

Application Reference: DEM/2019/2

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel y modurdai ar dir yn / Application to determine whether prior approval is required for the demolition of garages on land at

Site Address: Bryn Glas Close, Caergybi / Holyhead,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Bryn Glas Close, Holyhead. The application form states that demolition is required because the use of the garages has ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No response
Cynghorydd Robert Llewelyn Jones	Necessary to have pre consultations for all garage demolitions
Cynghorydd Shaun James Redmond	Prior approval is the option preferred
Iechyd yr Amgylchedd / Environmental Health	Comments - conditions.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Cyngor Tref Caergybi / Holyhead Town Council	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments - precautionary methodology should be conditioned.

Relevant Planning History

No site history

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Site Location Plan / 24990/BGC/001**
- **Proposed Works / 24990/BGC/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 2, PCYFF 3

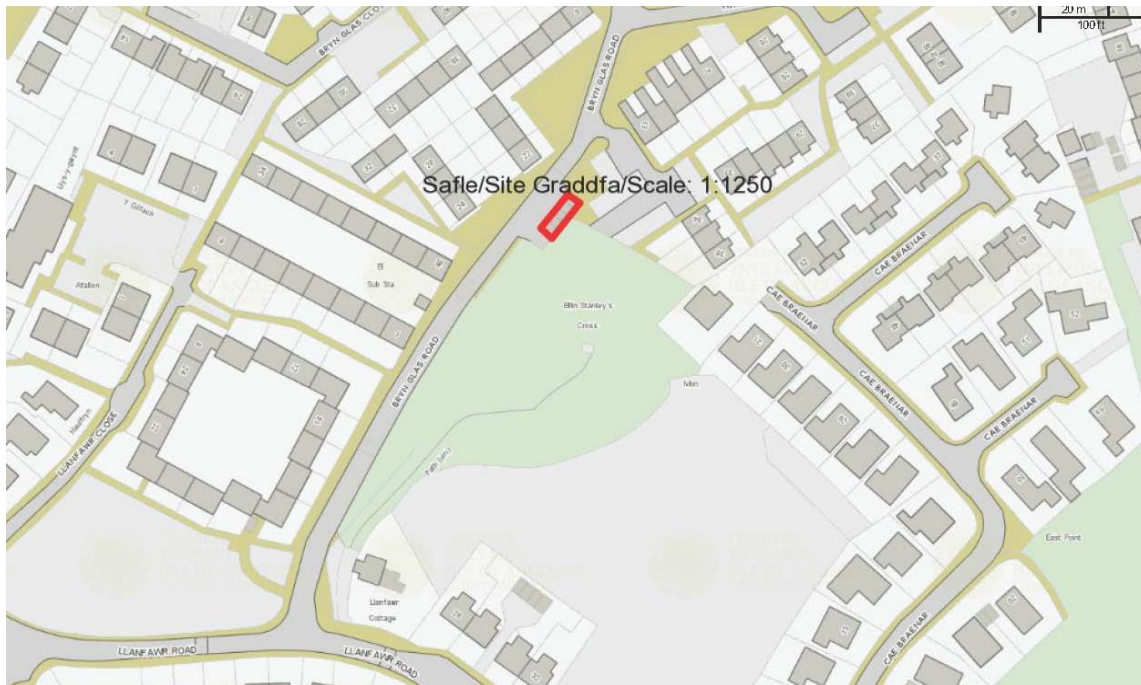
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/3

Applicant: Cyngor Sir Ynys Môn

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Bryn Glas Close, Caergybi / Holyhead,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Bryn Glas Close, Holyhead. The application form states that demolition is required because the use of the garages has ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No response
Cynghorydd Robert Llewelyn Jones	Necessary to have pre consultations for all garage demolitions
Cynghorydd Shaun James Redmond	Prior approval is the option preferred
Cyngor Tref Caergybi / Holyhead Town Council	No response
Iechyd yr Amgylchedd / Environmental Health	Comments - conditions.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments - precautionary methodology should be conditioned.

Relevant Planning History

No planning history

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the

authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Site Location Plan / 24990/BGR/001**
- **Proposed Works / 24990/BGR/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 2, PCYFF 3

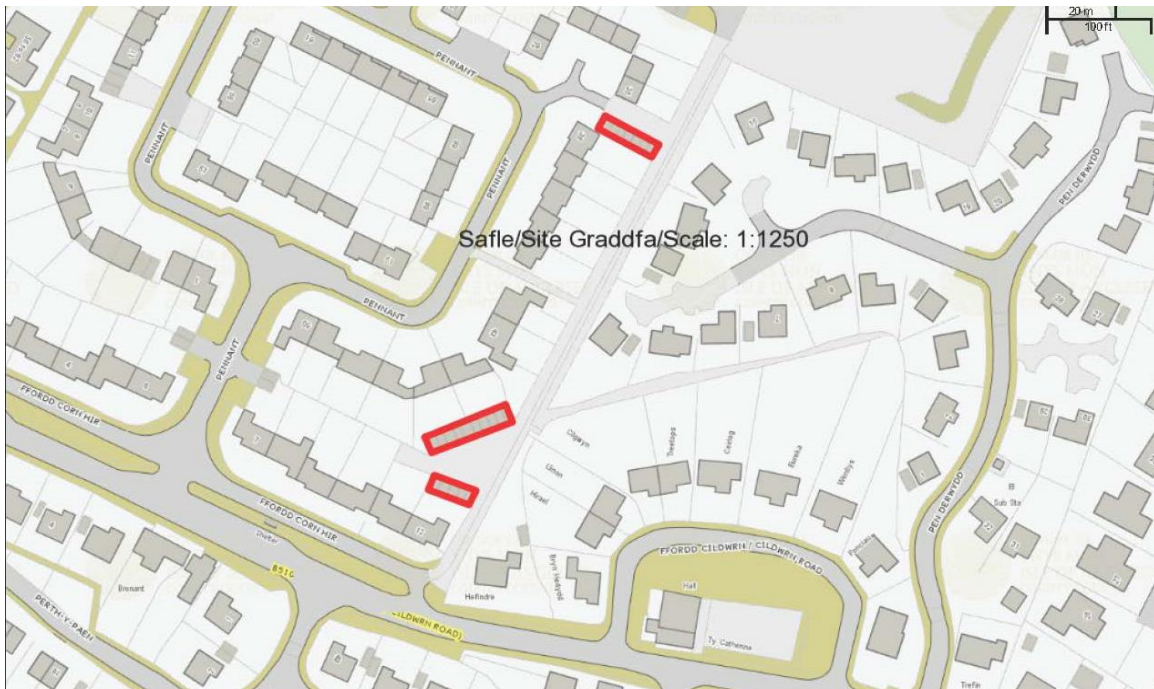
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/4

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel garejys (tri bloc ar wahan) yn / Application to determine whether prior approval is required for the demolition of garages (three separate blocks) at

Site Address: Ffordd Corn Hir & Pennant, Llangefni



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Ffordd Corn Hir & Pennant, Llangefni. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Iechyd yr Amgylchedd / Environmental Health	No response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Building Control	Permission required
Cyngor Tref Llangefni Town Council	No response

Relevant Planning History

None

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Works Location Plan / 24990/CH/001**
- **Block C - Proposed Layout / 24990/CH/005**
- **Block A&B - Proposed Works / 24990/CH/004**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 3, PCYFF 4.

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

Application Reference: DEM/2019/5

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Ffordd Lligwy, Moelfre,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Ffordd Lligwy, Moelfre. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Vaughan Hughes	No response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	No response
Cyngor Cymuned Moelfre Community Council	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission required

Relevant Planning History

None

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Site Location Plan / 24990/FLL/001**
- **Proposed Works / 24990/FLL/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 3, PCYFF 4.

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

Application Reference: DEM/2019/6

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Craig Y Don, Amlwch,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Crag y Don, Amlwch. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
BPA	No response
Cynghorydd Richard Griffiths	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Richard Owain Jones	No response
Cyngor Tref Amlwch Town Council	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission required

Relevant Planning History

None

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Works Location Plan / 24990/CYD/001**
- **Proposed Works / 24990/CYD/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 3, PCYFF 4.

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

Application Reference: DEM/2019/7

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenrol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Hampton Way, Llanfaes,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee Proposal and Site

The application is made to demolish the pre-fab garages at Hampton Way, Llanfaes. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Carwyn Jones	No response
Cynghorydd Lewis Davies	No response
Cynghorydd Alun Roberts	No response
Cyngor Tref Biwmares / Beaumaris Town Council	Concerns
Iechyd yr Amgylchedd / Environmental Health	No response
Building Control	Permission Required

Relevant Planning History

None

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

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2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Works Location Plan / 24990/HW/001**
- **Proposed Works / 24990/HW/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 3, PCYFF 4.

