

Application Reference: HHP/2020/82

Applicant: Mrs. Ceri Jones

Description: Cais llawn ar gyfer addasu ac ehangu, codi anecs ynghyd a estyniad i'r cwrtil yn / Full application for alterations and extensions, erection of an annexe together with an extension to the curtilage at

Site Address: Erw Goch, Brynsiencyn



Report of Head of Regulation and Economic Development Service (John Williams)

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

Applicant is related to an elected member and an employee of the Highways, Waste & Property Service. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Proposal and Site

Erw Goch is located on the outskirts of the village of Brynsiencyn, approximately 600m south of the junction of the class 3 road that leads to the Sea Zoo with the A4080 and 250m south of the junction of the class 3 road with the access road to Ysgol Brynsiencyn. Two other dwellings fall within a 200m radius

to the application site, these being 100m to the north, 125m to the southwest and 195m to the south. The curtilage of Erw Goch is bounded on three sides by agricultural land, with the southeast facing boundary fronted by the class 3 road.

The application site has direct access to the class 3 road in question and this, in turn, provides unencumbered access to the major road network. The construction traffic management plan (CMTP) submitted by the applicant advises that the class 3 road has an average width of 7m to the site which provides sufficient width for two vehicles to pass comfortably.

The proposed extension of the property to provide an annexe would be to the north east of the existing dwelling and would necessitate the extension of the existing curtilage into the adjoining field which is in the applicant's ownership. The extension is proposed to be of two storey construction and would accommodate a ground floor consisting of a lounge, kitchen, bathroom and sunroom whilst the upper storey would accommodate two bedrooms and a bathroom.

The intention is for the applicant and her husband to move into the proposed annexe whilst her daughter and family would occupy the main dwelling. The applicant's granddaughter has autism and special needs and the applicant assists in her daily care and provides support to the child's parents. The annexe is seen as a solution to providing support to the younger family in caring for the grandchild whilst allowing both families to independently occupy sections of the extended property.

Key Issues

The application's key issues revolve around the appropriateness of the proposed development's location, design and use, how it integrates with the surrounding area and whether any adverse impacts arise.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Eric Wyn Jones	No response
Cynghorydd Dafydd Roberts	No response
Cyngor Cymuned Llanidan Community Council	Support the application
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Disturbance to roof features should have regard to the potential presence of bats with NRW to be contacted if bats are found within the structures. Similarly, features which may support birds' nests be checked before and during work. If active nests found, disturbance should be avoided and work delayed if undertaken during the nesting season. Hedge removal to be undertaken outside the nesting season with mitigation, in the form of replacement hedge planting agreed on a landscape plan.

Cyfoeth Naturiol Cymru / Natural Resources Wales	No comment to make on the proposed development on the basis that, from the information provided, NRW do not consider that the proposed development affects a matter listed in their consultation topics – Development Planning Advisory Service: Consultation Topics (Sept. 2018)
Priffyrdd a Trafnidiaeth / Highways and Transportation	Initially recommended that any approval granted should include the imposition of a condition requiring the submission and agreement of a construction traffic management plan (CTMP). Such a plan was provided by the applicant prior to drafting this report and the Highways Service found it to be satisfactory. It was therefore advised that such a condition was no longer necessary to be attached to any permission granted.
Ymgynghoriadau Cynllunio YGC	No response

The application was publicised by means of neighbour notification letters. The latest date for the receipt of observations was 28/07/2020. At the time of writing this report, no letters of representation had been received in relation to the application.

Relevant Planning History

37C36 – Erection of an agricultural dwelling on part of OS enclosure 963 adjacent to Cae Coch, Brynsiencyn – Approved 06/01/88

37C36A – Deletion of agricultural condition imposed on planning permission 37C36 for a dwelling at Cae Coch, Brynsiencyn – Approved 08/08/89

37C36B – Erection of a dwelling at Cae Coch, Brynsiencyn – Approved 09/01/91

37C36C – erection of a private garage at Cae Coch, Brynsiencyn – Approved 12/02/99

HHP/2020/16 - Full application for the erection of an annexe at Erw Goch, Brynsiencyn. Withdrawn 29/04/2020

Main Planning Considerations

Location and Design

Policy PCYFF3: Design and Place Shaping states that proposals are expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context. It continues that proposals must complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment. Whilst the extension is a relatively large, two storey one, it is proportional in relation to the existing dwelling. The materials proposed to be used match or will be very similar to those used in the existing dwelling, that is, slate roof with rendered walls.

