirmed as correct.

### 4 SITE VISITS

The minutes of the Site Visits held on 18 September 2024 were confirmed as correct.

### 5 PUBLIC SPEAKING

There were Public Speakers in respect of application 7.1 and 7.2.

### 6 APPLICATIONS THAT WILL BE DEFERRED

*Councillor Glyn Haynes declared a personal interest in this application and following legal advice he was able to take part in the discussion and voting thereon.*

#### **6.1 FPL/2024/76 – Full application for the erection of 27 affordable dwellings, construction of internal access road, diversion of public rights of way, creation of a landscaping bund, erection of acoustic fence and associated works on land North of Y Garnedd, Llanfairpwll**

The Chair said that the Officer's recommendation was that a site visit be conducted to enable members to view the site and its surroundings.

Councillor Geraint Bebb proposed that the site be visited in accordance with the Officer's recommendation. Councillor Neville Evans seconded the proposal of a site visit.

**It was RESOLVED that a site visit be undertaken in accordance with Officer's recommendation.**

### 7 APPLICATIONS ARISING

#### **7.1 FPL/2023/173 – 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 Mostyn Arms, St George's Road, Menai Bridge**

The application was presented to the Planning and Order Committee at the request of a Local Member. At the meeting held on 4 September, 2024 the committee resolved to undertake a site visit which subsequently took place on 18 September, 2024.

*Public Speaker*

Mr Owain Hughes, Russell Hughes Cyf., Architects, spoke as Agent to the application and said that the application is to re-develop an unoccupied public

house. The building has been empty since 2009 and the condition of the building has slowly deteriorated and has become an eyesore and a local nuisance. The development is for a residential care facility – not a HMO as claimed locally – it will be a home for vulnerable elderly people who need a little certainty, some assistance or extra care. The intention fully conforms with Planning policy TAI 11 as the site is within the development boundary. The site is within easy walking distance of the town centre and its services and facilities including transport to other locations and the Social Services Department have been consulted on a number of occasions and they are supportive and confirm that such a facility is needed. The Conservation Officer, is supportive of the intention to restore the building to its original form while removing the bay windows and creating a more attractive building which replicates the original building. The Highways Department have been consulted and they are supportive of the intention, it is considered that the parking spaces are sufficient considering the previous use as a pub had no parking provision and that it is in a sustainable location with plenty of parking spaces within the town. A number of letters of support have been received by the planning department ; it is clear that local businesses and local people want to see this building developed. The developer has a proven history of working closely with the authority on high quality developments in Menai Bridge. Without doubt, the proposal will get rid of what is currently considered to be a public nuisance and an eye sore in what is considered as a jewel in the crown of Menai Bridge. It will reduce the number of complaints to the Authority, local councillors and the Police and will therefore reduce the pressure on public services. The development is in line with the planning policies, highways requirements, character of the conservation area and ecologists.

The Planning Development Manager reported that the application site is located within the development boundary of the local service centre of Menai Bridge. The building has been empty for 15 years and will continue to deteriorate as it is currently in poor condition. The proposed use is for a 10-bedroom residential care facility (Use Class C2). Policy TAI 11 of the Joint Local Development Plan 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 site is located within a reasonable walking distance to services and facilities within the town centre and also has a high frequency public transport service. Therefore, the proposal conforms with Criterion 1 and 3 of planning policy TAI 11. The proposal is not for specialist care accommodation, consequently Criterion 2 of TAI 11 is not relevant in this instance. In terms of the requirements of Criterion 4, the Social Services Department has been consulted on the proposal and who have confirmed that there is a local need for such a facility and have no objection to the proposal. The development will not result in an over provision of care accommodation compared to the needs of the locality. Planning Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policies 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 it 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. As the proposal is within the Conservation Area of Menai Bridge, planning policies PS 20 and AT1 are relevant. The proposed alterations and extensions, comprising alterations to the frontage, a second 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. Consequently, it is considered that the development accords with the provisions of the Joint Local Development Plan policies, PCYFF 2, PCYFF 3, PS 20 and AT1.

The Planning Development Manager further reported that the Highways Department have been consulted on the application and are satisfied with the proposals. Whilst acknowledging that the parking provision is slightly below the required standards, provision of 5 rather than 6 parking spaces, this is considered sufficient in this case having regard to the previous use of the site as a public house and sustainable location of the development with ample 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. The Social Services Department have confirmed that the proposed development conforms with requirements of the Care Inspectorate Wales and the provider will be registered with Care Inspectorate Wales. The recommendation was of approval of the application.

Councillor Sonia Williams, a Local Member said that her concerns are parking and traffic issues. The development is for residents over the age 55 (as is noted on the signage outside the building) and there will be a provision for 5 parking spaces on the site, with 2 spaces near the entrance and 3 in the garage on site. She did not consider that there is ample space to accommodate 3 cars within the garage as two small garage doors and a small access door has been created which limits space for parking. The small door was not permitted on the approved planning permission. She noted that there are no parking facilities near the site with yellow lines on the road nearby. However, staff and contractors seem to be parking on these yellow lines daily and she questioned as to whom will be monitoring people who continue to park on the yellow lines following any approval of the application. During the site visit, it was mentioned that there were parking facilities at the Pier, but an annual parking permit is required to park at this facility and local residents already complain that they are unable to purchase a parking permit due to limited availability. Whilst it has been stated that there are adequate parking facilities in Menai Bridge, it must be realised that the town is very busy, and availability of parking spaces is an issue with numerous complaints by residents. Councillor Sonia Williams referred that the previous use of the building was a public house and noted that the use of car was limited as people walked or used taxis to frequent the facility and this did not raise parking issues. She further said that the proposal is for



residential facility for vulnerable people, but the building is on two levels with no mention within the planning application that a lift is to be installed.

In response to the comments made by the Local Member, the Planning Development Manager responded that the signage on the facility is for a residential development. The parking provision on site meets the needs of the parking standards and a Traffic Management Plan has been presented and approved by the Highways Authority. Whilst accepting that parking is an issue in every town and community on Anglesey, the requirement of 6 parking spaces as part of this application has been reduced to 5 parking provision as there is adequate parking facilities in the town of Menai Bridge which has one of the best public transport provisions on the Island. It is considered that the loss of one parking space on site would not have a significant effect. He said that monitoring the parking on yellow lines is not a material planning consideration and would be a matter for Highways and other agencies to monitor. He referred to the garage on the site which must conform to the application plans presented and it is considered acceptable that the site affords sufficient parking spaces on the site. The provision of the lift can be seen on the floorplan submitted with the application which is sited on the rear extension which meets the requirements.

Councillor Jeff Evans said that he was supportive of the application as the former public house has been empty for 15 years and he welcomed that a developer wishes to develop the site for much needed care facility. Councillor Jeff Evans proposed that the application be approved in accordance with the Officer's recommendation. Councillor Robert LI Jones seconded the proposal of approval.

Councillor Dafydd Roberts said that it is the parking issue that is a concern as regards to this application. He said that residents of such a facility will not be able to walk far and there will be a need for vehicles to transport people from the site; if there is a need for a wheelchair it does take additional time to transport people from and into the facility. The Planning Development Manager responded that whilst accepting that a 'stopping' place is important, there is adequate provision outside the building for 'stopping' and parking will be outside the extension to the building.

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

*(Councillor Trefor LI Hughes MBE abstained from the voting as he did not attend the site visit)*

## **7.2 FPL/2022/289 – Full application for the demolition of the existing dwelling together with the erection of 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. At the meeting held on 4 September, 2024 the committee resolved to undertake a site visit which subsequently took place on 18 September, 2024.

*Public Speaker*

Mr Rhys Davies, Cadnant Planning spoke as Agent to the application and said that the application includes a revised design along with additional information after the two previous applications were refused in 2019 and 2021. The applications that were refused were for a much larger house. The current design is for a 2-storey house rather than a 3-storey house and the footprint of the new house has been moved back on the site mainly on the current footprint of the existing dwelling. The Planning Officers support the application and there has been many discussions to ensure this is a high-quality development. The site is not visible from the Menai Straits as there are a lot of trees between the Straits and the house and there is also a lot of trees on Ynys y Big. The application has been called in by local members, but this is mostly based on concerns regarding the previous applications. The applicant has discussed the plans with neighbours prior to putting in the application and because the house has been moved back on the site there will be no visible impact on the amenities of the neighbours. The existing house is a single storey house, and even though this application is for a traditional 2-storey house, the roof ridge will only be 2 meters higher. As a result, the house will not be visible from Beaumaris Road, which is above the site. There are a lot of trees between the road and the proposed house, and the applicant has been working with countryside department to manage and protect the woodland on the site to ensure the longevity of the trees. The Highways Department does not have any objections as the access is deemed acceptable and will not be changed as part of this application; this was of concern during the previous applications. The Officer's report confirms that the design is of a high standard, the house is well screened by the existing trees and will not lead to an unacceptable visual impact. The scheme is acceptable and complies with the policies in the Joint Local Development Plan and is in line with the Applicant and the Council's desire to replace the existing house, that is in a bad state of repair and not suitable for renovation or extensions, with a sustainable property. Therefore, demolishing and rebuilding the property is the most sustainable option. He further said that the Members of the Committee did not enter the dwelling during the site visit, however, there are pictures within the Structural Report showing the internal condition of the current property.

The Planning Development Manager reported that 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 and is located near the A505 in Glyn Garth and within a designated Area of Outstanding Natural Beauty (AONB). The application site is near a designated SSSI and contains a number of trees protected by a Tree Preservation Order. This application comprises an amended scheme along with additional information following refusal of two previous applications in 2019 and 2021. The main relevant policy in the consideration of this application is planning

policy TAI 13 : Replacement Dwellings. The current dwelling has lawful residential use, the building is not listed and has no architectural or historic nor visual merit for which it should be conserved. It is considered that the proposal conforms with criterion 1, 2, 3 and 5 of the policy as noted within the report. Criterion 4, within the policy, states that application can be granted 'outside development boundaries of 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'.

A Structural Survey has been submitted as part of the application which confirms that the existing building needs 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. The works necessary to bring the property to an acceptable standard are significant, consequently it is therefore accepted that the renovation and retention of the existing dwelling is not economically feasible in this instance and its replacement is an appropriate and sustainable long-term solution, in accordance with criterion 4 of policy TAI 13. In relation to criterion 6 which 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. On the site visit to the site, the proposed dwelling was 'marked-out', and whilst even though it would not be on the exact same footprint as the existing dwelling, being slightly forward and oriented slightly more towards the East, there would be an overlap of the building footprint 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 significant greater or unacceptable landscape or visual impacts upon the designated AONB or upon the amenities of adjoining property. 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. 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%. The ridge height will be only 2.3m higher than the current property, which is not considered significant within this location with mature trees surrounding and the sloping of the land towards the Menai Straits. 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.