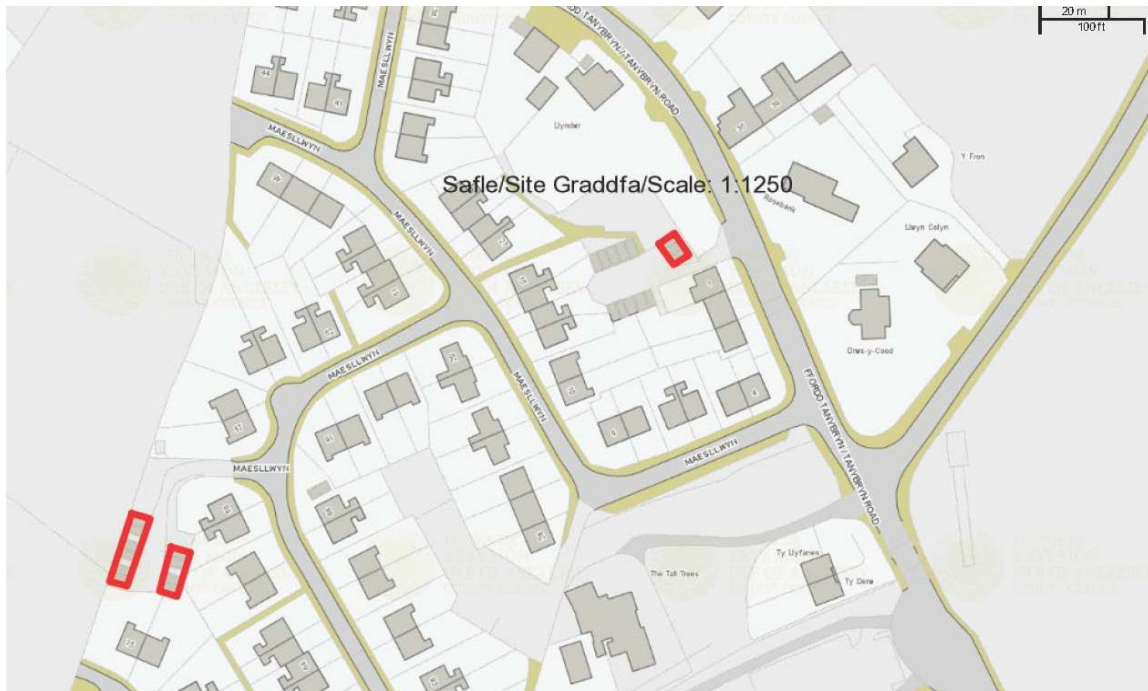
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/8

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Maes Llwyn, Amlwch



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish block C of the pre-fab garages on Maes Llwyn Amlwch. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Richard Owain Jones	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission Required
Cyngor Tref Amlwch Cyngor Tref Amlwch	No response

Relevant Planning History

None

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of

any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Works Location Plan / 24990/MLL/001**
- **Block C Proposed Works / 24990/MLL/005**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 3, PCYFF 4.

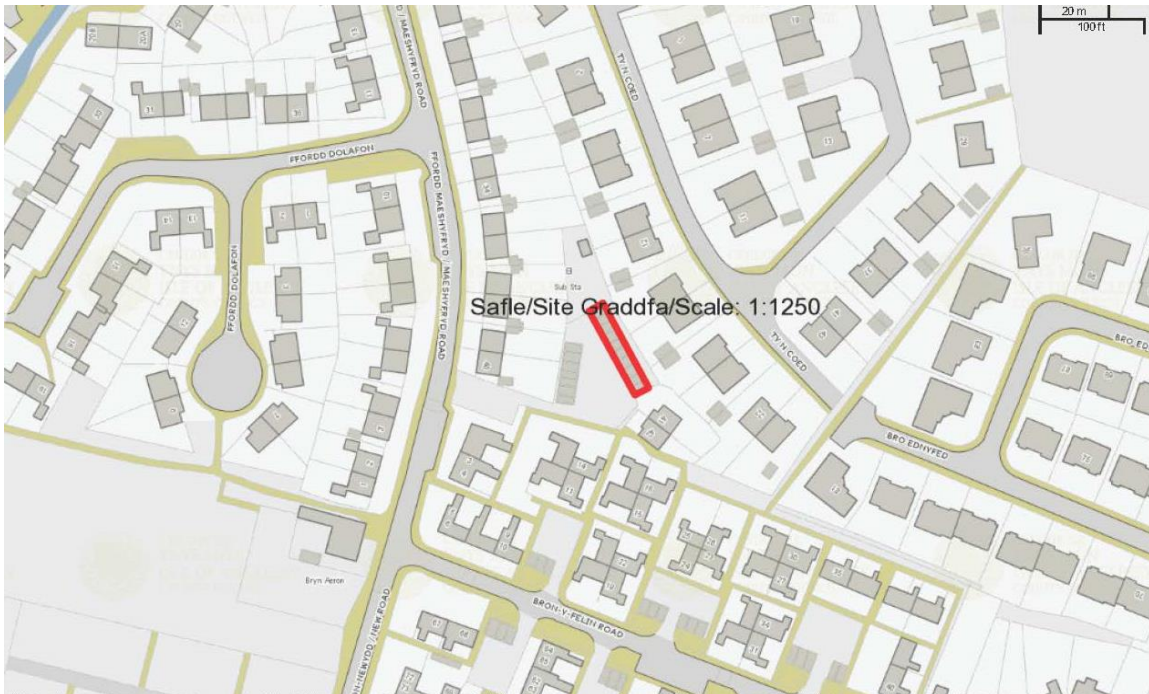
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/9

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Maes Hyfryd, Llangefni



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Maes Hyfryd, Llangefni. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Cyngor Tref Llangefni Town Council	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission Required

Relevant Planning History

None

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Works Location Plan / 24990/MH/001**
- **Proposed Works / 24990/MH/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 3, PCYFF 4.

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

Application Reference: DEM/2019/10

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: New Street, Biwmares / Beaumaris,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on New Street, Beaumaris. The application form states that demolition is required because the use of the garages has ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Carwyn Jones	No response
Cynghorydd Lewis Davies	No response
Cynghorydd Alun Roberts	No response
Cyngor Tref Biwmares / Beaumaris Town Council	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Priffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Building Control	Permission Required

Relevant Planning History

None

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Site Location Plan / 24990/NS/001**
- **Proposed Works / 24990/NS/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 3, PCYFF 4.

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

Application Reference: DEM/2019/11

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Pencraig, Llangefni,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages at Pencraig, Llangefni. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission Required
Cyngor Tref Llangefni Town Council	No response

Relevant Planning History

None

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of

any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Site Location Plan / 24990/PC/001**
- **Proposed Works / 24990/PC/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 3, PCYFF 4.

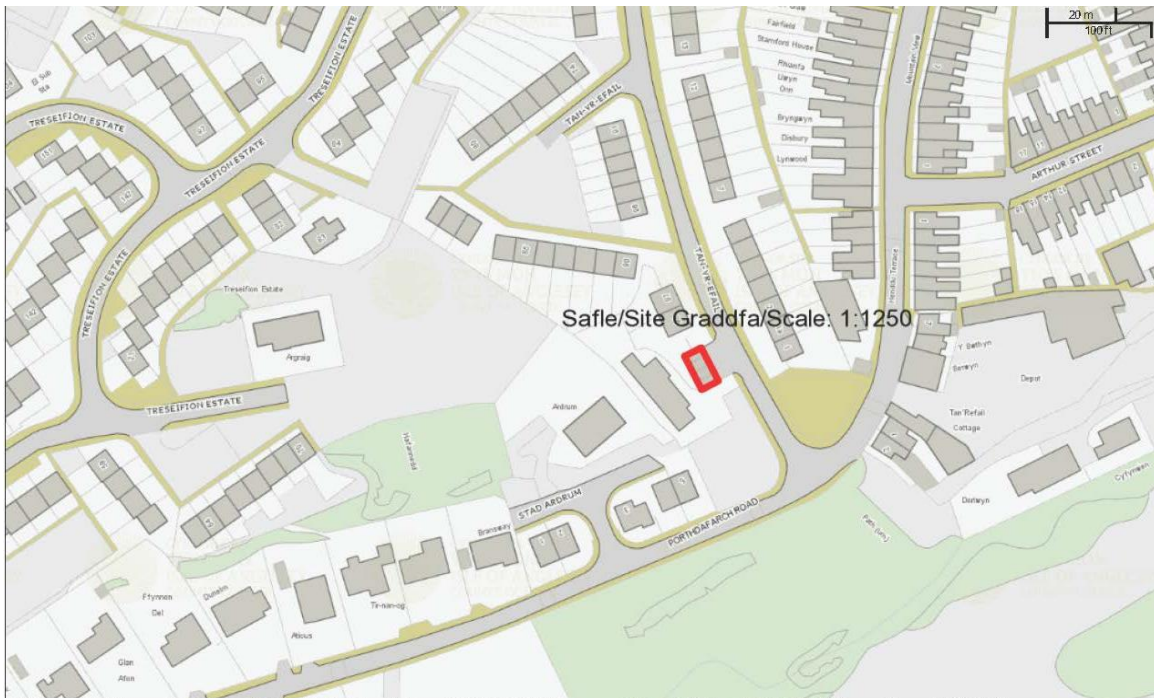
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: DEM/2019/12

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Tan yr Efail, Holyhead,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Tan yr Efail, Holyhead. The application form states that demolition is required because the use of the garages has ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd John Arwel Roberts	No objection
Cynghorydd Trefor Lloyd Hughes	No response
Iechyd yr Amgylchedd / Environmental Health	Comments - conditions.
Cyngor Tref Caerdybi / Holyhead Town Council	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments - precautionary methodology should be conditioned.

Relevant Planning History

No site history

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the

Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Site Location Plan / 24990/TYE/001**
- **Proposed Works / 24990/TYE/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 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: DEM/2019/13

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Thomas Close, Biwmares / Beaumaris,



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Thomas Close, Beaumaris. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Carwyn Jones	No response
Cynghorydd Lewis Davies	No response
Cynghorydd Alun Roberts	No response
Cyngor Tref Biwmares / Beaumaris Town Council	Concerns
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission Required

Relevant Planning History

None

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Site Location Plan / 24990/TC/001**
- **Proposed Works / 24990/TC/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 3, PCYFF 4.

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

Application Reference: DEM/2019/15

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Maes yr Haf, Caergybi / Holyhead



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages on Maes yr Haf, Holyhead. The application form states that demolition is required because the use of the garages has ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No response
Cynghorydd Robert Llewelyn Jones	Necessary to have pre consultations for all garage demolitions
Cynghorydd Shaun James Redmond	Prior approval is the option preferred
Iechyd yr Amgylchedd / Environmental Health	Comments - conditions.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Comments - Construction Traffic Management Plan is required.
Cyngor Tref Caergybi / Holyhead Town Council	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments - precautionary methodology should be conditioned.