Other dwellings in the immediate vicinity to the application site tend to be relatively large properties set within large, individual plots. By extending this property, the result would be in keeping with this characteristic and would not therefore look out of place.

Visual Amenity

Similarly, Policy PCYFF4: Design and Landscaping states that all proposals should integrate into their surroundings. The consultation response from the Council's Ecological and Environmental Adviser refers to the loss of hedgerow to the north east of the site to accommodate the extension of Erw Goch's curtilage. From the perspective that development proposals should offer biodiversity enhancements, the loss of hedgerow could be considered detrimental in this regard.

As such, and in order to mitigate for the loss of hedgerow, the developer should be required to replace the hedgerow ensuring that native species such as hazel, hawthorn, holly or similar be planted. A condition in this regard shall be attached to any permission granted requiring an appropriate planting scheme to be submitted to and agreed with the local planning authority (LPA) and thereafter implemented and managed to the LPA's satisfaction. The implementation of such a replacement planting scheme will, once mature, not only provide biodiversity benefits but also provide screening to reduce any visual impact in addition to maintaining the occupier's privacy.

Highways

The Class 3 road providing access to the property is considered sufficiently wide to accommodate construction/delivery traffic and the construction and traffic management plan submitted with the application confirms that delivery of materials to the site will be coordinated to arrive between 9.00am and 3.00pm so as to avoid conflict with children arriving at/leaving the nearby school. All material delivery traffic will use the same route to and from the site, namely, from the A4080 turning off onto the Class 3 road at the junction between the two roads opposite the Groeslon pub.

Given the position of the extension relative to other residential properties in the locality, it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of properties in the immediate or wider neighbourhood. To reinforce this, no adverse representations have been received following the statutory consultations.

Conclusion

Having considered the above and all other material considerations it is recommended that the planning application be permitted subject to a condition restricting the use of the annexe for purposes ancillary to the residential use of the dwelling known as Erw Goch and that a scheme for the planting and subsequent management of the replacement hedge is submitted to and agreed by the LPA and implemented in the first planting season following the grant of planning permission.

Recommendation

Permit the application subject to the following conditions.

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

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

(02) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Erw Goch.

Reason: For the avoidance of doubt.

(03) No development shall take place until a scheme of landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented not later than the first planting season after the occupation of the building or the completion of the development, whichever is the sooner.

Reason: In the interests of the amenities of the area and to ensure that the development secures an ecological enhancement.

(04) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interests of the amenities of the area and to ensure that the development secures an ecological enhancement.

(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.