Councillor Alun Roberts, a Local Member said that two previous applications been refused in 2019 and 2021. Whilst accepting that the proposed dwelling on the site is smaller in scale than the previous submitted applications, there are still local concerns as regards to this application. He noted that the proposed dwelling would be nearer the Menai Straits with a 12% increase in the footprint of the building. The proposed dwelling will be prominent compared to the current property and more visible to the neighbouring properties and the properties across the Menai Straits. The site is within an AONB area which needs to be considered when evaluating this application. Whilst accepting that the design of the proposed dwelling will be of high quality, he referred that reference has been made within the Officer's report as regards to demolishing the existing building due to damp, possibility of asbestos and problems with the roof. Councillor Roberts questioned whether the Officer's have investigated the nature and the alleged deterioration of the existing property to merit demolition, and this would alleviate local concerns.

In response, to the comments by the Local Member, the Planning Development Manager said that it is considered that this application can be supported due to its design, quality and location. On the site visit to the site, the proposed dwelling was 'marked-out', and whilst even though it would not be on the same footprint as the existing dwelling, being slightly forward and oriented slightly more towards the East, there would be an overlap of the building footprint. The overall increase in building footprint would only be approximately 12%. Whilst it would increase the floor area by approximately 124%, the proposal would replace the existing single storey dwelling with a larger, two-storey property. He referred to the comments as regards to the visual impact of the proposal on neighbouring properties and noted that it is considered that it will not have a detrimental impact as there are currently mature trees and substantial properties near the site. He further said that a Structural Survey has been submitted by an independent qualified surveyor which shows the current internal poor state of the building.

Councillor Neville Evans said that during the site visit the visual condition of the current property from the outside seemed to be acceptable. He questioned whether objections had been received by neighbouring properties to the left of the property due to the increase in size and height of the proposed dwelling. The Planning Development Manager responded that the new development will be a similar distance from the neighbouring property. The residents of the neighbouring property originally had concerns that it would have an impact on their property due to the view and amenities but as the current proposal is on a similar footprint they have not objected to the proposal.

The Chair said that there was a proposal by the Agent that Members should view the internal condition of the current property but due to Health and Safety issues it was decided not to enter the building.

Councillor Jeff Evans said that the property is in a poor state and has been unoccupied since 2017. He noted that the applicant has submitted applications to demolish the dwelling and has submitted a high design application following a Structural Survey been submitted that the dwelling is not sustainable due to its poor state and needs to be demolished. Councillor Evans proposed that the application be approved in accordance with the Officer's recommendation. Councillor Geraint Bebb seconded the proposal of approval of the application.

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

## **8 ECONOMIC APPLICATIONS**

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

## **9 AFFORDABLE HOUSING APPLICATIONS**

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

## **10 DEPARTURE APPLICATIONS**

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

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

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

## **12 REMAINDER OF APPLICATIONS**

**12.1 FPL/2024/105 – 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 land to the North-East of Gwel y Llan, Llandegfan**

*Councillor Glyn Haynes declared a personal interest in this application and following legal advice he was able to take part in the discussion and voting thereon.*

The application was presented to the Planning and Orders Committee at the request of a Local Member due to local concerns.

Councillor Alun Roberts, a Local Member requested that a site visit be undertaken to the site due to the concerns of the Community Council and residents as regards to access to the site and traffic issues especially during construction works. The developer has said at a local meeting that the development will take up to 2 years to complete and there will be substantial effects on the neighbouring estate.

Councillor Geraint Bebb proposed that a site visit be undertaken to the site in accordance with the Local Member's request. Councillor Neville Evans seconded the proposal of a site visit.

**It was RESOLVED to visit the site in accordance with the Local Member's request.**

**12.2 FPL/2024/7 – Full application for renovation works to the existing flats, installation of solar panels on the roofs together with hard landscaping and associated works at 107-113, 116-122, 133-152 Tan y Bryn Estate, Valley**

*Councillor Ken Taylor declared a personal interest in this application and following legal advice he was able to take part in the discussion and voting thereon.*

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

The Planning Development Manager reported that the application relates to seven blocks of flats on the Tan y Bryn Estate, within the development boundary of Valley. The application is for renovation works to the existing flats, installation of solar panels on the roofs together with hard landscaping and associated works. The external renovation works to the flat blocks consist of external wall insulation, slate roofs and new windows and doors. These works 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 received the most sunlight. This will improve the sustainability of the properties and will provide a renewable energy source. 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. 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 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 planning policy PCYFF 2.

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

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

**12.3 FPL/2024/78 – Full application for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works at Bron Heulog Flats, Valley**

*Councillor Ken Taylor declared a personal interest in this application and following legal advice he was able to take part in the discussion and voting thereon.*

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

The Planning Development Manager reported that the application site is a block of flats located on the Bron Heulog Estate, within the development boundary of Valley. The application is for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated 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.

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

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

#### **12.4 FPL/2024/29 – Full application for the creation of a public park including hard and soft landscaping, play space, erection of structures, regularisation existing footpaths, creation of new footpaths and boardwalks together with construction of disabled car parking at land at Amlwch Port**

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

The Planning Development Manager reported that the proposal constitutes major development due to the site exceeding 1ha and has therefore been subject to statutory pre-application consultation process. 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. The application is considered acceptable and conforms with relevant local 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. He further said that the Ecology Officer has requested a Reptile Survey and is expected to be received at the beginning of October and provided that it does not give rise to a need for significant or material amendments to the proposal, the Local Planning Authority requests that delegated power be given to Officers to proceed to determine the application. The Local Planning Authority also requests that delegated powers be given to Officers to deal with any application(s) for the discharge of the pre-commencement conditions.

Councillor Jeff Evans proposed that delegated powers be afforded to the Officer's as noted within the report. Councillor Geraint Bebb seconded the proposal.

**It was RESOLVED to delegate powers to the Officer's to deal with any application(s) for the discharge of the pre-commencement conditions and subject to receipt and consideration of the outstanding Reptile Survey providing it does not give rise to a need for significant or material amendments to the proposal.**

**13 OTHER MATTERS**

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

**COUNCILLOR KEN TAYLOR  
CHAIR**



## PLANNING SITE VISITS

### Minutes of the meeting held on 23 October, 2024

- PRESENT:** Councillor Ken Taylor (Chair)
- Councillors Geraint Bebb, Jeff Evans, Neville Evans, Glyn Haynes, John Ifan Jones, Jackie Lewis, Dafydd Roberts, Robin Williams.
- IN ATTENDANCE:** Planning Development Manager (RLIJ),  
Group Engineer (Development Control and Traffic Management) (AR),  
Senior Planning Officer (JR),  
Technician (Highways) (SD).
- APOLOGIES:** Councillors T LI Hughes MBE, Robert LI Jones and Liz Wood
- Local Members : Councillors Carwyn Jones & Gary Pritchard (application 2)
- ALSO PRESENT:** Local Members : Councillors Dyfed Wyn Jones & Sonia Williams (application 1 only);  
Councillor Alun Roberts (application 2 only)
- 

**1. FPL/2024/76 – Full application for the erection of 27 affordable dwellings, construction of internal access road, diversion of public rights of way, creation of a landscaping bund, erection of acoustic fence and associated works on land North of Y Garnedd, Llanfairpwll**

The Planning Officer presented the application to members of the Planning and Orders Committee. The application site was viewed from the proposed new access at Y Garnedd, Llanfairpwll.

**2. FPL/2024/105 – 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 on land to the North-East of Gwel y Llan, Llandegfan**

The Planning Development Manager presented the application to members of the Planning and Orders Committee. The application site was viewed from the proposed new access at Gwel Y Llan and at Mill End Estate (Gwel Eryri), Llandegfan.

**COUNCILLOR KEN TAYLOR  
CHAIR**

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Planning Committee: 06/11/2024

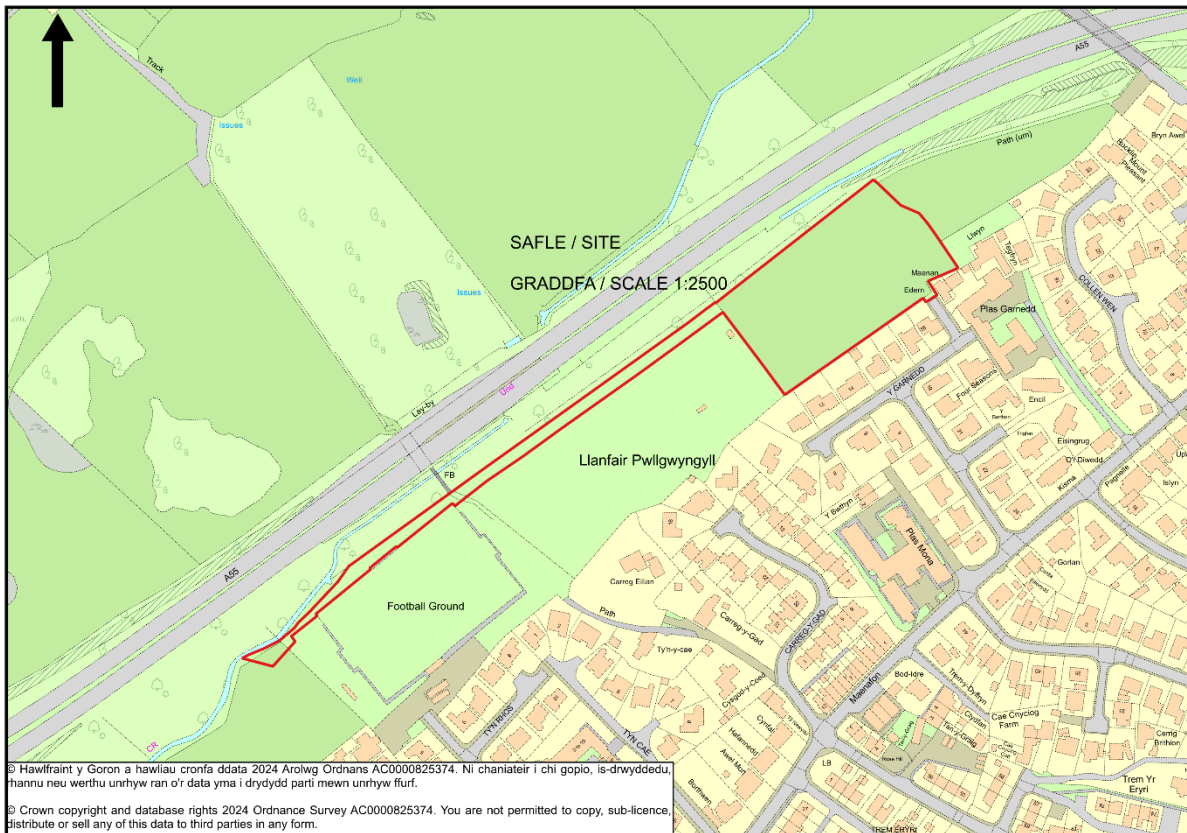
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Application Reference: FPL/2024/76

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:** Permit

**Reason for Reporting to Committee**

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

A site visit took place on the 23rd October and members will now be familiar with the site.