Relevant Planning History

No site history

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Site Location Plan / 24990/MYH/001**
- **Proposed Works / 24990/MYH/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 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: DEM/2019/16

Applicant: Mr Terry Barton

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdry yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Pencraig Mansion, Llangefni



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

Recommendation: Barn wedi'i roi / Advice Given

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the pre-fab garages at Pencraig Mansion, Llangefni. The application form states that demolition is required because the use of the garages have ceased. In terms of the method of demolition it is explained that mechanical demolition using small excavators and demolition by hand will be utilised. In terms of restoration it is explained that demolition will be undertaken down to slab level and that all surrounding areas will be left in a level and tidy condition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Iechyd yr Amgylchedd / Environmental Health	No objection
Building Control	Permission Required
Cyngor Tref Llangefni Town Council	No response

Relevant Planning History

None

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will be required for the following reasons:

1. Demolition Environmental Management Plan "DEMP" which should detail management measures to minimise impacts from the demolition of the buildings including considerations in relation to residential amenity such as working hours and the considerations described in the Environmental Health consultation response.
2. Demolition Traffic Management Plan "DTEMP", which should detail management measures to minimise impacts of transport impacts in the demolition of the development.
3. Ecological methodology statement which should identify the potential presence of non-native invasive species along with a programme for their removal if present. The methodology statement should also include details of precautionary measures that will be taken to account for the potential presence of protected species.

This report considers the acceptability of the details submitted under the prior approval. The DEMP and DTEMP statement described above have been received and their acceptability is being assessed by the Local Planning Authority at the time of writing. The DTEMP has been considered acceptable by the authority Environmental Health Department. The ecological methodology statement is yet to be received at the time of writing this report. It is not anticipated however that its content cannot be agreed.

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

The restoration proposals proposed as part of the application are considered satisfactory by the Local Planning Authority.

Conclusion

The detail of the submitted DEMP and DTEMP are anticipated to be acceptable. The principle of an Ecological Method statement is acceptable and it is not anticipated that the Authority will be in a position where it cannot reach agreement on the content. The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995 listed in the recommendation below which will require that the development is undertaken within 5 years and in accord with the submitted details.

Recommendation

(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.

- **Site Location Plan / 24990/PCM/001**
- **Proposed Works / 24990/PCM/003**
- **Methodology Statement / Received 28/10/2019**
- **Framework Demolition Traffic Management Plan / Received 28/10/2019**

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 3, PCYFf 4.

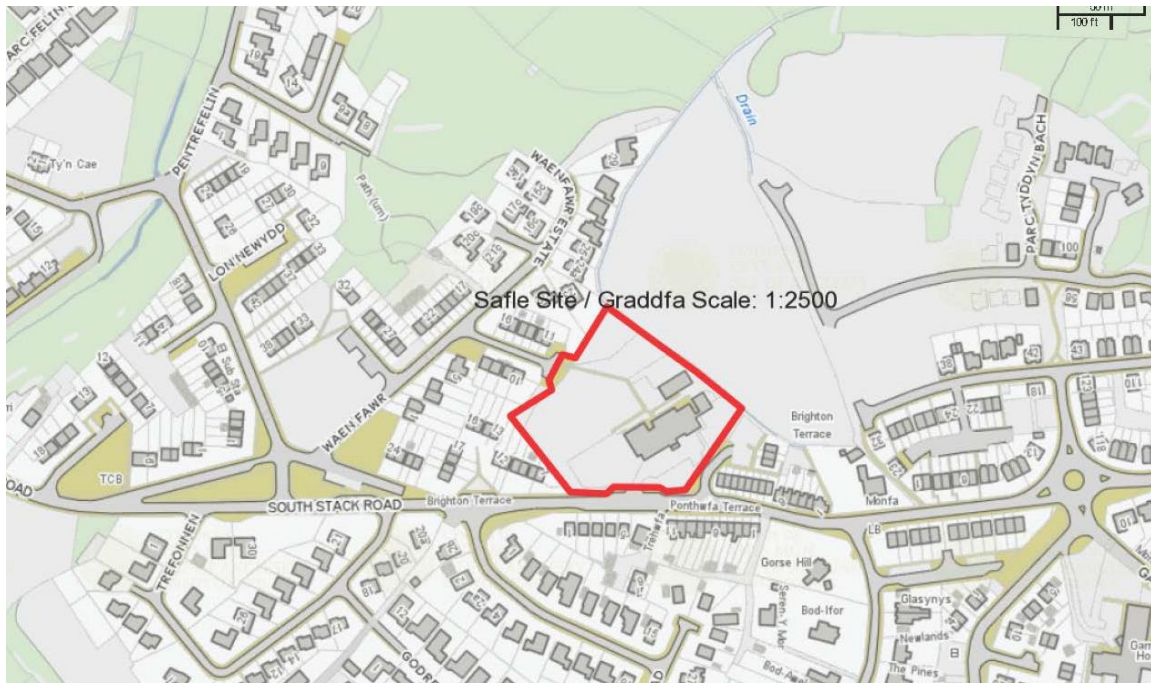
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/289

Applicant: DU Construction

Description: Cais llawn ar gyfer codi ffens 2.4 metr uchder dros dro yn/ Full application for the erection of a temporary 2.4 meter high fence at

Site Address: Ysgol Gynradd Llaingoch, South Stack Road, Caergybi / Holyhead



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The proposed new development is within land which is owned by the Council.

Proposal and Site

The site lies along South Stack Road in Holyhead town. The site is at the former school known as Ysgol Gynradd Llaingoch.

The proposed scheme is for the erection of a 2.4 metre high security fence to the front and rear of the site.

Key Issues

The key issue is whether the proposed scheme is acceptable in terms of planning policies and whether the proposed development may impact the surrounding amenities and neighbouring properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Planning Policy Wales (Edition 10, December 2018)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Glyn Haynes	No response
Cynghorydd Robert Llewelyn Jones	No response
Cynghorydd Shaun James Redmond	Comments - Impact on residential amenity in terms of visual
Cyngor Tref Caergybi / Holyhead Town Council	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments
Iechyd yr Amgylchedd / Environmental Health	Standard comments - informative

The application was publicised by the placing of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 27/11/2019. At the time of writing this report, the department have not received any representations.

Relevant Planning History

DEM/2019/14 - Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel ysgol bresennol yn / Application to determine whether prior approval is required for the demolition of the existing school at - Ysgol Gynradd Llaingoch, South Stack Road, Caergybi/Holyhead

Main Planning Considerations

The proposal is for the erection of a 2.4 metre high fence at Ysgol Llaingoch.

The location of the proposed fence will be at the front and rear of the school premises where it faces a highway road. The rear of the school can be accessed via Waen Fawr estate. Access to the site is not possible from the side due to private properties and a vacant field where a planning application has been submitted under planning reference FPL/2018/57 for 46 dwellings. The proposed security fence will be constructed as a timber hoarding.

The former school which has been recently closed has been a subject of vandalism and breaking in. Therefore the purpose of this fence is to ensure that the site is safeguarded from further vandalism. Planning permission has recently been granted to demolish the existing school under planning reference DEM/2019/14. As permission has been granted for the demolition, the developer can erect these security fences under permitted development rights whilst the current school is being demolished. However, once

the school is demolished, the fences will have to be removed. This application therefore is submitted as a temporary use so that the fences can remain after the school is demolished in order to safeguard the site. It is understood that a new planning application will be submitted in the foreseeable future to develop the site. Once and if this application is granted, these fences will once again be permitted whilst works are carried out on site.

As this application is for only temporary use to safeguard the site from further vandalism, it is not considered that the proposed development will impact the surrounding amenities. This planning permission will only last for 12 months.

It is also not considered that the proposed development will impact any neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department.

Conclusion

The proposed development is considered acceptable to the Local Planning Authority and is recommended for approval subject to conditions.

Recommendation

(01) The planning permission hereby approved under planning reference FPL/2019/289 expires on the 04/12/2020.

Reason: For the avoidance of doubt

(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 - A-01-01**
- **Site Security Plan - A-01-04**
- **Appendix 05**

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 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/2019/234

Applicant: Mr & Mrs Ashworth

Description: Cais llawn ar gyfer diwygio'r mynedfa bresennol i gerbydau (wedi ei ganiatau gynt dan caniatad cynllunio rhif 15C48K/FR) ynghyd a estyniad i'r cwrtil (ôl weithredol) yn / Full application for amendments to the existing vehicular access (previously approved under planning permission reference 15C48K/FR) together with an extension to the curtilage (retrospective) at

Site Address: Cae Eithin, Malltraeth



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

At the request of the Local Member (Councillor Peter Rogers) on the grounds that the ownership certificate (Certificate A) submitted with the application is incorrect.

Proposal and Site

The application is made for amendments to the existing vehicular access (previously approved under planning permission reference 15C48K/FR) together with an extension to the curtilage (retrospective) at Cae Eithin, Malltraeth.

The application site is located in part, within the development boundary of Malltraeth which is identified as a Coastal Village in the Joint Local Development Plan.

Key Issues

The key issues are whether the development is in compliance with local and national planning policies, and whether it is acceptable in terms of highway safety and flood risk.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy AMG 2: Special Landscape Areas
Planning Policy Wales (Edition 10, December 2018)
Technical Advice Note 15: Development and Flood Risk (2004)

Response to Consultation and Publicity

Consultee	Response
Awdurdod Glo / Coal Authority	The application site does not fall within the defined Development High Risk Area.
Cynghorydd Bryan Owen	No response at time of writing report.
Cyngor Cymuned Bodorgan Community Council	No response at the time of writing the report.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Recommend conditional approval.
Cynghorydd Peter Rogers	Request that the application be referred to the Planning and Orders Committee for determination on the grounds that the ownership certificate (Certificate A) submitted with the application is incorrect.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Recommend the planting of native trees on the property for biodiversity gain.

The application was afforded two means of publicity. These were by the posting of notices near the site and serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 02/10/2019. At the time of writing this report, 2 letters had been received, the main points raised are summarised below:

- Comments regarding landownership and querying the accuracy of the submitted plans in relation to the position of the boundaries.
- Concern that the incorrect ownership certificate (Certificate A) has been submitted with the application.
- The existing access, adjacent land and highway have experienced regular flooding during winter months since the new driveway was constructed.
- Concern that any widening of the access would lead to further flooding.
- The development is outside the village development envelope and it is understood that a proposal to create a driveway to the east of the hedgerow had been rejected by the Planning Department as it would fall outside the village development envelope and that highways also refused to allow a new opening onto the public road at this point.

Due regard has been given to the issues raised above and are addressed further in the main planning considerations section of this report. It is however confirmed that the LPA have no record of an application for a driveway/access having been refused at the site.