Drawing No. ERW/2020/01A – Proposed Layout & Elevations

Drawing No. ERW/2020/03A – Location Plan

Drawing No. ERW/2020/05A – Proposed Drainage Layout

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

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

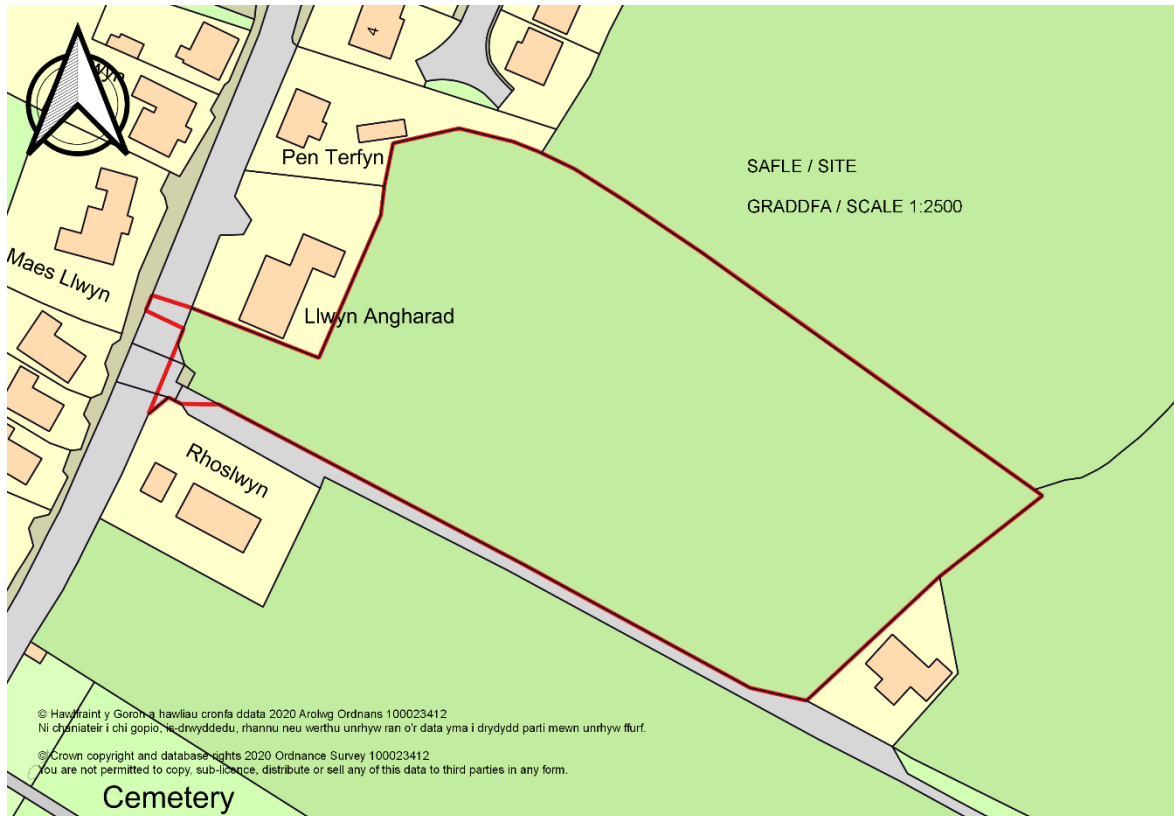
Planning Committee: 05/08/2020

Application Reference: OP/2019/17

Applicant: Mr & Mrs Bleddyn and Bethan Hughes

Description: Cais amlinellol ar gyfer codi 30 annedd yn cynnwys manylion llawn o gosodiad a mynedfa yn / Outline application for the erection of 30 dwellings together with full details of layout and access at

Site Address: Tre Angharad, Bodedern



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The applicant is a relevant officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Proposal and Site

The application site comprises 0.97 hectares of agricultural land situated along London Road which leads to the centre of Bodedern. Part of the application site to the north is abutted by the Llwyn yr Eos residential estate, and to the east by a residential property (Rhos Angharad) and to the south west by residential properties (Rhos Llwyn, Llwyn Angharad and Penterfyn).

This is an Outline application for the erection of 30 dwellings together with full details of layout and access for determination. The proposal is made for 30 dwellings which includes 6 affordable dwellings. The layout plan illustrates an improved entrance to London Road and an internal road. As part of the proposal a pavement will be provided from within the application site which will lead to a pedestrian crossing to join with the existing pavement on the opposite side of London Road.

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

Key Issues

- Principle of Residential Development
- Highway Considerations and Sustainability
- Relationship with the Surroundings
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations

Policies

Joint Local Development Plan

PS 1: Welsh Language and Culture

ISA 1: Infrastructure Provision

ISA 5: Provision of Open Space in New Housing Developments

PS 4: Sustainable Transport, Development and Accessibility

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

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

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 6: Water Conservation

TAI 1: Housing in Sub Regional Centre & Urban Service Centres

TAI 8: Appropriate Housing Mix

TAI 15: Affordable Housing Threshold & Distribution

AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate Enhancing the Natural Environment

PS 20: Preserving and Where Appropriate Enhancing Heritage Assets

AT 4: Protection of Non Designated Archaeological Sites and their Setting

Planning Policy Wales (Edition 10 December 2018)

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)

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

Technical Advice Note Wales TAN 11 Noise (1997)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 15: Development and Flood Risk (2004)

Technical Advice Note (TAN) 18: Transport (2007)

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

Technical Advice Note (TAN) 24: The Historic Environment (2017)