**Proposal and Site**

The site is located in the village of Llanfairpwll at the terminus of the Y Garnedd residential estate, which also provides means of access to the site. The site is currently agricultural land, with the north western

being defined by mature vegetation and flanking the A55 highway. North east and south west boundaries are also defined by vegetation and share their boundaries with an agricultural enclosure and the village football club to the south west. The South east boundary is shared with the residential curtilages of properties on the Y Garnedd estate. No major gradients exist across the site, which is also crossed by a public right of way running from the Y Garnedd estate road to the north of the enclosure. The application is made for the erection of 27 affordable dwellings together with the creation of an estate road and other associated development.

The proposed dwellings are all 2 storey in their construction and will finished with slate roofs, chalk coloured rendered walls and white UPVC windows/doors. The development consists of 4 no. 1 bedroom flats, 14 no. 2 bedroom dwellings, 6 no. 3 bedroom dwellings and 3 no. 4 bedroom dwellings.

### **Key Issues**

The applications key issues are;

- i. Compliance with local and national planning policies
- ii. Highway considerations
- iii. Impact on neighbouring properties
- iv. Drainage, flooding, noise considerations.
- v. Ecology and Biodiversity considerations

### **Policies**

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

Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 2: Infrastructure and Developer Contributions  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Strategic Policy PS 17: Settlement Strategy  
Strategic Policy PS 16: Housing Provision  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Strategic Policy PS 18: Affordable Housing  
Strategic Policy PS 1: Welsh Language and Culture  
Policy ISA 5: Provision of Open Spaces in New Housing Developments  
Policy ISA 1: Infrastructure Provision  
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 PCYFF 6: Water Conservation  
Policy TAI 8: Appropriate Housing Mix  
Policy TAI 16: Exception Sites  
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 12: Design (2016)  
Technical Advice Note 5: Nature Conservation and Planning (2009)

Supplementary Planning Guidance - Affordable Housing (2004)  
Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Sonia Williams	Request that the application be referred to the Planning Committee for determination.
Cynghorydd Robin Wyn Williams	Request that the application be referred to the Planning Committee for determination.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cyngor Cymuned Llanfairpwll Community Council	Objection - main issues raised are whether there is a genuine need, impacts on local services, environment, Welsh language, amenities. Drainage and flood risk. Traffic and access.
Strategol Tai / Housing Strategy	Provided details of number of people on housing waiting list
Iechyd yr Amgylchedd / Environmental Health	Comments/advice in relation to environmental considerations.
Gwasanaeth Addysg / Education Service	Confirmation that contribution towards facilities not required.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology and biodiversity considerations.
Polisi Cynllunio / Planning Policy	Comments/advice in relation to the relevant policy framework.
Dwr Cymru Welsh Water	Comments / no objection.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection / conditions.
Llywodraeth Cymru (Priffyrdd/Highways)	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing the report.
Draenio / Drainage	Comments/advice in relation to drainage and flood risk.
GCAG / GAPS	No comments.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No objection subject to Section 257 diversion.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection / comments.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Satisfied with the measures contained in the Welsh Language Impact Assessment.

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 11/10/2024. At the time of writing this

report 32 representations had been received together with a petition containing 1051 signatures. The main issues raised are summarised below:

- Site is outside the development boundary / *Policy TAI 16 of the JLDP provides an exception which allows for 100% affordable housing development outside, but immediately adjacent to defined development boundaries.*
- Concern regarding access, traffic, parking and road network / *The Highway Authority have been consulted, initial concerns raised have been satisfactorily addressed and consequently they have no objection subject to conditions.*
- Concern regarding drainage and flooding / *No objection has been received from the statutory consultees, DCWW, Highways, NRW and Drainage in relation to flooding, the proposed surface water drainage scheme or wider SuDS proposals. In any case, separate SuDS approval will also be required.*
- Concern regarding noise and disturbance during construction works especially upon the nearby nursing home. / *Whilst acknowledging that there would be disturbance during construction works, these would be short term impacts and are not justifiable grounds for refusal. Conditions will be imposed governing working/construction hours.*
- Concern regarding noise and disturbance, impact on peace and tranquillity and impact on the amenities of existing residents and residents of the nearby nursing home. / *It is not considered that the development, once completed, would give rise to significant levels of noise and disturbance and amenity impact such that refusal on these grounds could be justified.*
- The village is already over developed / *Notwithstanding the subjective nature of this comment, assessment of the acceptability of the proposal against relevant development plan policies is provided in the main body of the report.*
- Concern regarding air pollution from A55 / *An Air Quality Assessment has been submitted as part of the application which concluded that air quality impacts arising from both the construction and operational phases of the development would not be significant.*
- Concern regarding overlooking and loss of privacy and that this would be contrary to the Human Rights Act. / *The separation between existing and proposed dwellings meets or exceeds minimum separation distance requirements as set out in Guidance Note 8: Proximity of Development of the Design Guide for the Urban and Rural Environment Supplementary Planning Guidance. In relation to the assertion that approval of the application would give rise to a breach of the Human Rights Act 1998, there is a statutory framework governing the determination of planning applications under the Town and Country Planning Act 1990 and other relevant legislation and regulations, including consideration of the provisions of the Human Rights Act 1998. This includes a requirement to undertake statutory publicity in relation to applications for planning permission, which affords persons who may be affected by development proposals an opportunity to submit representations. LPA's have a duty to determine applications in accordance with the development plan having regard to other material planning considerations and taking into account representations received. This includes consideration and assessment of the impacts of development proposals upon the privacy and amenities of nearby properties, this occurs irrespective of whether any objections may have been lodged.*
- Concern regarding loss of light and view / *As noted above, the proposal complies with minimum separation distances requirements. Furthermore, the development site is to the North/North West of existing adjacent properties at Y Garnedd and at a slightly lower level, consequently it is highly unlikely that the development result in a loss of light to existing properties. Loss of view is not a material planning consideration.*
- Impact and strain on local services i.e. schools, health centre, pharmacy / *The Education Department have confirmed that there is capacity in local schools. The concerns regarding the impact on the health centre and pharmacy are noted, however no objections have been received directly from the health centre or pharmacy or from BCUHB.*
- Impact on the environment / *The proposal includes various biodiversity enhancements such as planting and landscaping and bat tubes, bird boxes and hedgehog friendly fencing.*
- Surface water drainage pipe to be installed through the nearby football pitch, which will impact on the club, their use of the pitch and their ability to develop further. / *No objections have been raised by the relevant statutory consultees to the proposed surface water drainage arrangements. Implementation of the development will be dependent upon agreement between all parties. Disruption would be temporary and short term.*

- The site is crossed by overhead lines / *With the exception of a short section of the estate road, no development is proposed within the 3m easement either side of the overhead line.*
- Approval will set a precedent / *Planning applications are assessed and determined on their own merits and in accordance with relevant development plan policies.*
- Impact on Welsh language / *A Welsh Language Impact Assessment has been submitted as part of the application and has been reviewed by the Policy and Welsh Language Manager whom is satisfied with the submitted information.*
- Impact on footpath / *The public right of way is to be retained and diverted as part of the proposal. Any impacts there may be would be temporary/short term impact during construction works.*

### **Relevant Planning History**

FPL /2021/231 - Cais llawn i godi 27 annedd fforddiadwy, adeiladu ffordd fynediad fewnol, gwyro Hawl Tramwy Cyhoeddus, creu bwnd tirlunio, codi ffens acwstig a gwaith cysylltiedig ar / 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 Tîr i'r Gogledd o / Land North of, Y Garnedd, Llanfair Pwllgwyngyll - Gwrthod / Refused - 02/03/2023

### **Main Planning Considerations**

The application is made 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 land North of Y Garnedd, Llanfairpwll.

Housing developments of 10 or more dwellings constitutes major development 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.

An earlier application for the same development was refused in March 2023 under planning application reference FPL/2021/231 due to objections by the Local Highway Authority and SAB to the proposed means of surface water disposal via a connection to the Local Authority Highway System.

Under the current scheme, it is proposed to discharge surface water into an existing watercourse and an agreement for an outfall to the nearby watercourse at the Southeast of the site has been reached and which entails a sewer requisition and DCWW adoption of the proposed onsite surface water network.

No objection has been received from the statutory consultees, DCWW, Highways and Drainage in relation to the proposed surface water drainage scheme or wider SuDS proposals. In any case, separate SuDS approval will also be required.

Llanfairpwll is identified as a Local Service Centre under Policy TAI 2 of the adopted Joint Local Development Plan. This policy supports housing to meet the Plan's strategy through housing allocations and suitable windfall sites within the development boundary.

The site subject to the application is outside, but immediately adjacent to the development boundary of Llanfairpwll.

Policy TAI 16 relates to exception sites and states that where it is demonstrated that there is a proven local need for affordable housing that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land.

The indicative supply level for Llanfairpwll over the Plan period is 82 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 65 units have been completed in Llanfairpwll. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2023 stood at 10 units). This means that the development would exceed the indicative provision on windfall sites in Llanfairpwll.

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. Currently, therefore, the approval of this site can be supported by the expected provision within the Local Service Centres category.

The Council's Housing Services have confirmed that there is a need for affordable housing in the locality and a Housing Needs Assessment has been submitted with the application which demonstrates that this need cannot be met within a reasonable timescale in market sites within the boundary or from existing houses for sale in the settlement.

It is therefore considered that the provisions of policy TAI 16 have been satisfied.

In accordance with criterion 2 of Policy PS1 'The Welsh Language and Culture', as this development is on an unexpected windfall site for a large scale housing development, a Welsh Language Impact Assessment has been submitted with the application.

The Welsh Language Impact Assessment has been reviewed by the Policy and Welsh Language Manager who has confirmed that the WLIA is acceptable and meets the requirements of the policy.

The Education Department have been consulted on the proposals and have confirmed that there is sufficient capacity in the local primary and secondary schools, consequently a contribution towards facilities is not required for this development.

As the proposal consists of 27 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 accordance 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 total commuted sum of £12,902.19 comprising £8557.08 towards the provision of outdoor sports facilities and £4345.11 towards the provision of children's equipped play space.

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 is for the erection of 27 dwellings comprising 14 x 2-bedroom dwellings, 6 x 3 bedroom dwellings, 3 x 4 bedroom dwellings and 4 x 1 bedroom flats. Having regard to the information provided by



the Housing Service, it is considered that the mix proposed is appropriate and accords with the provisions of policy TAI 8.

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.

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.

The proposal is considered to be acceptable in terms of design, layout, scale and landscaping and it not considered that the proposal will have unacceptable impacts upon the character and appearance of the area neither is it considered that the proposals will impact upon the privacy and amenities of nearby residential occupiers as there is sufficient separation between the proposed dwellings and the existing dwellings at Y Garnedd. The proposals therefore accord with the provisions of policies PCYFF2, PCYFF3, PCYFF4 and TAI4.