Relevant Planning History

15C48 – Erection of 10 starter homes on O.S 8694 & 9090, Pen Parc, Malltraeth – Refused 08/01/1990

15C48A - Erection of 10 starter homes on O.S 8694 & 9090, Pen Parc, Malltraeth – Refused 20/08/1990

15C48F - Outline application for the erection of 24 dwellings, comprising of 13 detached dwellings and 11 affordable dwellings together with construction and alterations to the vehicular access and the construction of a new pedestrian access on land between David St and Viaduct Road, Malltraeth – Refused 06/07/2005

15C48G – Outline application for residential development on land at Pen Parc, Malltraeth – Refused 18/06/2007

15C48H – Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjacent to Pen Parc, Malltraeth – Granted 07/02/2012

15C48J/FR/DA - Application for reserved matters for the erection of a dwelling together with the construction of a vehicular access on land adjacent to - Pen Parc, Malltraeth – Granted 17/03/2015

15C48K/FR - Full application for the construction of a new vehicular access and drive at - Pen Parc, Malltraeth - Granted 25/06/2015

15C48L/MIN - Minor amendments to scheme previously approved under planning permission 15C48J/FR/DA so as to install solar - Pen Parc, Malltraeth - Granted 23/12/2015

VAR/2019/14 - Application under Section 73A for the deletion of condition (08) (finished floor level) and the variation of condition (11) (plans approved under reserved matters application ref 15C48J/FR/DA) of outline planning permission reference 15C48H (outline application for the erection of a dwelling together with the construction of a vehicular access) so as to allow for amendments to the siting and design of the previously approved dwelling and detached garage together with the erection of a new perimeter flood defence wall at - Cae Eithin, Malltraeth - Granted - 04/09/2019

Main Planning Considerations

Extension to Curtilage (retrospective)

The application is submitted following an enforcement investigation and seeks retrospective planning permission for an extension to the curtilage of the associated dwelling which was originally granted outline planning permission in 2012 with the approval of the reserved matters subsequently granted in March 2015. In September of this year, a further application was granted for the variation of conditions of the outline and reserved matters permissions relating to amendments to the siting and design of the previously approved dwelling and detached garage together with the erection of a new perimeter flood defence wall.

The area of extended curtilage is to the North and North East of the existing curtilage, part of which falls within the defined development boundary Malltraeth.

Policy PCYFF1 of the JLDP states that outside the development boundaries development will be resisted unless it is in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

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

Policy PCYFF3 relates to design and place shaping and requires that proposal will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environment 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.

As noted above, the application, where it pertains to the extension to curtilage is submitted in retrospect following an enforcement investigation and is therefore unauthorised.

Paragraph 14.2.3 of the Welsh Government's Development Management Manual (Revision 2 – May 2017) states that when considering enforcement action, the decisive issue for the LPA should be whether the unauthorised development would unacceptably affect public amenity of the existing use of land and buildings meriting protection in the public interest. Enforcement action should be commensurate with the planning impacts caused by the unauthorised development; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effects of the unauthorised development, not to punish the person(s) carrying out the operation or use. Nor should enforcement action be taken simply to regularise development for which permission had not be sought but which is otherwise acceptable.

In this case, it is not considered that the extension to the residential curtilage gives rise to unacceptable impacts upon the character and appearance of the area or upon the amenities of nearby residential occupiers, therefore, notwithstanding that part of the extended curtilage falls outside the defined development boundary, having regard to the Welsh Government guidance above it is considered that the proposal otherwise conforms with policies PCYFF3 and PCYFF4 of the JLDP and does not unacceptably affect public amenity or the existing use of land such that formal enforcement action or refusal of the application could be deemed to be justified in the public interest.

Amendments to the existing vehicular access

The application also involves amendments to the existing access. Planning permission was granted in June 2015 for the construction of a new vehicular access and drive to serve Cae Eithin under planning permission reference 15C48K/FR. The permission has been implemented and there is therefore a fall-back position.

Whilst the driveway has been constructed, due to an ongoing and unresolved landownership/boundary dispute, the access has not been completed.

This has given rise to a breach of conditions of the original permission which prohibit use of the access until it has been completed in accordance with the approved details and the applicants have not therefore been able to use it or the dwelling since August 2018.

Therefore in an effort to establish a usable access to the property, the application is submitted to alter the approved access so as to relocate it slightly further away from the disputed boundary.

The application has been called-in by the Local Member on the grounds that the ownership certificate submitted with the application is incorrect.

The application is accompanied by a Certificate A which certifies that on the day 21 days before the date of the application nobody except the applicant was the owner of any part of the land or building to which the application relates.

Whilst the Local Planning Authority acknowledge the ongoing and unresolved landownership/boundary dispute, it is a well-established principle that such matters are private interests, outside the planning system. The red line application site subject to application is based upon the official copy of the HM Land Registry title plan which indicates that, without prejudice to the outcome of the dispute, none of the land subject to the application is within 3rd party ownership such that a Certificate B would be required in this instance at this time.

The Local Planning Authority are therefore satisfied on the basis of available evidence, and in the absence of any resolution or judgement in relation to the dispute that the application is properly made.

As this is an application for alterations to the previously approved access which has been implemented, it falls to be considered under same policies referred to above, in addition to highway and any other material planning considerations.

The application involves relocating the access some 6m to the North East of its approved position, together with a short section of curved driveway connecting into the existing driveway, in addition trees and shrubs are to be planted to enhance biodiversity.

The highways department have been consulted on the application and have no objection to the proposal subject to conditions.

The sites lies within a C2 flood zone and concerns regarding localised flooding of the land in the vicinity of the development have been raised in objections received to the application. Natural Resources Wales (NRW) have been consulted on the application and also provided with a redacted copy of the objection received. NRW acknowledge the potential flood risk but have no objection to the proposal and that no flood mitigation measure are required, they also confirmed that they have no record of flooding of the access/highway in this location. A redacted copy of the objection has also been provided to the highways department who have confirmed that this section of highway is prone to flooding from time to time during extreme wet weather conditions and high tide, but that water generally drains away quickly. There is therefore no evidence to suggest that the localised flooding referred to can be attributed to the existing development and it is not considered that the amendments sought as part of this application would be likely to exacerbate the situation to any significant extent.

The siting and design of the proposed amended access is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the proposal will have an unacceptable impact upon the character and appearance of the area, highway safety, the amenities of neighbouring properties or give rise to an increased risk of flooding.

Conclusion

For the reasons set out above, the proposal is therefore considered to be acceptable subject to conditions.

Recommendation

(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 plan ref 2250a:19:4a before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

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

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

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

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

(05) 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: 2250a:19:1a**
- **Proposed Site Plan: 2250a:19:5b**
- **Proposed Highway Access Plan: 2250a:19:4a**

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

Informative

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, resiting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

If he/she chooses to carry out the work himself/herself, the applicant should be advised to apply in writing to the Head of Service – Highways, Waste & Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF1, PCYFF2, PCYFF3, AMG2.

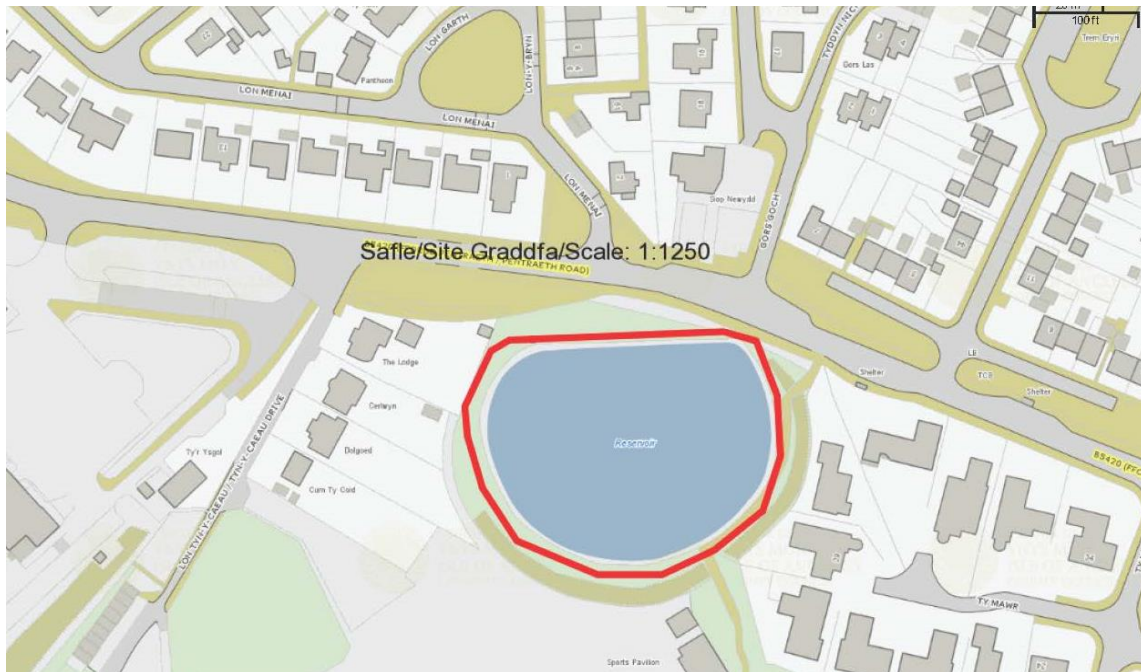
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: TPO/2019/17

Applicant: Mr. Huw Percy

Description: Cais i wneud gwaith ar 1 goeden a cwmpo pump coeden sydd wedi eu gwarchod gan Orchymyn Diogelu Coed yn / Application for works to 1 tree and the felling of 5 trees protected by a Tree Preservation Order at

Site Address: Cronfa Dwr, Porthaethwy/ Menai Bridge Reservoir



Report of Head of Regulation and Economic Development Service (Edward Henderson)

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The site is managed by the Council's Property section and owned by the Local Authority.

Proposal and Site

The trees are subject to Tree Preservation Order titled 'Old Reservoir' Menai Bridge, Ynys Mon' made in 1988 and located off the Penraeth Road. This is a woodland order that encircles the former Reservoir with a mix of tree species (e.g., ash, sycamore, cherry, birch, willow and lime). (A woodland order designation is used for pieces of woodland where natural regeneration occurs to replace dead or removed trees, and there is no duty to replant replacements).