Supplementary Planning Guidance Affordable Housing (2004)
 Supplementary Planning Guidance IOCC Deign Guide for the urban and Rural Environment (2008) "SPG Design Guide"
 Supplementary Planning Guidance Parking Standards (2008)
 Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)
 Supplementary Planning Guidance Housing Mix (October 2018)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	No response at the time of writing the report.
Cynghorydd Kenneth P. Hughes	No response at the time of writing the report.
Cynghorydd Llinos Medi Huws	No response at the time of writing the report.
Cyngor Cymuned Bodedern Community Council	No response at the time of writing the report.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Draenio Gwynedd / Gwynedd Drainage	<p>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.</p> <p>The drainage strategy provided with the application indicates that the developer has considered the use of sustainable drainage within the site, and includes discussion regarding proposed run-off destination and rate. A drainage plan has also been submitted illustrating the approach discussed in the strategy. However until an application is made to the SAB there remains some uncertainty whether the proposed site layout would enable full compliance with the suite of national SuDS standards.</p>
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Standard Comments
Gwasanaeth Addysg / Education Service	Education Contribution of £12,557 is required towards Ysgol Gynradd Bodedern.
Dwr Cymru Welsh Water	Conditional Approval
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
GCAG / GAPS	Standard Comments
Iechyd yr Amgylchedd / Environmental Health	Conditional Approval
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval

Strategol Tai / Housing Strategy	The Housing Department is satisfied with the housing mix on the application site and is also satisfied with the number of affordable dwellings as part of this application.
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	No objection
Scottish Power Energy Networks	Standard Comments
Cadw Scheduled Monuments	<p>AN010 Presaddfed Burial Chamber AN099 Bodedern Early Christian Cemetery</p> <p>The two scheduled monuments are located inside 2km of the proposed development; however, intervening topography and vegetation will block all views between it and scheduled monument AN010 Presaddfed Burial Chamber. Consequently it is my opinion that the proposed development will not have any impact on the setting of scheduled monument AN010.</p> <p>The proposed development will consist of 30 dwellings comprising a mixture of two and three bedroomed properties. When viewed from the scheduled monument it will be seen as an extension of the existing settlement at Bodedern. Whilst this will increase the amount of modern development in the view from the scheduled monument it will not have any impact on the surrounding topography and immediate environs. Consequently the proposed development will not alter the way that the scheduled monument is experienced, understood or appreciated and therefore it will have no impact on the setting of scheduled monument AN099.</p>
Bwrdd Iechyd Betsi Cadwaladr Health Board	No Objection

The planning application was advertised by way of placing a site notice near the site and neighbouring properties notified in writing. A notice was also placed in the local newspaper. The publicity period for the latest amended plans and additional information expired on the 1st July, 2020. The amended plans include amended site layout to ensure the dwellings comply with distances of the Supplementary Planning Guidance on Urban and Rural Environment. The additional information included detailed analysis of the proposed traffic generation from the site together with a Phase One Habitat Survey in order to identify any habitat features which may hold wildlife interest, particularly in relation to protected species.

At the time of writing the report four letters of objection had been received. The main reasons for objecting as follows:-

- Concerns regarding the number of dwellings and the disruption of the development upon the village
- The development will have a negative impact upon the historical character and the Welsh community of Bodedern
- The application would set a precedent to change agricultural fields to residential development.
- There will be increased visual urbanisation and an increase in the built form of the village

- There is a high level of traffic in the village and the proposal will increase the level of traffic in the vicinity with no pavement near the application site
- Increase in sewage in the area. The current public sewer is not adequate.
- The development will have a negative impact upon amenity and privacy
- Flooding
- Light Pollution
- Infrastructure to cope with extra people i.e schools, doctors.
- Noise levels
- Increase in children attending local school
- Safety of children

In response to the objections received.