The Highways Department have been consulted in relation to the proposals and whilst acknowledging the concerns raised in objections, are satisfied with the information that has been submitted and have no objections subject to conditions.

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 Preliminary Ecological Assessment, a Green Infrastructure Statement, Arboricultural Impact Assessment & Method Statement and Soft Landscape Management Plan which sets out appropriate recommendations. In addition, the proposals include appropriate mitigation, planting, landscaping and biodiversity enhancement measures in accordance with the requirements of policies PCYFF 4, AMG5, the Section 6 Duty of the Environment Wales Act 2016 and the latest changes to Chapter 6 of PPW.

The application site boundary is partially within zone C2 as per the Development Advice Maps accompanying Technical Advice Note (TAN) 15: Development and Flood Risk. The site is also shown to partially lie within zones 2 and 3 according to the Flood Map for Planning, which are considered to provide a better representation of future flood risk than the DAM (as confirmed by Welsh Governments letter dated 15/12/2021). NRW note that the only element of the site / proposal to be within the identified flood zone (rivers) is that of the 225mm diameter surface water drainage pipe.

Having reviewed the submitted Flood Consequence Assessment (Datrys. V3- March 2024) NRW advise that in terms of flood risk from rivers and sea, they are satisfied that the document is sufficient to demonstrate that the proposal is not at risk from the adjacent river (Afon Rhyd-Eilian).

The application site is located close to the A55 expressway consequently the application is also accompanied by an Air Quality Assessment and a Noise Impact Assessment. The Air Quality Assessment

concluded that air quality impacts arising from both the construction and operational phases of the development would not be significant.

The Noise Impact Assessment concludes that subject to the implementation of appropriate mitigation such as the acoustic fence and bund, upgraded glazing and alternative ventilation, that the future noise climate of the development can be controlled through appropriate noise mitigation measures to meet acceptable noise levels in both internal and external amenity areas which accord with the requirements of the appropriate British Standard...

The assessments have been reviewed by the Environmental Health Department who have raised no concerns subject to the implementation of the mitigation measures.

The application site is partly classified as Grade 2 agricultural quality.

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

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

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

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

Whilst acknowledging that the site is partly Grade 2 Agricultural Land, there is however an overriding need for the development to provide affordable housing. The area of land concerned is small and located between residential development to the Southeast and the A55 expressway to the Northwest, consequently it is not considered that the loss of this land would negatively impact on the farming activities in the area and is only used for grazing which can be carried out on most grades of land.

It is therefore considered that it has been adequately demonstrated that there is an overriding need for the development in this location to justify the development of a small area of Grade 2 agricultural land in compliance with strategic policy PS 6 and PPW12.

## **Conclusion**

In light of the above and subject to conditions and a Section 106 Agreement (affordable housing & open space contribution) the proposal is therefore considered to be acceptable and conforms with relevant local and national policies and guidance.

## **Recommendation**

Permit - subject to the signing of a Section 106 Agreement for the provision of affordable housing and a financial contribution for open space.

**(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 access shall be laid out and constructed strictly in accordance with the submitted plans Ref. YGLL-SAL-01-22-DR-A-0003 Rev. P15, 20086/400 Rev. P03 and 20086/401 Rev. P04 before the dwellings are occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

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

**(03) The turning area shall be completed in full accordance with the details as shown on the submitted plan drawing references YGLL-SAL-01-22-DR-A-0003 Rev. P15 and 20086/400 Rev. P03 before the dwellings are occupied and thereafter retained solely for those purposes.**

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

**(04) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing references YGLL-SAL-01-22-DR-A-0003 Rev. P15 and 20086/400 Rev. P03 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.

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

**The CTMP shall include;**

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

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

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

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

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

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

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

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

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

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

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

**(07) No development shall commence until details of the measures to secure the future maintenance of the access and estate road has been submitted to an approved in writing by the Local Planning Authority, thereafter it shall be managed and maintained in accordance with the approved details for the lifetime of the development.**

Reason: For the avoidance of doubt.

**(08) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.**

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

**(09) The development shall not be occupied until the priority junction road markings have been carried out in accordance with drawing reference SCP/200727/F02.**

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

**(10) No development shall commence until a street lighting scheme, including a lighting splay and light mitigation strategy and measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out and maintained in accordance with the approved details for the lifetime of the development.**

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

**(11) The site shall be landscaped strictly in accordance with the proposed soft landscaping design plan detailed on drawing refs: 629-STO-00-00-DR-L-0001 Rev. P03 and 629-STO-00-00-DR-L-0002 Rev. P01 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.

**(12) The development hereby approved shall be carried out in accordance with the Mitigation and Biodiversity Enhancement detailed in sections 9 & 10 of the Preliminary Ecological Assessment (Updated) by Cambrian Ecology dated 20th October 2023.**

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

**(13) The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment & Method Statement Rev. D, by Tree Solutions dated July 2024.**

Reason: To safeguard trees and in the interests of the visual amenities of the locality.

**(14) The development hereby approved shall be carried out in accordance with the Mitigation measures detailed in section 5 of the Noise Impact Assessment ref. 23.222.1.R3 by Professional Consult Ltd dated 28th February 2024.**

Reason: To safeguard the amenities of nearby residential occupiers.

**(15) In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site. The Remediation Strategy shall be submitted and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the Remediation Strategy.**

Reason; To safeguard the amenities of future occupants.

**(16) 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.

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

Reason: In the interests of amenity

**(18) Construction works shall not take place outside the hours of 08.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 on Saturdays and at no time on Sundays or Public Holidays.**

Reason: To protect the amenities of nearby residential occupiers.

**(19) 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: YGLL-SAL-01-22-DR-A-0001 Rev. P2
- Proposed Site Plan: YGLL-SAL-01-22-DR-A-0003 Rev. P15
- Road Markings Y Garnedd: SCP/200727/F02
- Proposed Boundary Plan: YGLL-SAL-01-22-DR-A-0004 Rev. P7
- Proposed Site Sections: YGLL-SAL-01-22-DR-A-0005 Rev. P5
- Proposed Site Elevations: YGLL-SAL-01-22-DR-A-0006 Rev. P6
- 4P2B House Plans and Elevations: YGLL-SAL-01-22-DR-A-0041 Rev. P3
- 5P3B House Plans and Elevations: YGLL-SAL-01-22-DR-A-0042 Rev. P3
- 6P4B House Plans and Elevations: YGLL-SAL-01-22-DR-A-0043 Rev. P3
- 2B1P Flat Plans and Elevations: YGLL-SAL-01-22-DR-A-0050 Rev. P3
- General Arrangement and Setting Out: 20086/400 Rev. P03
- Offsite Surface Water Route: 20086/501-2 Rev P04
- Proposed Drainage Layout: 20086/501-1 Rev. P04
- Soft Landscape Design: 629-STO-00-00-DR-L-0001 Rev. P03
- Soft Landscape Management Plan: 778-STO-XX-XX-RP-L-001
- Soft Landscape Details: 629-STO-00-00-DR-L-0002 Rev. P01
- Vertical Alignments: 20086/401 Rev. P04
- Transport Statement, SCP, September 2024
- Arboricultural Impact Assessment & Method Statement, Tree Solutions, Rev. D, July 2024
- Preliminary Ecological Assessment (Updated), Cambrian Ecology, 20th October 2023
- Design, Access and Planning Statement, Cadnant Planning, March 2024
- Drainage Statement: 20086/E03 Rev. D, Datrys, March 2024
- Green Infrastructure Statement, Cadnant Planning, March 2024
- Flood Consequences Assessment, V3, Datrys, March 2024
- Noise Impact Assessment, Professional Consult, 23.222.1.R3, 28 February 2024

- **Air Quality Assessment, AQ109517, Ensafe Consultants, 18/12/2020**

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, PS2, PS4, PS5, PS6, PS16, PS17, PS18, PS19, ISA1, ISA5, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF6, TAI8, TAI16, AMG5.

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

**Application Reference:** FPL/2024/105

**Applicant:** Clwyd Alyn 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.

At the meeting held on the 2nd October 2024, members resolved to visit the site. The site visit took place on the 23rd October 2024 and members will now be familiar with the site.

## **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 Eryri 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
Prifffyrdd 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	Happy with the measures contained in the Welsh Language Impact Assessment

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.

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Planning Committee: 06/11/2024

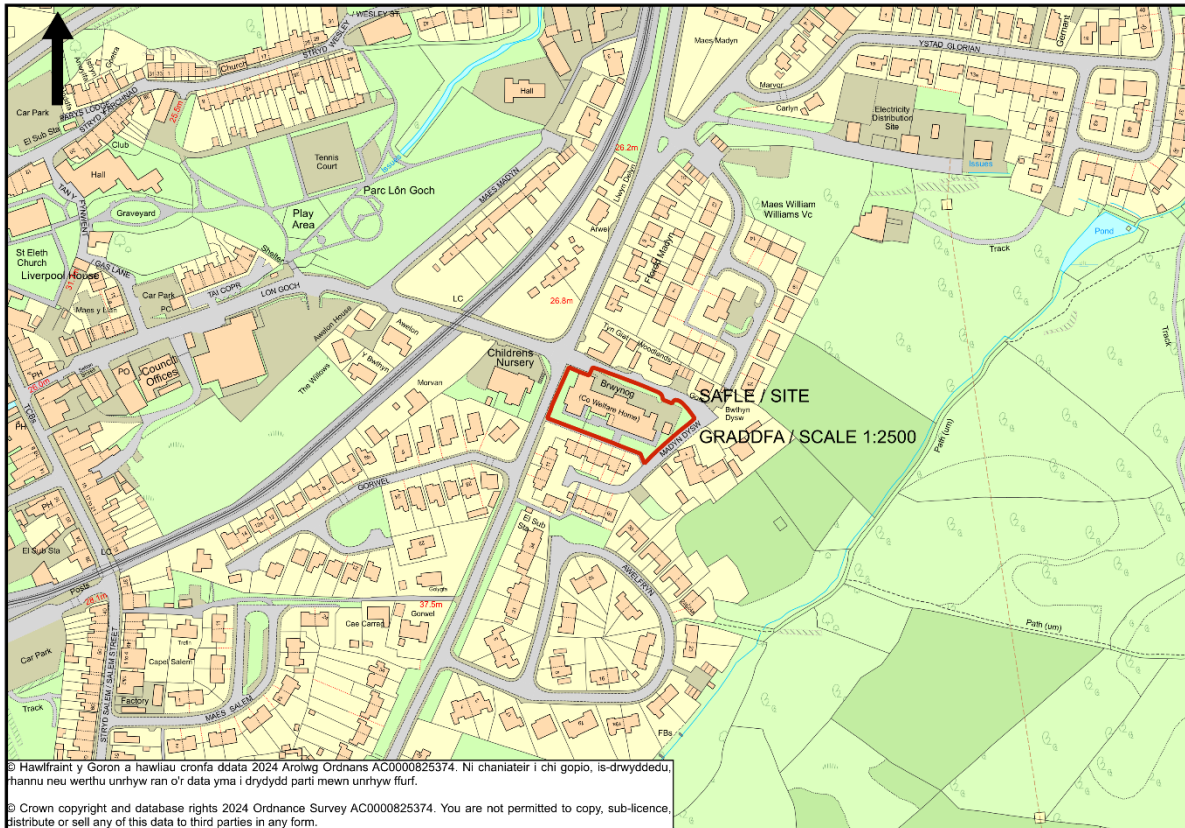
12.1

Application Reference: **ADV/2024/7**

Applicant: Head of Highways, Waste and Property

Description: Application for the siting of three non-illuminated signs at

Site Address: Brwynog Residential Care Home, Madyn Dysw, Amlwch



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

**Recommendation:** Permit

### Reason for Reporting to Committee

The application is presented to the Committee as it is an application being made by the Isle of Anglesey County Council.