The trees subject to the application are situated on land which is part of the eastern embankment of the reservoir, located off the Penraeth road in Menai Bridge. The site slopes down to the rear of the dwellings at Ty Mawr with all the trees subject to the application located between the rear of no 30 Ty

Mawr, and the public footpath leading past the cricket ground to the Cemetery. The ash trees are above the rear garden of no. 30 Ty Mawr.

Five trees are proposed for felling (four ash and a one cherry) and a sycamore is proposed to be crown lifted away from the PRow.

T7 and T8 Ash: fell due to the presence of ash dieback
T10 and T12 Ash: fell due to form
T14 Cherry: fell due to condition (bacterial canker) and form
T13 Sycamore: crown lift over public footpath

Key Issues

The main issue is the likely effect on public amenity from the proposed works, and whether they are justified, having regard to the reasons put forward in support of them.

Policies

Joint Local Development Plan

Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Alun Wyn Mummery	No response at the time of writing this report
Cynghorydd Meirion Jones	No response at the time of writing this report
Cyngor Tref Porthaethwy / Menai Bridge Town Council	No observations
Cynghorydd Robin Wyn Williams	No response at time of writing this report

A site notice has been erected on site and will expire on December 9th. At the time of writing no representations have been received.

Relevant Planning History

39LPA587/CC - Cais i farbro coed wedi ei diogelu gan orchymun coed ger/ Application to lop trees protected by a tree preservation order near Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Caniatau / Permitted 11/07/1990

39LPA611/CC - Torri 34 o goed sydd gyda Gorchymyn Diogelu Coed arnynt yn / Felling of 34 trees covered by a Tree Preservation Order at Cronfa Dwr, Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Caniatau / Permitted 04/09/1991

39LPA587A/CC - Cais i farbro naw coeden wedi ei ddiogelu dan Orchymun Diogelu Coed yn/Application for the lopping of nine trees protected by a Tree Preservation Order at Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Caniatau / Permitted 07/11/2002

39LPA1012/TPO/CC - Tree Preservation Order - Cais i dorri 1 coeden onnen, gostwng uchder 1 coeden onnen ynghyd a gwaith i 1 coeden sycamorwydden sydd wedi eu diogelu gan Orchymyn Diogelu Coed yn / Application to remove 1 ash tree, reduce 1 ash tree and works to 1 sycamore tree which are protected by a TPO - Old Reservoir, Menai Bridge - Caniatau / Permitted 01/04/2015

39LPA1026/TPO/CC - ais am waith i goed sydd wedi eu diogelu gan Orchymyn Diogelu Coed yn / Application for works to fell trees which are protected by a Tree Preservation Order at Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Caniatáu / Permitted 07/07/2016

39LPA1036/CC Cais llawn i gael gwared ar y ffens bresennol, codi ffens newydd diogelwch 2.1m o uchder ynghyd a torri a cario allan gwaith i goed sydd wedi ei ddiogelu gan Orchymyn Diogelu Coed yn / Full application to remove the existing fence, erection of a new 2.1m high security fence together with felling and works to trees protected by a Tree Preservation Order at Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Caniatáu / Permitted 15/06/2017

39LPA1036A/DIS/CC - Cais i ryddhau amod (03) (mesurau osgoi rhesymol ar gyfer Madfallod Cribog) o ganiatâd cynllunio 39LPA1036/CC yn / Application to discharge condition (03) (scheme for reasonable avoidance measures for Great Crested Newts) of planning permission 39LPA1036/CC at Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge Amod wedi ei Ryddhau / Condition Discharged 27/03/2018

TPO/2019/16 - Cais i wneud gwaith ar goed sydd wedi ei warchod gan Orchymyn Diogelu Coed yn / Application for works to trees protected by a Tree Preservation Order at ronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge - Tynnwyd yn ôl / Withdrawn 08/10/2019

Main Planning Considerations

A withdrawn application (TPO/2019/16) for this site was accompanied by an arboricultural report from 2018 that noted T10, T12 and T14 for felling due to form and condition. As the report plan misidentified a number of the trees, the application was withdrawn. The plan has subsequently been corrected and although the report no longer forms part of the application, the reason for the proposed felling of a number of the trees remains. In addition, a number of the trees with symptoms of ash dieback have been added to the proposal. (Ash Dieback is a disease of ash and now widespread on Anglesey – it is predicted that it will infect and kill up to 95% of ash trees).

The trees surrounding the reservoir are visible from the Pentraeth Road providing a backdrop to the Ty Mawr estate in views on the approach from Menai Bridge. They enclose the public footpath, enhancing the mostly treed and wooded footpath link between this part of Menai Bridge and the cemetery and A5 below. The trees are managed by the Property section who ensure the safety of pedestrians on the footpath and the properties at Ty Mawr through external periodic safety reports for the site.

The ash trees are visible above the crowns of adjacent trees. Their removal will have a minor effect on public amenity. The cherry is a minor tree and the crown lifting works to the sycamore are of a minor nature. The effects of these works will be negligible.

All works must be carried out the correct British Standard for tree works. No replacements are required due to the woodland designation.

Conclusion

It is considered that the minor adverse amenity effects are justified by the reasons for the works i.e., the condition of the trees and the presence of ash dieback.

Recommendation

(01) The proposed works are done to British Standard 3998:2010 Tree Work – Recommendations.

Reason: In the interest of amenity.

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/2019/204

Applicant: Mr Dylan Davies

Description: Cais llawn ar gyfer codi 27 o dai forddiadwy ynghyd a creu mynedfa newydd a gwaith cysylltiedig ar dir ger / Full application for the erection of 27 affordable dwellings together with the creation of a new access and associated works at

Site Address: Ponc y Rhedyn, Benllech



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application has been called into the Planning and Orders Committee for determination by Local Member Ieuan Williams.

Proposal and Site

The application is submitted for the construction of 27 affordable dwellings together with the creation of a new access and associated developments. The application site will be accessed from the Lon Pant Y Cydyn through the Pant Y Briallu residential estate.

The application site is approximately 0.8 hectares and is currently grassland. The land lies immediately adjacent to the settlement boundary of Benllech as identified within the Joint Local Development Plan (JLDP).

The application site will be accessed from the north west. The proposed estate road will thereafter veer south. The proposed dwellinghouses will be located across the site varying from 2 and 3 bedroom units. The majority of the dwellinghouses are semi-detached properties whilst 2 are detached units. All dwellings are provided with designated parking and private amenity spaces. As part of the proposed development 825 square meters of amenity land will be allocated to the east of the site.

The application site is surrounded by residential properties to the west, south and east boundaries. Agricultural land is located to the north. The topography of the land generally rises from north to south. The application site is predominately surrounded by hedgerows. A public footpath runs along the southern part of the application site.

Key Issues

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have an impact upon the neighbouring properties, character and amenity of the area and highway safety.

Policies

Joint Local Development Plan

Policy TAI 15: Affordable Housing Threshold & Distribution
 Policy TAI 16: Exception Sites
 Policy TAI 4: Housing in Local, Rural & Coastal Villages
 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 PCYFF 5: Carbon Management
 Policy ISA 2: Community Facilities
 Policy ISA 5: Provision of Open Spaces in New Housing Developments
 Strategic Policy PS 2: Infrastructure and Developer Contributions
 Policy ISA 1: Infrastructure Provision
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Vaughan Hughes	No Response
Cynghorydd Ieuan Williams	Refer the application to the Planning and Orders Committee for determination. Concerns regarding the numbers of units being proposed.
Cynghorydd Margaret Murley Roberts	No Response
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	Concerns regarding over development, highway safety and sewerage system.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Condition Permission recommended. A commuted sum is also required as part of a legal agreement

	for a sum of £10,000.00 towards the improvements of Active Travel Routs.
Dwr Cymru Welsh Water	No objection that foul is proposed to communicate into the public sewer system.
Draenio Gwynedd / Gwynedd Drainage	No Objection. The developer has submitted a Flood Consequences Assessment (FCA) together with an indicative drainage plan which demonstrates that the site can be safely developed considering post-development flood risk from local sources (surface water and ordinary watercourse).
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval
Head of Service (Housing)	There is a demand for the affordable units being proposed which has been confirmed within a housing needs survey.
Gwasanaeth Addysg / Education Service	The Lifelong Learning Department of Anglesey Council have confirmed that no commuted sum is required in this instance.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	General comments made with respect to polices contained within the Joint Local Development Plan (JLDP).
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Iechyd yr Amgylchedd / Environmental Health	Conditional Approval
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No Objection

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 20/11/2019. At the time of writing this report, 20 representations had been received at the department. The points are summarised below:

- Concerns with respect of flooding and drainage.
- Concerns regarding ecology.
- Concerns with respect to the proposed access and highway safety.
- The construction phase of the proposed development will have an impact upon the nearby properties and road users.
- Proposed development will put an increase pressure upon the existing infrastructure including the local school.
- Concerns that the proposed development would have a detrimental impact upon the amenities of existing nearby dwellinghouses
- No need for the proposed affordable units.
- Concerns with respect to limited children's playing area.

In response to the points raised the Local Planning Authority responds as follows:

- A Flood Consequence Assessment and indicative drainage plan has been submitted as part of the application. The drainage section, Welsh Water and Natural Resources for Wales have assessed the application and raised no objection.

- An Ecology Appraisal has been submitted as part of the application. The Authority's ecologist together with Natural Resources for Wales have assessed the application and are satisfied with the proposed development subject to conditions.
- A Transport Statement has been submitted as part of the application. The Local Highways Authority have assessed the application and are satisfied with the proposed development subject to conditions.
- Conditions will be attached as part of the application to mitigate and minimise nuisance to nearby properties and road users during the construction phase.
- The impact upon the existing infrastructure including the local school has been assessed as part of the application. This is elaborated upon within main core of the report.
- The impact upon the amenities of nearby residential properties have been assessed as part of the application. This is elaborated upon within the main core of the report.
- The housing section have confirmed there is a need for the number of affordable units being proposed.
- An open space is provided as part of the application. A full assessment will be undertaken within the report.