- The site is an allocated housing site within the development boundary of Bodedern, the density of houses on the site complies with criteria (3) of Policy PCYFF2.
- Consideration has been given to the Welsh Language, this is an allocated housing site and therefore it is considered that Welsh Language has been considered and assessed as part of the development plan process and considered acceptable. The number and types of dwellings also meet an identified need for housing within the settlement to house local people.
- A Transport Statement has been received with the planning application and a detailed analysis of the proposed traffic generated has been received and the Highways Authority has confirmed that they are satisfied with the proposal.
- There will be a pavement as part of the proposal which will lead to a tactile crossing which links to the existing pedestrian footway.
- Welsh Water have confirmed that they are satisfied with the proposal and connection to the mains sewer.
- The dwellings comply with distances as set out in the SPG; therefore, it is not considered that the proposal will have a negative impact upon the amenity and privacy of adjoining residential properties.
- The site is not within a flood zone, Natural Resources Wales are satisfied with the proposal and have not expressed concern on flooding.
- A condition will be placed on the permission to ensure the type and location of the street lighting is acceptable. The details will need to be submitted with the reserved matters application.
- A financial contribution will be made towards Nursery facilities at Ysgol Gynradd Bodedern, this will be subject to a Section 106 agreement.
- Betsi Cadwaladr has been consulted on the application and have no objection.
- There will be some disruption during construction work; however there will be a requirement for the applicant to provide further details of working hours with the detailed planning application.
- A tactile crossing is proposed as part of the planning application, this will enable pedestrians to cross the road safely towards the existing pedestrian crossing.

Relevant Planning History

No relevant planning history

Main Planning Considerations

Principle of Residential Development

Bodedern is identified as a Local Service Centre under Policy TAI2 of the JLDP. The policy supports housing to meet the plan's strategy through housing allocations within the development boundary based upon the indicative provision shown in the policy. The application site is within the development boundary and forms part of the T33 housing allocation which is land allocated as a housing site in the plan. The proposal is therefore considered against Policy TAI2.

The application site is located on an allocated site (T33) within the development boundary of Bodedern under the provisions of PCYFF 1 and the principle of residential development is therefore acceptable and

aligns with policy TAI 1, further the JPPU have confirmed that at present capacity exists in the settlement and that no Welsh Language Statement is required with the planning application. A satisfactory record of how the Welsh language was considered in drawing up the planning application has been provided with the Design and Access Statement submitted with the planning application.

Criterion (3) of Policy PCYFF2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of this proposal (30 units) on part of the allocation (0.97 hectares) totals 30.9 units per hectare. The proposed number of units therefore satisfies the requirements of Policy PCYFF2.

Policy TAI 8 of the JLDP requires that the mix of housing in a development are appropriate and align with the need of the area. The mix of dwellings comprises detached, semi-detached and terraced houses. There will be 2 no 3 bed houses (Type A), 4 no 2/3 bed houses (Type B/B1), 4 no 2 bed houses (Type C) and 20 number 3 bed houses (Type D). The Design and Access Statement explains how the mix was derived having regard to the SPG Housing Mix and concludes that the scheme meets the need for 2 and 3 bedroom dwellings. The council's Housing Service has confirmed that they are satisfied with the housing mix proposed in the development, although the comments note that properties suitable for older persons have not been considered as part of the assessment.

Policy TAI 15 requires that part of the proposed development is provided for affordable housing purposes and in Bodedern this equates to 20% of the overall number of units which equates to 6 units. The council's Housing Service has confirmed that there is a need for affordable housing based on the council housing waiting list and the Tai Teg register and they have confirmed that they are satisfied with 6 affordable units.

Highway Considerations and Sustainability:

It is material that the application site is allocated for residential purposes in the JLDP and that at part of this process the adequacy of the highway network serving the development would have been assessed in preparing the plan.

A Transport Statement has been provided with the application to address Highway and transportation issues associated with the 30 unit residential development. A detailed analysis of the proposed traffic generation from the application site has been undertaken and the Highway Authority has confirmed that they are satisfied with the proposal with appropriately worded conditions.

The Highways Authority has confirmed that the site layout is satisfactory with good estate road and footway widths enabling ease of movements for all modes of traffic.

A 40m x 2.4m visibility splay is provided as part of the planning application as required by Technical Advice Note 18.

The Highways Authority has confirmed that the access at Llwyn yr Eos is sufficient to serve the remaining allocated housing T33 application site.

Drainage

Drainage plans have been submitted with the planning application and confirmation has been received that foul drainage from the development would be discharged into the public sewer at manhole chamber reference SH33792901 located adjacent to Bodedern Secondary School. Welsh Water has confirmed that this is acceptable with an appropriate worded condition.

Surface water run-off will be discharged via soakaway systems which includes highway soakaway, tree pit soakaway system, common soakaway systems to the rear of plots 25-30 and individual soakaways for all other plots. The existing culvert to the east of the site will be removed to allow surface water generated

during events exceeding and extreme event to discharge into the open ditch and any build-up of water will surcharge onto the minor road and routed away from nearby properties.