### Proposal and Site

The proposal site is Brwynog Residential Care Home, located within the development boundary of Amlwch as defined by the Joint Local Development Plan.

The application presented is for the installation of signs onto the walls of the building.

## Key Issues

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

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Strategic Policy PS 1: Welsh Language and Culture

Planning Policy Wales Edition 12

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

### Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No ecological concern
Cynghorydd Derek Owen	No objection
Cynghorydd Aled Morris Jones	No response
Cynghorydd Liz Wood	No response
Cyngor Tref Amlwch Town Council	No objections

### Publicity:

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 04/10/2024. At the time of writing this report, one web comment of representation had been received at the department.

The comment was a general enquiry regarding the placement of the signs.

An email was sent to the commenter directing them to the published plans on the council's website, in which shows the exact placement of the proposed signs.

### Relevant Planning History

11LPA92B/CC - Addasu ac ehangu yn / Alterations and extensions to Brwynog Residential Care Home Caniatáu / Permitted 31/07/2009

11LPA92A/CC - Addasu ac ehangu yn / Alterations and extensions to Brwynog Residential Care Home Caniatáu / Permitted 09/12/1998

## **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 Conservation Area, roads, or any neighbouring properties.

### **The applications' main issues are:**

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

### **Proposal and Site:**

The proposal site is Brwynog Residential Care Home, located within the development boundary of Amlwch as defined by the Joint Local Development Plan. The application presented is for the installation of signs onto the walls of the building.

### **Sign Detail:**

One sign is to have the property's name, this sign measures 2440mm x 815mm x 5mm, this sign is to be located on the west road facing elevation. Two other signs are proposed on the corner of the building, one facing the road and the other on the north facing elevation, both signs measure 610mm x 610mm x 5mm, both indicating the way of the property's main entrance. All signs are to be made from Aluminium Composite material, with yellow and white text on a blue background with the Isle of Anglesey County Council Logo.

### **Siting and Design:**

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

The siting is considered acceptable given that the proposed development is situated far enough away from the public road. There is no illumination on the sign, therefore it is not considered an overt distraction to road users. The design and appearance is considered acceptable given the design is using high quality materials. The scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area.

### **Impact on amenities, neighbouring properties, and roads:**

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

The sign will not have a large visual impact therefore the erection of the new sign is appropriate to this area. It will integrate well into its place on the building. In addition, as the sign is non-illuminated and is set back from the main road, it will not be a distraction to drivers.

### **Importance of the Welsh language:**

Policy PS 1: Welsh Language and Culture states we will promote the use of the Welsh language by, "requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies."

The sign has operational signage therefore it is important that the information is bilingual. There is Welsh and English information on the sign therefore it conforms with Policy PS 1.

## **Conclusion**

The proposal is a small-scale development to install signs onto the walls of Brwynog Residential Care Home. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the surrounding area. It will be informative, accessible to all, and is considered to comply with the relevant policies of the Joint Local Development Plan.

## **Recommendation**

That the application is permitted subject to the following conditions:

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

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

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

- **OB2024-002/01 – Proposed Site Location Plan**
- **OB2024-002/03 – Proposed Sign Location Plan**
- **OB2024-002/04 – Proposed Roadside Elevation**

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

**(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: In the interests of amenity.

**(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

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

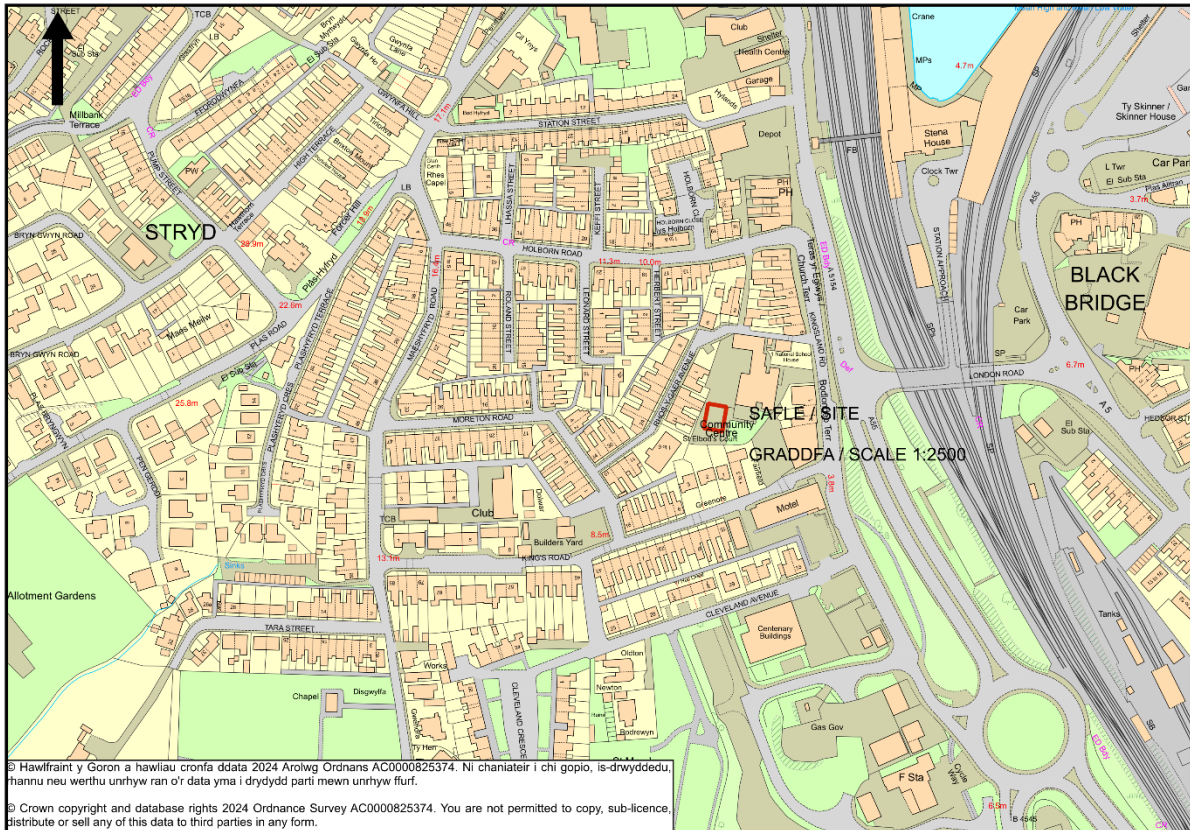
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference: FPL/2024/263**

**Applicant:** Head of Highways, Waste and Property

**Description:** Full application for the installation of a 2 metre high ball net above the existing fence at

**Site Address:** Jesse Hughes Youth and Community Centre, Kingsland Road, Holyhead.



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

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

**Proposal and Site**

The application site is the Jesse Hughes Youth and Community Centre, located along Kingsland Road within the development boundary of Holyhead as defined by the Joint Local Development Plan (JLDP).

The application presented is for the installation of a 2-metre-high ball net above the existing fence.

## Key Issues

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

## Policies

### Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response received.
Cynghorydd Keith Robert Roberts	No response received.
Cynghorydd Trefor Lloyd Hughes	No response received.
Cyngor Tref Caergybi / Holyhead Town 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 26/10/2024. At the time of writing this report, no letters of representation had been received at the department.

### Relevant Planning History

19LPA434B/FR/CC – Full application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at Jesse Hughes Community Centre, Holyhead. Approved 04/09/2014.

19LPA434C/FR/CC – Full application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at Jesse Hughes Community Centre, Holyhead. Approved 05/12/2014.

19LPA434D/DIS/CC – Application to discharge condition (03) (Traffic Plan) from planning application 19LPA434C/FR/CC at Jesse Hughes Community Centre, Holyhead. Condition Discharged 11/03/2015.

19LPA434E/CC - Full application for the erection of a fence at Jesse Hughes Community Centre, Holyhead. Approved 07/02/2018.

### Main Planning Considerations

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

## **Proposal and Site**

The application site is the Jesse Hughes Youth and Community Centre, located along Kingsland Road within the development boundary of Holyhead as defined by the Joint Local Development Plan (JLDP).

The application presented is for the installation of a 2-metre-high ball net above the existing fence.

The applications' main issues are:

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

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

The application relates to the existing multi-use games area (MUGA) pitch at the Jesse Hughes Youth and Community Centre. The MUGA has an existing 3m high fence on all sides, with this proposal involving a 2m high net above the southern side of the fence to prevent balls going over to the rear gardens of the properties on King's Road.

The net will cover the entire length of the southern elevation, which totals around 11m, with the other three sides of the MUGA remaining unchanged. The fence and net will total 5m in height, which will remain lower than the main community centre and its surrounding properties. The proposal is considered to have no greater impact on the built environment and will integrate into the site in accordance with policy PCYFF 3.

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

The application site is located in a built-up area in central Holyhead, with the majority of land use in the surrounding area consisting of residential dwellings together with a few businesses on Kingsland Road. This small-scale development which only proposes a net above one side of the MUGA fence is not considered to impact the privacy and amenities of neighbours, complying with policy PCYFF 2. Furthermore, this is a preventative measure to stop balls entering the rear gardens of nearby properties, which will benefit the occupiers of these properties.

### **iii. Ecology and Biodiversity**

A bird box and a bat box will be installed on site 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 outlining the ecological considerations of the development to ensure compliance with Chapter 6 of Planning Policy Wales.

## **Conclusion**

This application proposes a 2m high net above the existing fence on the southern elevation of the MUGA to prevent balls from entering the gardens of neighbouring properties. The net will have no impact on its built environment context and will integrate into the site. It is not considered to impact any neighbouring properties due to its small-scale nature and overall 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.**

- jess001 - Proposed site elevation
- jess002 - Proposed elevation B
- JESS004 - Proposed elevation A
- JESS005 - Location plan
- JESS006 - Proposed site plan
- Green infrastructure statement - dated October 2024

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 bird box and bat box shown on the proposed site plan shall be installed and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity.