Relevant Planning History

SCR/2019/39 - Screening opinion for the erection of 27 affordable dwellings together with the creation of a new access and associated works at Ponc y Rhedyn, Benllech – EIA Not Required

Main Planning Considerations

The site is located immediately adjacent to the development boundary of Benllech. In terms of the principle of housing development, the development boundary is considered under policy TAI 16 of the Joint Local Development Plan (JLDP). In accordance with this Policy all units would have to be affordable housing that meets a defined local need. The policy states:

“Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot be 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.”

The application site is located towards the western part of the Benllech development boundary. There is somewhat of an opening in this part of the development boundary. The application site covers the majority of the opening and as such is considered a reasonable extension to the settlement. It is considered that the site will not unacceptably intrude and encroach further into the countryside than the general existing form of development. The application site is considered proportionate to size of the settlement of Benllech, which is classed as a Local Service Centre with the JLDP, the second highest tier settlement category of Anglesey.

Policy TAI 16 also states that, if local need has been proven, as an exception to the usual housing policies, schemes for a 100% affordable housing could be suitable on such a site as long as the units cannot be reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing. It has to be ensured that all the units are affordable and that there is a local need for them.

In terms of meeting a 'local need', the same definition applies as what is stipulated for the proposed affordable unit located within the boundary. The definition of who can live in these units are therefore very specific. Whilst it is noted in the information submitted with the planning application that all the units will be managed by Clwyd Alun Housing Association, it has been confirmed by the Housing Service there is a need for the units being proposed. The assessment includes a Housing Needs Survey and the consideration of other undetermined planning applications, including the proposal for the erection of 29

affordable dwellings at Craig y Don Estate & Cherry Tree Close, Benllech. The Housing Service have confirmed there is a need for the affordable units being proposed at both application sites.

The proposal is therefore appropriate in terms of the fact that all the units proposed on the part of the site outside the boundary are affordable. It is also necessary to establish there is a genuine need for these units and that this cannot be met within the boundary of Benllech as noted in Policy TAI 16. If the need for these units have not been suitably justified, the proposal, in terms of the units located outside the development boundary, would be contrary to JLDP as it would provide new houses in the countryside without the relevant justification.

As such, Policy TAI 16 states the requirement to demonstrate that affordable housing to meet a proven local need cannot be reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing.

The applicant together with the policy, housing and property section have provided comments with respect to whether or not affordable housing cannot be reasonably be delivered within a reasonable timescale on a market site inside the development boundary.

It also considered that the allocated housing site (T32) within Benllech development boundary will not be delivered in a reasonable timescale. In addition, it considered that the Urban Capacity has not identified significant development opportunities with the settlement boundary of Benllech. The agent has also provided information confirming that there are no dwellinghouses within Benllech that could be considered as being at an affordable price. The Housing Section have confirmed this point.

It is considered there is only limited opportunities to meet any identified need in the settlement within a reasonable timescale. In light of this evidence and the lack of previous affordable units being delivered within the settlement the Policy section are of the opinion that the exception site will help to meet an identified need.

With respect to the viability and deliverability of the site, it is considered that the site is on the 'Reserve and Potential' list of the Council's Program Delivery Plan (PDP). It is further stated that the site has been chosen as an Innovative Housing Project with a physical start required in the new financial year 2020/21. It is therefore considered there is a high element of certainty that this site will be brought forward within a reasonable timescale and consideration has been given towards its viability.

Policy TAI 8 – Appropriate Housing Mix

It is noted that 18 of the proposed units will be 2 bedroom units and the remaining 9 units will be 3 bedroom dwellinghouses. 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 is given to the Local Housing Market Assessment (LHMA), Council Housing Register and Tai Teg Register 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 Housing Service have confirmed that the housing mix being proposed is acceptable.

Policy PS 1 – Welsh Language and Culture

Given that the application is a large scale housing development (defined as 5 or more units in the Maintaining and Creating Distinctive and Sustainable Communities' SPG) on an unexpected windfall site then a Welsh Language Impact Assessment is required in line with policy PS1 of the JLDP. It is noted that such an assessment has been submitted with the application which concludes that the impact upon the Welsh Language will be comparatively low.

Policy ISA 5 – Provision of Open Spaces in New Housing Developments

As this is a development of 27 dwelling houses it triggers Policy ISA 5, which states that: *“New housing proposals for 10 or more dwellings, in areas where existing open space 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.”*

Policy ISA5 does acknowledge that in some circumstances on site provision may not be feasible. In such cases, the Council will seek to negotiate a planning obligation under Section 106 of the Town and Country Planning Act 1990. This obligation enables developers to make a contribution towards the provision of suitable off site play space in lieu of direct provision within the development site where there are identifiable and appropriate opportunities for providing new play space.

An area of 825 meter square amenity space is proposed as part of the application. Although the on-site open space falls short of the required area, in light of guidance within the SPG, it is considered that a commuted sum of £9,830.82 is also required for the provision of Children’s Informal Play Space together with a commuted sum of £4,991.89 towards Children’s equipped play space is £4,991.89. This is a total contribution of £14,822.71

Infrastructure Policy

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration is given to the capacity within local schools to accommodate the anticipated number of children on the site. It is also important to consider the effect of the proposed development on the capacity of local schools. The cumulative impact of other developments in the schools’ catchment areas is also taken into account when assessing whether an education contribution should be made. The Lifelong Learning Department of Anglesey Council have confirmed that no commuted sum is required in this instance.

Character of the area:

At its core, one of the most fundamental consideration is whether this residential development is acceptable in respect of its design and layout is whether it can comply with the provisions of the JLDP and whether there are any other material considerations which must be taken into account. Policy PCYFF2, PCYFF3 and PCYFF4 are the primary consideration in assisting the proposal from this aspect.

The development is located adjoining the settlement of Bellech. Within this context, achieving the correct design and appearance is important and it is noted that a mixture of development are located within the vicinity. These include a mixture of single and two storey dwelling of various designs.

The proposed dwellings are considered acceptable in terms of their impact on the townscape which will acceptably integrate into the surrounding area. It is considered that the proposed development will not harm the character of the area and reflect the relatively dense residential pattern of development within the immediate locality.

Effect upon the amenities of neighbouring properties:

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

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties. As previously noted, the application will be served from the Lon Pant Y Cydyn

through the Pant Y Briallu residential estate. Existing dwellinghouses are located along the western, and southern boundary. Dwellinghouses are also located to the east, however agricultural land is located between these units and the application site. As part of the proposed development the level of land will be altered along the northern boundary and a section at the southern part of the site. The greatest difference in level is approximately 0.7 meters.

Plots 1, 16, 17 and 27 all adjoin the western boundary and therefore careful consideration is given to the amenities of the dwellinghouses located at both Pont y Briallu and Ponc y Rhedyn.

The Supplementary Planning Guidance (Design for the Urban and Rural Environment) requires a distance of 2.5 meters between dwellinghouses and boundaries. Only plot 27 exceeds this distances, whilst plots 1, 16 and 17 all fall short of the required guidance distance of 2.5 meters.

The Supplementary Planning Guidance (Design for the Urban and Rural Environment) SPG also requires a distance of 3.5 metres between sides of dwellinghouses and 9 meters from a side elevation to secondary windows. No windows are located on the eastern elevations of plots 1, 16, 17, and 27 whilst some dwellinghouses on the Pont y Briallu and Ponc Y Rhedyn estate have secondary windows overlooking the application site.

Plot 1 is located approximately 8.6 meters away from the nearest dwellinghouse, plot 16 is located approximately 11.6 away from the nearest dwellinghouse, plot 17 located approximately 12.1 meters away from the nearest dwellinghouse whilst plot 27 located approximately 7 meters away from the nearest dwellinghouse. The distance between plots 1 and 27 from the nearest existing dwellinghouse fall short of the required distance between side and secondary windows.

From assessing the proposed levels and cross sections, no significant change in levels are proposed. A 1.8 meter high fence is also proposed along the western boundary of the application site, which could be secured by a condition.

Although secondary windows are located at first floor level of plots 1, 16, 17 and 27; the dwellinghouses are orientated away from the dwellinghouses located at the western part of the application site. It is considered these windows will not provide a clear and direct view into the amenity areas of adjoining properties to warrant refusal of the application. The dwellinghouses set to the western part of the site are located within a relatively dense residential area in which a degree of overlooking already exists.

As part of amendments made to the application, plots 27 and 17 were moved approximately 1 meters to the east away from the existing dwellinghouses to the west. Although these amendments did not enable the proposed development to fully comply with the terms of the distances set within the SPG, given the proposed 1.8 meter fence along the western boundary which will mitigate against the impact of overlooking and the oblique position of the proposed units, it is not considered that the proposed development would have an unacceptable impact upon the amenities of the dwellinghouse located to the west nor the future occupants of plots 1, 16, 17 and 25.

Existing dwellinghouses are also located along the southern boundary of the application. Careful consideration is given to the amenities of these dwellinghouses due to relatively close distance between these dwellinghouses. A public footpath also runs along this boundary between the application site and exiting residential units. As previously noted the level of land will be reduced along the southern boundary at a level of approximately 0.7 meters which will aid against the impact upon the amenity of neighbouring properties.

Plots 12, 13, 14, 15 and 16 are all located along the southern boundary. Whilst plot 12 is orientated away from the southern boundary and has no windows on the side elevation, plots 13, 14, 15 and 16 have all their rear elevations with secondary windows positioned towards the south.

Out of all the proposed dwellinghouses located along the southern boundary, only plot 13 is closer to the boundary than the required 2.5 meters as outlined within the SPG. There is a distance of approximately 7

meters between plot 13 and the nearest existing dwellinghouse. As part of the amendments made to the application, plot 13 was moved approximately 1.3 metres north from the existing dwelling to the south.

From assessing the proposed levels together with cross sections and a 1.8 meter high fence which is also proposed along the western boundary of the application site, which could be secured by a condition. In addition, a public footpath and mature existing vegetation is located between the application and the existing dwellinghouse.

It is not considered that the proposed development will have a detrimental impact upon the nearby dwellinghouses or future occupants of the proposed affordable units. Conditions will be attached to any permission to including measures to mitigate against the impact during the construction phase.

Local Highways Authority:

The application site will be accessed from the Lon Pant Y Cydyn through the Pant Y Briallu residential estate. This estate is in private ownership and therefore a Certificate B has been submitted as part of the application. An estate road will be constructed at the application site to serve the proposed dwellinghouses. A Transport Assessment has also been submitted as part of the application.

The Local Highways Authority have assessed together with the Active Travel routes in the area and concluded that a commuted sum of £10,000.00 is required as part of any planning permission towards the improvements to these routes. This would be sourced as part of legal agreement. Conditions are also proposed as part of their recommendation.

Drainage:

The site lies within zone A (Development advice maps accompanying Technical Advice Note: Development and Flood Risk (TAN15)) which is usually considered to be at little or no risk of flooding. However, the site is shown to be at risk of flood risk in the latest flood map for surface water. As such, it is considered that flooding is a material consideration in accordance with section 11.1 of TAN15. In light of the above, the developer has submitted a Flood Consequences Assessment (FCA) together with an indicative drainage plan which demonstrates that the site can be safely developed considering post-development flood risk from local sources (surface water and ordinary watercourse).

Ecology:

A preliminary Ecological Appraisal has been submitted with the application. The Appraisal has led to a greater understanding of the existing interest at the site. Although there were no pressing protected species issues as such identified, the Appraisal recommends coverage of the interests of various groups, including amphibians, reptiles, nesting birds and terrestrial mammals through reasonable avoidance measures during works. The mitigation measures include the retention of trees, appropriate design of lighting and a detailed Landscaping Plan to be prepared to mitigate for loss of existing interest. The Authority's Ecologist and Natural Resources for Wales are satisfied with proposed development subject to conditions.

Area Of Outstanding Natural Beauty (AONB):

Whilst the site lies outside the AONB, it is located within 2 km to this designation. The application is not considered within the setting of the AONB due to other built development at the edge of the AONB at Tyn y Gongl. It is therefore considered that the application site will not have a detrimental impact upon the designated nearby AONB.

Although a hedgerow will be removed as part of the application, a 1.8 meter high living fence will mitigate the loss of the existing un managed hedgerow. This will also provide adequate screening to the proposed development and deliver a new defined boundary between the built form of development and the open countryside.

Other matters:

Consultees including Gwynedd Archaeological, Drainage / Welsh Water, Ecology, Environmental Health have all provided comments with respect to the proposed development. Conditions will be attached to the permission accordingly.

Conclusion

The application is acceptable in policy terms and will provide affordable housing within Benllech. The details with respect to highway, ecology and drainage matters has been assessed and considered acceptable. Given due consideration to distances between existing properties and the character of the area, the proposal is considered acceptable subject to conditions and will not detrimental harm the amenities currently enjoyed by the occupants of the surrounding properties or future occupiers to such a degree as to warrant refusal of the application. The application is subject to a section 106 agreement with respect to affordable housing and open space requirements.

Recommendation

Permit the application subject to conditions and a section 106 agreement to include the affordable housing and contribution towards 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 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 001 Rev B**
- **Site Plan 003 Rev F**
- **Proposed Levels Layout - 3785-CAU-XX-XX-SK-X-0106 Rev P3.0**
- **Building Proximity - 903 Rev B**
- **Boundary Cross Sections - 904**
- **Site Levels -- SK03**
- **Boundary Treatment - 004 Rev C**
- **4P2B House - Rear Kitchen - 045**
- **4P2B House - Rear Lounge - 46**
- **4P2B House - Rear Kitchen With Bay - 047**
- **4P2B House - Rear Lounge with Bay - 048**
- **5P3B House - Lounge to Rear with Bay - 055**
- **5P3B House - Kitchen to Rear with Bay - 055**
- **5P3B House - Front Gable Brick - 056**
- **5P3B Site Entry - Rear Kitchen - Detached (Plot 1)**
- **5P3B Side Entry - Rear Kitchen - Detached - 061**
- **5P3B Side Entry - Rear Kitchen - Detached Plot 8 - 062**
- **5P3B Side Entry - Rear Lounge - Detached - 062**
- **5P3B Side Entry - Rear Kitchen - Semi Detached - Plot 21 & 22 - 063**
- **5P3B Side Entry - Rear Lounge - Semi Detached - 063**
- **5P3B Side Entry - Rear Kitchen - Semi Detached - 064**
- **Etive Ecology Ltd - Preliminary Ecological Appraisal - Rev 1.0**

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

(03) Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of residential amenity

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

Reason: To prevent pollution to the water environment.

(05) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interest of amenity

(06) No development shall commence until full details for reasonable avoidance measures (RAMS) for various protected species as outlined with the Preliminary Ecological Appraisal V2 is submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be completed in accordance with the approved detail.

Reason: In the interest of protected species.

(07) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details. A detailed report on the archaeological work, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons:

To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment and to ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(08) The proposed 1.8 meter-high fence as and as delineated in orange on the submitted plan (dawning reference – Site Plan – Boundary Treatment 004 Rev C) shall be erected before the units hereby approved are occupied. The fencing shall not be removed at any time. If the fencing needs to be replaced/changed for whatever reason the replacement shall be of the same height and type and in the same position.

Reason: In the interest of amenity

(09) The access shall be laid out and constructed strictly in accordance with the submitted plan before any of 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.

(10) 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.

(11) 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.

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

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

(13) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority. The management and maintenance plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime.

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

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

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

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

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

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

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

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

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

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

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

(15) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, include an assessment of the potential to dispose of surface and land water by sustainable means and a maintenance and management plan for the sustainable drainage scheme. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

(16) 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

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/2019/249

Applicant: Mr H Titichiner

Description: Cais llawn ar gyfer dymchwel yr hen dŷ tafarn, codi 14 o anheddau gyda 2 ohonynt yn rhai fforddiadwy, altro'r mynedfeydd presennol, creu ffordd fynediad fewnol, llefydd parcio cysylltiedig, gosod tanc LPG ynghyd â gwaith tirlunio meddal a chaled yn / Full application for demolition of former public house, erection of 14 dwellings of which 2 are affordable dwellings, alterations to existing accesses, creation of internal access road, associated car parking, installation of LPG tank together with soft and hard landscaping at

Site Address: Y Bedol, Tyn Rhos, Penysarn



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application has been referred to the Planning and Orders Committee by Local Member Aled Morris Jones.

Surface water will be diverted to a drain on a nearby estate which is within the ownership of the Local Planning Authority. Surface water will be diverted to a drain on a nearby estate which is within the ownership of the Local Planning Authority. A Certificate B has been received as part of the application.

Proposal and Site

The proposed development comprises of 14 terraced residential dwellings consisting of two block of four dwellings and two block of three dwellings. All dwellings are provided with designated parking spaces and private amenity spaces.

The application site is currently served by two separate accesses. The existing access from the Tyn Rhos estate will be used to serve the proposed development whilst the access from Chapel Street will be blocked.

The public house known as the Bedol is located at the site although has been closed since 2010 / 2011. The application is site located within the development boundary of Penysarn. Residential properties are positioned to the north, west and east of the site whilst agricultural land is located to the south.

Key Issues

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have an impact upon the neighbouring properties, character and amenity of the area and highway safety.

Policies

Joint Local Development Plan

Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TAI 8: Appropriate Housing Mix
Strategic Policy PS 1: Welsh Language and Culture
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Strategic Policy PS 2: Infrastructure and Developer Contributions
Policy ISA 1: Infrastructure Provision
Policy ISA 2: Community Facilities
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Policy PCYFF 1: Development Boundaries
Policy PCYFF 6: Water Conservation
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 5: Carbon Management

Response to Consultation and Publicity

Consultee	Response
Draenio Gwynedd / Gwynedd Drainage	No objection raised. Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval
Ymgynghorydd Treftadaeth / Heritage Advisor	No Objection

Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No Comments
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Cynghorydd Richard Griffiths	No Response
Cynghorydd Aled Morris Jones	Request that the application is referred to the Planning and Orders Committee. Concerns regarding road traffic management and over development.
Cynghorydd Richard Owain Jones	No Response
Cyngor Cymuned Llanelian Community Council	Objection to the proposed development. Concerns with respect to incorrect drawings, sewerage system, access and road safety, no need for the proposed units and over development of the site.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Dwr Cymru/Welsh Water	No Objection
Strategol Tai / Housing Strategy	Housing Mix is acceptable. The Housing Service have also confirmed there is a need for the proposed affordable dwellings.
Gwasanaeth Addysg / Education Service	No commuted sum required.
Iechyd yr Amgylchedd / Environmental Health	Conditional Approval

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 13/11/2019. At the time of writing this report, six representations had been received at the department. The points are summarised below:

- Whether or not there is a need for the proposed housing units.
- Whether or not the proposed units will be sold or rented
- Concerns regarding sewerage system.
- Concerns regarding the proposed access
- Concerns regarding surface water
- No provision for a children's play area
- Impact upon the local school and the Welsh Language
- There is still a need for the Public House proposed to be demolished
- Comments with respect to restrictive covenants.
- Comments regarding ecology

In response to the points raised the Local Planning Authority responds as follows:

- The Housing Section have confirmed there is a need for the proposed units.
- The Local Planning Authority are unable to control whether or not the dwellinghouses will be sold or rented.
- The proposed development seeks to discharge foul water into the exiting public sewer. Welsh Water have raised no objection to this method.
- The Local Highways Authority have assessed the application and are satisfied with the proposed development subject of conditions.

- The drainage section have raised no objection to the proposed development. In addition, due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.
- An open space has been provided as part of the application. However, a further contribution is also required.
- The impact upon the local school and the Welsh Language has been assessed as part of the application and is elaborated upon within the main core of the report.
- Restrictive covenants are not a planning consideration.
- A Viability Assessment has been submitted a part of the application and is elaborated further upon within the report.

Relevant Planning History

24C147C/SCR - Screening opinion for demolition of the public house together with the erection of 14 dwellings on land at Y Bedol, Penysarn – EIA Not Required 14/09/2017.

Main Planning Considerations

The site in question lies within the development boundary of Penysarn. In the Joint Local Development Plan (JLDP) Penysarn is identified as a Local Village under Policy TAI 4. This Policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy. This site lies within the Penysarn development boundary. The proposal can therefore be considered against Policy TAI 4.

Criterion (3) within Policy PCYFF 2 requires that that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of this development is approximately 41 units per hectare which conforms with the requirements of the Policy.