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

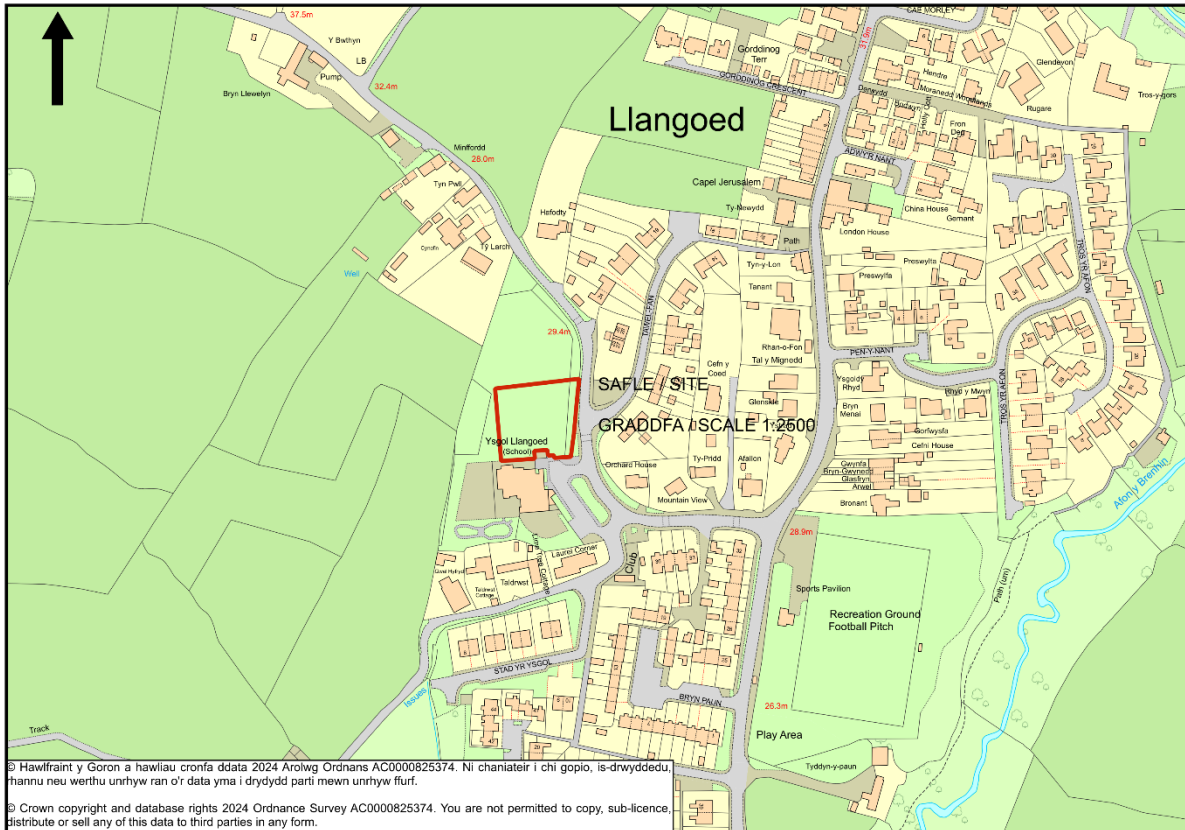
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/254

Applicant: Head of Service Highways, Waste and Property

Description: Full application for a new child care modular building at

Site Address: Llangoed Primary School, Llangoed



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The Isle of Anglesey County Council are the applicants and owners of the land.

**Proposal and Site**

The proposed site is located within the grounds of Llangoed Primary School which is adjacent to Bryn Paun Road within the village of Llangoed. The existing site is a green Area grassed area within the curtilage of the school.

The proposed development is the erection of a new modular building to be used as a childcare facility, erection of fencing, creating a new parking are together with soft and hard landscaping.

## Key Issues

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

## Policies

### Joint Local Development Plan

PCYFF2: Development Criteria  
PCYFF3: Design and Place Shaping  
PCYFF4: Design and Landscaping  
ISA2: Community Facilities  
Strategic Policy PS 5: Sustainable Development  
AMG5: Local Biodiversity Conservation

Technical Advice Note 12: Design  
Technical Advice Note 16: Sport, Recreation and Open Space  
Planning Policy Wales (Edition 12 February 2024)

### Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested confirmation and amendments to the plans. The agent provided the requested confirmation and amendments. Ecological advisor confirmed amendments were acceptable and requested conditional approval.
Dwr Cymru Welsh Water	Requested holding their response until confirmation as to the location of the water main crossing the site had been accurately confirmed. Welsh Water, the agent and the determining officer conducted a site visit to accurately locate the watermain with Welsh Water confirming they had no concerns that the proposed development would impact the existing water main.
Draenio / Drainage	Provided advice for the applicant.
Arolygaeth Gofal Cymru / Care Inspectorate Wales	Provided advice for the applicant.
Iechyd yr Amgylchedd / Environmental Health	Provided advice for the applicant.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Requested confirmation and amendments to the plans. The agent has spoken with the Highways Authority and will provide the necessary confirmation and plans.
Cynghorydd Gary Pritchard	At the time of writing this report the no observation had been received.
Ymgynghorydd Tirwedd / Landscape Advisor	At the time of writing this report the no observation had been received.
Cynghorydd Carwyn Jones	At the time of writing this report the no observation had been received.

Cynghorydd Alun Roberts	At the time of writing this report the no observation had been received.
Cyngor Cymuned Llangoed Community Council	At the time of writing this report the no observation had been received.
Polisi Cynllunio / Planning Policy	Provided policy advice.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Confirmed they had no comments to make on the development.

## Publicity

The proposal has been advertised twice through the distribution of personal letters of notification to the occupiers of neighbouring properties with the expiry date for receiving representations being the 12/10/2024 for the original application and 18/10/2024 for the amended plans. At the time of writing this report one letter of representation have been received.

The one letter of representation had the following concerns to the original proposed development:

- No objection to the scheme but need to paint the lines yellow, zig zags etc on the lane and apply to ensure there is less parking on the lane at school pick-up time as the school is between two corners and an estate entrance of houses.

## Relevant Planning History

FPL/2023/144 - Cais llawn ar gyfer adeilad modiwlaidd newydd ar gyfer gofal plant yn / Full application for new childcare modular building at Ysgol Gynradd Llangoed, Llangoed. Tynnwyd yn ôl / Withdrawn 10/11/2023

## Main Planning Considerations

The application is for the erection of a new modular building to be used as a childcare facility, erection of fencing, creating a new parking area together with soft and hard landscaping and is to be determined by the committee as the site is owned by the county council.

The main planning considerations are if the proposal complies with planning policies, would the new building and parking area have a negative impact on the existing school, neighbouring dwellings or surrounding area.

### **(i) Siting, scale, design and appearance of the community building and associated works together with impact on the existing school and properties in the area**

The proposed childcare facility building will be sited to the North of the existing school on the grassed area of the school playground. The building will be approximately 8.6m from the school building and approximately 30m from Bryn Paun Road. The building measures 21.5m in length, 11.7m in width, 3.6m to roofs highest point and 3.2m to the roofs lowest point. The building will have one sloping roof with metal and timber clad walls, ply membrane rubber roof and UPVC windows and doors.

The proposed development will include 2m high fencing to prevent access onto the existing school playground. Access to the childcare building will be through proposed new carparking and pavements.

The proposed building will have windows that face onto the existing school playground and towards the school. The proposed windows will not overlook any neighbouring gardens or land as is positioned away from the boundaries of the school.

The surface water from the proposed building and hard surfaces will drain into the ground with the car parking area and the proposed play area being permeable so as to create a sustainable drainage for surface water. Foul water will drain into the public sewerage system. Welsh Water have been consulted on the proposed drainage system and a site visit with Welsh Water, the agent and the determining officer confirmed they had no concerns regarding the siting of the building or the proposed drainage of the site.

The application included an ecological survey report with the proposed development including ecological enhancements and a Green Infrastructure Statement. The council's Ecological Advisor has been consulted on the application and is satisfied with the Ecological Enhancements and requested conditional approval of the application.

The one letter of representation received to date had concerns regarding yellow lines/zig zags on Bryn Paun Road and that they should be applied to ensure there is less parking on the lane at school pick-up time. These concerns have been passed onto the Highways Authority for comment. While these concerns are considered important the existing road outside the school has yellow zig zag lines to prevent parking and the proposed development proposes additional parking area to accommodate the additional school traffic.

## **(ii) Policy considerations**

**The Joint Local Development Plan (JLDP), Policy PCYFF 2** ensures that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses. The proposed childcare building and proposed car parking area will have minimal impact on the properties in the area with existing hedge screening and proposed siting preventing overlooking together with the scale of the developments not impacting adjacent roads or properties in the area.

**JLDP Policy PCYFF 3** ensures all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. The proposals should complement or enhance the existing site and surrounding area. The proposed childcare building and proposed car parking area will enhance the site with additional childcare facility for the community to use, provide additional parking area and will compliment the existing area and its uses.

**JLDP Policy ISA2** states that applications to enhance school facilities will be supported. The proposed development will enhance the schools use and provide a new childcare building for the area and community.

**JLDP Policy TRA 2** states parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. The Highways Authority provided consultation on the original proposed design and requested further information and amendments to the plans. At the time of writing this committee report the agent had not yet provided the requested further information and amendments to the plans. The determining officer requests that the planning committee give delegated powers to the officer so that when the further information and amendments to the plans are provided that he can determine the application.

**JLDP Policy TRA 4** states proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused. The degree of unacceptable harm will be determined by the local authority on a case by case basis. As previously stated above The determining officer requests that the planning committee give delegated powers to the officer.

## **Conclusion**

The proposed childcare building and car parking areas siting, scale, design and appearance is considered acceptable as it would not have a negative impact on the existing site, properties in the area

or surrounding area and can be conditioned to reduce any negative impacts so as to comply with planning policies PCYFF 2, PCYFF 3 and ISA2 of the JLDP.

### **Recommendation**

That the application is permitted subject to the following conditions:

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

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

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

- **Proposed Site Location Plan – AL03 - Revision A – Dated September 2024**
- **Proposed Soft Landscape Plan – AL09 - Revision C – Dated October 2024**
- **Proposed Elevations – AL05 – Revision C – Dated September 2024**
- **Proposed Floor Plan – AL04 – Revision A – Dated July 2024**
- **Proposed Hard Landscape Plan – Revision B – Dated October 2024**
- **Proposed Fencing Plan – AL07 – Revision B – Dated October 2024**
- **Proposed Site Plan – AL06 – Revision B – Dated October 2024**
- **Proposed Site Compound Plan – AL11 – Revision A - Dated September 2024**
- **Proposed Traffic Management Plan – AL10 – Revision A – Dated September 2024**
- **Green Infrastructure Statement – Received 14/10/2024**

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

**(03) Prior to the use of the building and car parking area hereby approved the bird nest boxes and bug hotel shall be installed on the building and on site as per drawing Proposed Soft Landscape Plan – AL09 - Revision C – Dated October 2024 and Proposed Elevations – AL05 – Revision C – Dated September 2024 and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity.

**(04) The external lighting shall be installed as labelled on drawing Proposed Elevations – AL05 – Revision C – Dated September 2024 and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity.

**(05) The site shall be landscaped strictly in accordance with ‘Proposed Soft Landscape Plan – AL09 - Revision C – Dated October 2024’, in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased 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.

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

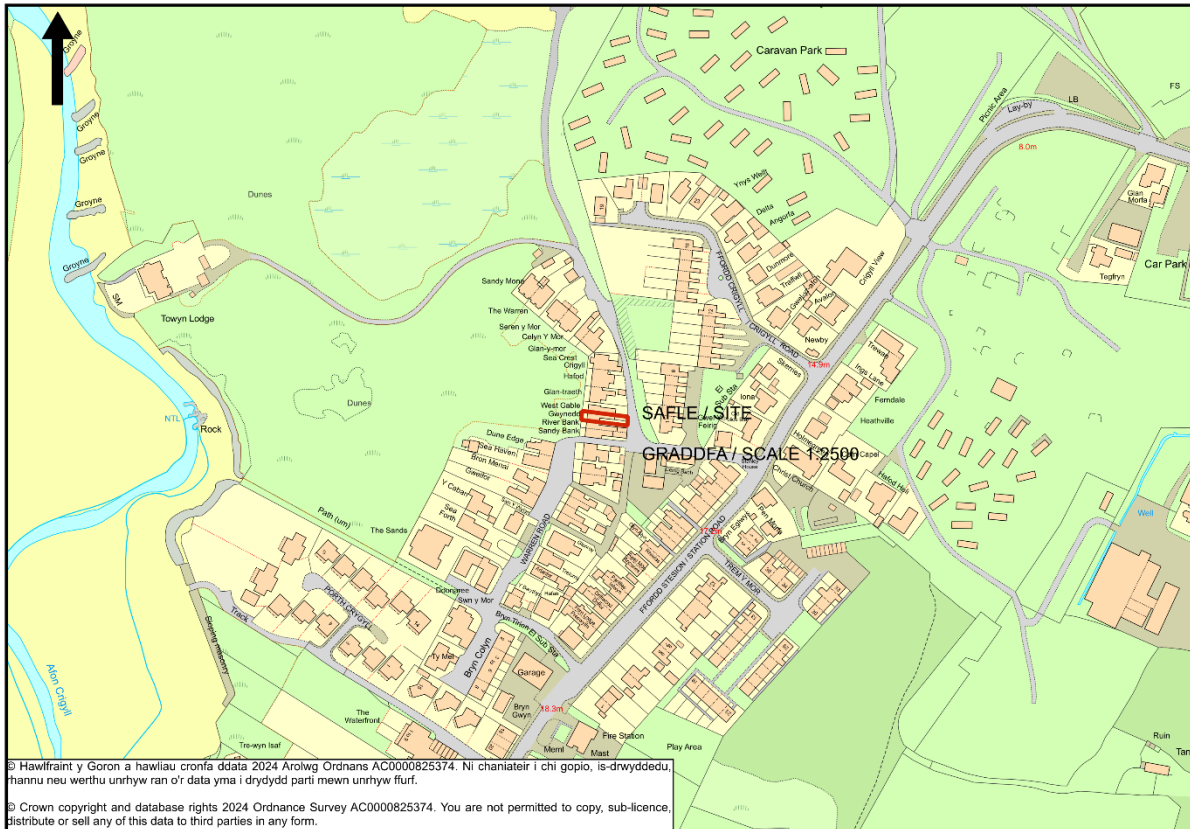
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2024/139

Applicant: Mr and Mrs Talbot

Description: Full application for alterations and extensions including demolition together with the installation of solar panels and an air source heat pump at

Site Address: Gwynedd, Warren Road, Rhosneigr.



Report of Head of Regulation and Economic Development Service (Cara Morris Thomas)

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member due to concerns regarding the impact on neighbouring properties and parking issues.

Proposal and Site

The existing property is a 3 bedroom two-storey mid-terraced dwelling. The property is located along Warren Road within the development boundary of Rhosneigr as defined by the Joint Local Development Plan.



The proposal originally consisted of the demolition of the existing utility room and adjacent coal room (rear of garage), together with the erection of a two-storey extension. Amended plans have since been received with the removal of the two-storey rear extension to a proposed single-storey extension.

The proposal is now as follows -

The demolition of the existing utility room and adjacent coal room (rear of garage), together with the erection of a single-storey extension, a rear dormer loft conversion, including the installation of a roof window on the west roof slope, and solar/PV panels on both the west and south roof slopes. New window openings will be installed on the south-facing side elevation, and an air-source heat pump to be installed on the east elevation wall of the single-storey extension above the garage.

### Key Issues

The applications' main issues are:

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

### Policies

#### Joint Local Development Plan

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

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 12, February 2024)

Strategic Policy PS 7: Renewable Energy Technology

### Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Request ecological enhancement to be put towards the correct facing, requested a Construction Environment Management Plan before work commences on site and requested external lighting to be shown on proposed plans.
Cynghorydd Douglas Massie Fowlie	No observations received to date.
Cynghorydd Neville Evans	Councillor Neville Evans requested the application be called into the planning committee due to concerns on impact on neighbouring properties and parking.
Cyngor Cymuned Llanfaelog Community Council	No observations received to date.
Iechyd yr Amgylchedd / Environmental Health	Advisory notes given.

Priffyrdd a Trafnidiaeth / Highways and Transportation	Requested a Construction Traffic Management Plan be provided before development begins on site and had informatives for the applicant.
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The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 16/09/2024. Three letters of objection had been received at the department.

**The main issues raised can be summarised as follows;**

- i. The rear dormer extension will overlook neighbouring properties.
- ii. Both rear extensions will result in a loss of sunlight to gardens/windows of neighbouring properties.
- iii. The two-storey rear extension will be an over-bearing structure.
- iv. Future use of the property.
- v. The development will cause further parking problems on Warren Road.

Amended plans have been provided on the 19/09/2024 with the removal of the two-storey rear extension, instead opting for a single-story extension levelling to the roof of the existing garage. The latest date for the receipt of any representation was the 12/10/2024. Two out of the three letters of objection have sustained their objections.

**The main issues raised can be summarised as follows;**

- i. The rear dormer extension will overlook neighbouring properties.
- ii. The rear dormer will result in a loss of sunlight to gardens/windows of neighbouring properties.
- iii Future use of the property.
- iv. The development will cause further parking problems on Warren Road.

In response to the issues raised I would respond as follows;

- i. Whilst the dormer extension will extend out from the roof and has three openings it is not considered that this will result in greater overlooking than that currently experienced for the existing windows located at the rear and side elevations of the dwelling.
- ii. The site lies on a row of terraced properties with properties located along the terrace benefitting from extensions. Due to the scale of the proposal and existing built form of the locality it is not considered that the proposal will result in the loss of light to the detriment of neighbouring properties.
- iii. The property is a residential property, and the application made is one for householder development and that anticipating future uses is beyond the remit of the planning department.
- iv. Copies of the concerns regarding the lack of parking has been forwarded to the Highway Authority for consideration. In response as the amended proposal is only proposing one additional bedroom (3 to 4) the highway authority had no objections on the concerns of parking. A Construction Traffic Management Plan has been requested and will be conditioned in at the request of the agent. It is also worth noting that the site lies within the development boundary of Rhosneigr which lies on the public transport network and lies close to the nearby train station.

**Relevant Planning History**

No relevant site history.

**Main Planning Considerations**

The application is for the demolition of the existing utility room and adjacent coal room, construction of a single-storey extension. The proposal also involves a rear dormer loft conversion, installation of a roof window on the west roof slope, and installation of solar/PV panels on both the west and south roof slopes. New window openings will be formed on the south-facing side elevation, and an air-source heat pump will be installed on the roof of the garage.

### **i) Sitting and Design**

When considering each proposal individually, the first proposal involves demolishing the existing utility room and coal store to construct a single-storey extension with a flat roof amended from the original proposal of a two storey extension. The extension will maintain the current floor area of approximately 10.32 m<sup>2</sup> and will not encroach closer to the boundaries of neighbouring properties. The proposed extension will measure approximately 3.03m by 3.50m and have a height of approximately 3.27m from the floor level and will level with the existing garage. The proposed extension is not much greater than a rear extension which could be erected under permitted development rights. It is a small-scale extension, subservient to the main dwelling, that will integrate into the site with its appropriate finish materials.

The extension will feature a single glazed window on the lower south side elevation, accompanied by a replacement composite door with a prefabricated door canopy designed to mimic slate covering. The garage will have a new opening fitted with a timber door with a white gloss finish, and the existing single-glazed window will be replaced with a new window near the drainpipe.

Additionally, an 8kW air-source heat pump will be installed on the flat roof extension with dimensions of 998 x 940 x 330 mm. This unit will be mounted on anti-vibration feet and enclosed in a louvered aluminium casing. The noise generated by the unit is expected to be minimal, and its size and placement should not impact the existing dwelling or surrounding properties.

The proposed flat dormer loft conversion on the rear elevation will extend from the south-facing side by approximately 2.40m from the pitched roof, with an eaves height of 1.70m and a maximum height of 1.93m at the roof's peak. On the north-facing side, the proposed dormer will extend 3.45m from the pitched roof, with an eave's height of approximately 0.87m and a maximum height of 1.13m. The dormer will have a width of approximately 4.51m. Based on these dimensions, the dormer complies with the criteria for Class B of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

The dormer will feature two double-glazed uPVC windows, with the ensuite window proposed to have level 3 obscure glazing. Additionally, a single-glazed uPVC window will be installed on the far-right side of the dormer, designed to match the existing style. During a site inspection it was observed that similar dormer extensions in the vicinity of the application site.

Additional alterations include the installation of a new top-hung casement window and the raising of the existing lower left window on the south-facing elevation, which will be replaced with top-opening casement windows. A Velux roof window will be installed on the front elevation.

Solar-PV panels will be installed on the pitched roof of the front elevation and the pitched roof of the south-facing elevation. This aligns with Policy PS 7 - "Renewable Energy Technology," which promotes renewable energy technologies in development proposals that support energy generation from various sources, including biomass, marine, waste, water, ground, solar, and wind, including micro-generation. The addition of solar panels is consistent with the character of the surrounding properties, many of which also have solar panels on their roofs.

All windows will be constructed of white uPVC to match the existing windows. The walls of the extension and dormer will be finished with sand and cement render with a Canterbury spar pebble dash finish, matching the existing building. Both the extension and dormer flat roof will be finished in dark grey GRP to match the existing.