Indicative Supply of Housing:

The indicative housing supply for Penysarn over the Plan period is 28 units (which, includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc). In the period 2011 to 2018 a total of 3 units have been completed in Penysarn. The windfall land bank, i.e. sites with existing planning consent, at April 2018 stood at 29 units with 15 of these likely to be completed).

This means that with this proposal Penysarn would achieve its windfall provision. 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 25% of the Plan's housing growth will be located within Villages, Clusters and Open Countryside. The indicative growth level (including 10% slippage) for Villages, Clusters & Open Countryside is 1,953, 975 units were completed between 2011 and 2018 and 919 units were in the land bank and likely to be developed. This data reflects the fact that the Plan inherited a number of planning consents that had been given by the Local Planning Authorities having regard to the previous development plans and material planning considerations. Some of these consents would align with the adopted Joint LDP. The statutory Annual Monitoring Report (from Autumn 2019 onwards) will set out the relevant information and will make recommendations, which will depend on whether or not the policy targets have been achieved or exceeded. Therefore at present the approval of this site could be supported against the overall provision (based upon the completion rate to date) anticipated within the Villages, Clusters & Open Countryside category.

However, in accordance with criterion 1(b) of Policy PS1 'The Welsh Language and Culture', as this development, collectively, provides more than the total indicative housing provision for Penysarn, a Welsh Language statement has been submitted alongside the application. Following assessing the information, on balance it is considered that the risk of the development in itself having a significant impact on the character and the language balance in the community is low.

Affordable Housing and Housing Mix:

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Villages such as Penysarn. As the proposed development represents an increase of 14 units, this meets the threshold noted in Policy TAI 15 to make an affordable housing contribution.

As Penysarn is located within the 'Amlwch and Hinterland' House Price Area in the Plan, it is noted that the provision of 10% affordable housing would be viable. As 14 units are proposed this means that 1.4 of the total new units should be affordable. By providing 2 affordable units, the proposal satisfies the requirements of Policy TAI15. This will be tied into a legal agreement as part of any planning approval.

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 application was initially submitted for 12 number of 3 bedroom units and 2 number of 2 bedroom dwellinghouses. The application was thereafter amended reducing the number of 3 bedroom units to 10 and increasing the 2 bedroom units to 4. The Housing Service has assessed the application and confirmed that the proposed housing mix is acceptable.

Loss of Community Facility:

The potential loss of a community facility is considered as part of the application. Policy ISA 2: Community facilities of the JLDP states that the Councils will resist the loss of an existing community facility, which includes public houses. Y Bedol was a public house, operating until its closure in 2010/2011.

The application is accompanied by a Pub Viability Report which states that the facility failed to operate commercially as a financially viable business and would not lead to the loss of a community facility.

Section 2 of policy ISA2 of the JLDP states that the development plan will resist the loss or change of use of an existing community unless ii) it can be demonstrated that the facility is inappropriate or surplus to requirements. Since the Viability Report has confirmed that the facility has failed to operate commercially as a financially viable business and would not lead to the loss of a community facility it is considered that the proposal complies with Policy ISA2.

Education Provision:

The effect of the proposed development on the capacity of local schools is considered as part of the application. The cumulative impact of other developments in the school's catchment area should also be taken into account when assessing whether an education contribution should be made. The Education Department has confirmed, in this instance no contribution is required.

Open Space Provision:

Policy ISA 5 for proposals of 10 or more dwellings in areas where existing open space 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. Due to the proposal being estimated to deliver 14 units in total, consideration needs to be

given towards the need and provision of open space as part of the development if there is no adequate suitable open space provision and outdoor playing spaces in accordance to the Fields in Trust (FIT) bench mark standards within close proximity to the development site.

The Council have adopted an SPG in relation to this matter which contains a methodology for ascertaining whether or not there is a need for additional open space provision with a proposal. The application does provide an area of on-site provision for open space. Although the on site open space falls short of the required area, in light of guidance within the SPG, it is considered that a commuted sum for the provision of Children's Informal Play Space is £1,061.11 whilst a commuted sum towards Children's equipped play space is £2,902.44 is also required. This is a total contribution of £3,963.55 and will be tied into a legal agreement as part of any planning approval.

Character of the area:

At its core, one of the most fundamental considerations is whether this residential development is acceptable in respect of its design and layout and whether it can comply with the provisions of the JLDP and whether there are any other material considerations which must be taken into account. Policy PCYFF2, PCYFF3 and PCYFF4 are the primary considerations in assessing the proposal from this aspect.

The development is located within the rural village of Penysarn. Within this context, achieving the correct design and appearance is important and it is noted that a mixture of developments are located within the vicinity. These include a mixture of single and two storey dwellings of various designs.

A housing estate has been recently developed on the western part of the application site. This comprises of two storey dwellings. The Tyn Rhos Estate which is located north east of the site comprises of single storey dwelling houses.

The row of terrace housing proposed closest to the main highway have their principle elevation set away from the highway and into the housing estate. Whilst this is generally discouraged, it is noted that the several other dwellinghouses within the nearby vicinity have their principle elevation set away from the main highway.

The applicant has submitted amended plans which includes canopies over the rear doors of the dwellinghouses which are orientated with their principle elevations away from the main highway. Following receiving these amended plans the proposed development is considered acceptable in terms of its impact on the townscape. The proposed development will not harm the character of the area to warrant refusal of the application.

Effect upon the amenities of neighbouring properties:

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

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties. Single storey bungalows are located to the north and east of the site whilst a two storey dwelling is located to the west.

There is a distance of over 21 meters between the rear of the nearest proposed dwelling and the side of the front elevation dwelling at the western part of the site. The main highway is also located between both properties. This exceeds the required distance set within the Supplementary Planning Guidance (Design for the Urban and Rural Environment).

There is a distance of approximately 13.6 meters between plot 9 and the boundary of the nearest dwelling to the east. There is a distance of approximately 15 meters between plot 10 and the boundary of the nearest dwelling to the east. A track is also located between the application site and the existing bungalows. Bedroom windows are located at the first floor rear elevations of plot 9, 10 and 11. Notwithstanding the fact that the Supplementary Planning Guidance (Design for the Urban and Rural Environment) requires distance of 7.5 meters between secondary windows and boundaries, a hedgerow is currently located along the majority of the boundaries of the existing bungalows which will also protect the amenities of existing dwelling houses and future occupants of the proposed units.

There is a distance of approximately 15.5 meters between the plot 1 and the nearest bungalow to the north. No landing window is located at the northern elevation of plot 1. It is therefore considered that the distance exceeds the required distance set within the Supplementary Planning Guidance (Design for the Urban and Rural Environment).

Given the above comments, it is not considered that the proposal will unacceptably affect the amenities of any adjacent properties nor the further occupants of the proposed units.

Local Highways Authority:

The Local Highways Authority initially raised an objection to the proposed development since the width (1.7 meter) of the proposed pedestrian footway was insufficient. The application was amended to the satisfaction of the Local Highways Authority to include a 1.8 meter wide pedestrian footway. Conditions will be attached to any permission.

Other matters:

Consultees including Gwynedd Archaeological, Drainage / Welsh Water, Ecology, Environmental Health have all provided comments with respect to the proposed development. Conditions will be attached to the permission accordingly.

Conclusion

The application is acceptable in policy terms and will provide affordable housing within Penysarn. A Viability Report has been submitted which confirms that the public house failed to operate commercially as a financially viable business and would not lead to the loss of a community facility. The details with respect to highway matters have been assessed and considered acceptable. Given due consideration to distances between existing properties and the character of the area, the proposal is considered acceptable subject to conditions and will not detrimental harm the amenities currently enjoyed by the occupants of the surrounding properties or future occupiers to such a degree as to warrant refusal of the application. The application is subject to a section 106 agreement with respect to affordable housing and a commuted sum towards open space.

Recommendation

Approve the proposed development subject to a legal agreement.

(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 - OBS/2018/029 GA001**

- Block Plan - OBS-2018-029 GA003 Rev C
- Landscaping Drawing - OBS-2018-029 LS001 Rev A
- Elevations and Section A-A- Plots 1-8 - obs-2018-029 GA006 Rev A
- Floor Plans /Elevations and Section Plots 9-14 - OBS-2018-029 GA007 Rev A
- Separations Distances and Proposed Site Sections - OBS-2018-029 GA004
- Ground and First Floor Plans Plots 1-8 OBS-2018-029 GA005
- Typical Road Construction Details
- Proposed Drainage Layout - 0001 S0 P01.1

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

(03) Demolition or 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.

(04) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interest of amenity

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

Reason: To prevent pollution to the water environment.

(06)The car parking accommodation shall be completed to the satisfaction of the Local Planning Authority before the residential use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority in the interests of safety.

(07) No occupation of the dwellings shall take place until measures are in place to secure the future maintenance of the estate road in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To comply with the requirements of the Highway Authority, in the interests of safety and amenity to ensure there is safe and convenient access to occupied properties.

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

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

(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;
(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;
(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;
(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;
(vii) The arrangements for loading and unloading and the storage of plant and materials;
(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;
The construction of the development shall be completed in accordance with the approved plan.

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

(09) 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.

(10) 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.

(11) No development shall commence until a scheme for the permanent closure of the existing access as shown on drawing number OBS-2018-029 GA003 has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the detail and completed prior to the use hereby approved being commenced.

Reason: In the interest of highway safety

(12) A 1.8 metre wide footway shall be provided along the site boundary as delineated on the submitted site plan (drawing number OBS-2018-029 GA003 Rev C). No dwelling on the development shall be occupied until the said footway has been constructed in accordance with those approved plans.

Reason: In order to minimise danger and inconvenience to highway users.

(13) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to rock excavation and, as a minimum, shall include detail of:

- length of time required to complete the demolition
- dirt and dust control measures and mitigation.
- noise, vibration control impacts and mitigation.
- site lighting during demolition and construction works
- Height, specification and colour of safety fencing and barriers to be erected in the construction of the development hereby approved.

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

Reason: To safeguard against any impact the construction of the development on local amenity

(14) The development hereby approved shall be carried out in accordance with the detail included within the Enfys Ecology (EE.6633.RH.1) Protected Species Report.

Reason: To safeguard protected species.

(15) 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.

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.