Due to the above the design of the proposal is considered in this location and is similar to what can be found in the locality.

## **ii) Impact on adjacent residential properties**

It is not considered that the proposed dormer and extension of such modest proportions would alter this present arrangement to such an extent that would contravene the wording of policy PCYFF 2. PCYFF 2 states proposals will be refused where they 'would have an unacceptable adverse impact on 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'. Concerns have been raised regarding the dormer's potential impact on loss of privacy and overlooking of neighbouring properties. While the current elevations already feature multiple windows, it is argued that the addition of the dormer would not significantly exacerbate the existing overlooking issue.

Having considered the existing arrangements of the terrace and situation in regard to loss of privacy, it is considered that no unacceptable adverse impact would occur as a result of the erection of the extensions. Any reason for refusal must be well-founded and capable of being defended at appeal. In this case, the Local Planning Authority (LPA) is not confident that refusing the application based on impacts upon potential loss of privacy would be sufficiently robust to withstand an appeal. While it is acknowledged that the proposal may not strictly conform with the Supplementary Planning Guidance (SPG), it is important to note that the SPG serves as guidance and should be applied with appropriate flexibility. The LPA considers the existing arrangements described above to be a significant material consideration when interpreting the application of the SPG in this context.

Due to the scale of the proposal and the fact that the site lies within the built-up area of Rhosneigr with a number of properties located along the terrace benefiting from extensions similar and larger scale than the current proposal it is not considered that the proposal will have a detrimental impact on the amenities currently enjoyed by the occupants of the dwelling.

## **iii) Parking**

As the number of parking spaces required for the development do not change, the highways authority have informed that they do not have grounds to oppose this development. The highways authority has requested a full comprehensive traffic management scheme to be included before development can start. As requested by the agent this will be conditioned in.

The LPA and the committee are required to consider the application presented to them, which, in this case, pertains to householder development for alterations and extensions. Regarding land use, the application does not intensify the use of the site, as there is no increase in the number of residential units.

## **iv. Biodiversity and Ecology**

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

At the ecologist's request a bat box will be installed on the south-facing side, and a nest box on the north-facing side. Amended plans has since been received with the correct placement of the biodiversity enhancement. A Construction Environmental Management Plan has been included together with the amended plans. These features will enhance biodiversity as part of the development, in accordance with Policy AMG 5 and the Environment Wales Act (2016), and will ensure compliance with the updates to Chapter 6 of Planning Policy Wales.

## Conclusion

The proposed development is a small-scale rear extension to provide additional living space within the property. It is not considered that the proposed development will adversely impact the character of the dwelling or the surrounding area. The proposal is not considered to have a negative impact upon the amenity of adjacent residential properties or have a detrimental impact on highway safety. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan policies. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

## Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- Location Plan - Dated 08/08/2024
- Proposed Block Plan - ET/0724/P/07 - Dated 08/08/2024
- Proposed Elevations - ET/0724/P/04 - Dated 19/09/2024
- Proposed Floorplans - ET/0724/P/05 - Dated 13/08/2024
- Green Infrastructure Statement - ET/0724 - Dated 19/09/2024
- Proposed Section - ET/0724/P/06 - Dated 19/09/2024
- Heat pump specification - Dated 08/08/2024
- Construction Environmental Management Plan – ET/0724 – Dated 07/10/2024

Reason: To ensure that the development is implemented in accord with the approved details.02

**(03) Prior to the use of the extensions hereby approved the nest box and bat box shall be installed on the building as per 'Proposed Elevations - ET/0724/P/04 - Dated 19/09/2024' and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity.

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;

**(iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;**  
**(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**  
**(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**  
**(vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**  
**(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**  
**(ix) Proposals for communicating information and advance notice relating to the approved plan to the Council and other stakeholders;**  
**The construction of the development shall be completed in accordance with the approved plan.**

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

**(05) The external lighting shall be installed as labelled on drawing ‘Proposed Elevations - ET/0724/P/04 - Dated 19/09/2024’ and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity.

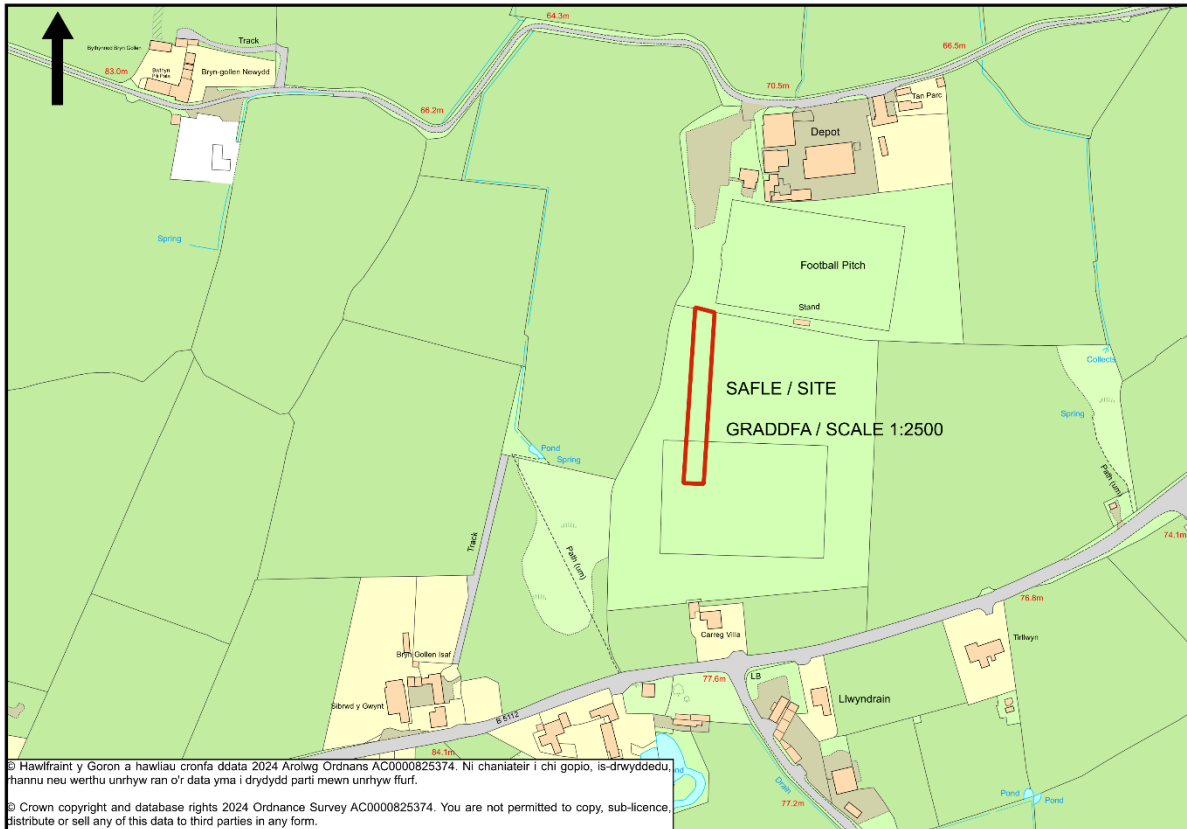
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/232

Applicant: Cyngor Cymdeithas Llanerchymedd

Description: Full application for the construction of a concrete path to connect the adult and youth football pitches at

Site Address: Football Ground, Llanerchymedd.



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

Recommendation: Permit

### Reason for Reporting to Committee

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

### Proposal and Site

The application site is the football ground situated to the West of the village of Llanerchymedd, within an open countryside location, as defined in the Joint Local Development Plan.

The application presented is to construct a new concrete path 1 meter in width and 90 meters in length to connect the adult and youth football pitches. The purpose of the concrete path is to ensure the site maintains a professional appearance, and to ensure a benefit in health and safety.

### Key Issues

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

### Policies

#### Joint Local Development Plan

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

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (12th Edition)

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Jackie Lewis	No response.
Cynghorydd Llio Angharad Owen	No response.
Cynghorydd Llinos Medi Huws	No response.
Cyngor Cymuned Llanerchymedd Community Council	No response – The Community Council is the applicant for the application.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections – satisfied with the requested biodiversity enhancements and Green Infrastructure Statement.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No objections.
Dwr Cymru Welsh Water	No objections.
GCAG / GAPS	No objections.
Prif Swyddog Priso/ Principal Valuation Officer	No response.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 19/09/2024. At the time of writing this report, no letter of representation had been received at the department.



## **Relevant Planning History**

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

FPL/2024/10 - Cais llawn i leoli dau gynhwysydd ar gyfer storio cyfarpar yn / Full application for the siting of two containers for storage of equipment at Cae Pêl Droed / Football Ground, Llanerchymedd. Caniatáu / Permitted - 03/04/2024.

## **Main Planning Considerations**

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

The applications' main issues are:

- i. Siting and design.
- ii. Impact on amenities, neighbouring properties, and roads.
- iii. Ecology and Green Infrastructure.

### **Siting and Design:**

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

The siting is considered acceptable given that the proposed development is situated far enough away from the public road. The design and appearance of the proposed development is considered acceptable given that the proposed development conforms to the site and its built surroundings. The scale of the development is considered acceptable given that the new concrete path will not have a large visual impact on the surrounding area, therefore the placement would be appropriate. It will integrate well into its place centrally on the application site, effectively connecting the adult and youth football pitches to ensure the site maintains a professional appearance, and to ensure a benefit in health and safety.

### **Impact on amenities, neighbouring properties, and roads:**

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

The effect on neighbouring properties would be minimal as the nearest neighbouring property to the South is located approximately 100 meters away. Furthermore, the footpath is set back approximately 125 meters from the main road, therefore it will not be a distraction to road users. Therefore, it is considered that the impacts would be negligible, and as such considered that the application complies with policy PCYFF 2.

### **Ecology and Green Infrastructure:**

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be

satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, a bird box shall be installed on a nearby mature tree along the Western boundary of the site at least 2-4 meters above the ground, prior to the use of the development hereby approved.

## **Conclusion**

The proposal is considered a small-scale development to construct a new concrete path 1 meter in width and 90 meters in length to connect the adult and youth football pitches at the football ground in Llanerchymedd. The purpose of the concrete path is to ensure the site maintains a professional appearance, and to ensure a benefit in health and safety. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the surrounding area. Furthermore, the biodiversity enhancements will help conserve and safeguard biodiversity, therefore this development is considered to comply with the relevant policies of the Joint Local Development Plan.

## **Recommendation**

That the application is permitted subject to the following conditions:

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

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

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

- **Location plan.**
- **Proposed site plan.**
- **Green Infrastructure Statement.**

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

**(03) A bird box shall be installed on a nearby mature tree along the Western boundary of the site, at least 2-4 meters above the ground, as shown on drawing reference, 'Green Infrastructure Statement', prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.**

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

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

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