Surface water from the development will need to be disposed of via a SuDS system and approval will be required from the Suds Approving Body which is an arm of the council.

Ecology and Biodiversity: In line with Strategic Policy PS19 and AMG5 of the Joint Local Development Plan and the requirements of the Environment (Wales) Act 2016 to seek to maintain and enhance biodiversity the Ecological Advisor requested a Phase One Habitat Survey to identify whether there were any habitat features which may hold wildlife interest, particularly in relation to protected species.

The Ecological Appraisal document found the site to hold limited ecological interest; however Mitigation Measures will need to be adhered to.

Natural Resources Wales has confirmed that they are satisfied with the proposal.

Landscaping

Landscaping is not a consideration under this outline application; however, it has been confirmed that the existing hedge on the North East boundary will be retained and further landscaping work will be undertaken. Details of the landscaping scheme will be submitted with the reserved matters application.

Scheduled Ancient Monuments

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ.

CADW has confirmed that there are two scheduled monuments located inside 2km of the proposed development; however, intervening topography and vegetation will block all views between it and scheduled monument AN010 Presaddfed Burial Chamber. Consequently it is not considered that the proposed development will have any impact on the setting of scheduled monument AN010. The application area is located some 770m west of scheduled monument AN099 Bodedern Early Christian Cemetery and CADW has confirmed that the development will not have any impact on the setting of scheduled monument AN010.

CADW confirms that when the development is viewed from the scheduled monument it will be seen as an extension of the existing settlement at Bodedern. Whilst this will increase the amount of modern development in the view from the scheduled monument it will not have any impact on the surrounding topography and immediate environs. Consequently the proposed development will not alter the way that the scheduled monument is experienced, understood or appreciated and therefore it will have no impact on the setting of scheduled monument AN099.

Relationship with Adjacent Properties

The council's SPG Design Guide provides guidance on the proximity of development to other properties and boundaries to prevent overlooking and other unacceptable impacts. Amended plans were received in the course of determining the planning application which increased the distances from the rear elevations of the dwellings to the boundaries at the bottom of their rear gardens. The distances are now acceptable such that there will not be any unacceptable impacts on the residential amenities of the existing residential properties.

In terms of the impact of the proposed development on the residential amenities of adjacent residential and other properties it is considered that this can be satisfactorily regulated by the use of a Construction

Environmental Management Plan which will regulate working times and other construction activities as recommended in the comments of the council's Environmental Health Section.

Other Matters:

Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accord with the policy. There is a deficiency in provision of children's equipped play areas in Bodedern. The development will provide 166.15 metre square on-site children's equipped play space to the North East corner of the application site.

The application site comprises agricultural land and PPW states Grade 1, 2 and 3a agricultural land should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. In this instance the application site is allocated such that the aforementioned considerations would have been systematically assessed as part of the overall process of preparing the JLDP.

The council's Education Section have confirmed that a financial contribution will be required towards Nursery facilities at Ysgol Gynradd Bodedern and on this basis a planning obligation has been recommended requiring a financial contribution of £12,557 as part of the development.

Betsi Cadwaladr has been consulted and have no objection.

Conclusion

In summary the proposal for 30 residential units on this allocated housing site aligns with material policies and is acceptable having weighted the material considerations described in the report.

Recommendation

That planning permission is approved subject to the completion of a legal agreement containing the following obligations.

- 6 of the dwellings to be affordable
- An Education Contribution of £12,557
- Provide full specifications of all Play Equipment to be installed in the Equipped Open Space, a timetable for implementation of the approved Play Equipment and a scheme to ensure that the approved Play Equipment is maintained and retained such that it is fully operational and safe for use in the lifetime for the lifetime of development hereby approved.

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.

(01) Details of the appearance, landscaping, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is for outline planning permission.

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

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

(03) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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

(04) No development shall take place until a scheme indicating all of the proposed means of enclosure around and within the application site whether by means of walls or fences and a timetable for the construction or erection thereof has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed or erected in accordance with the details approved under the provisions of this condition and shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to protect the amenities of adjacent residential properties.

(05) Notwithstanding the landscaping shown on the submitted plans, no development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees and hedges has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees and hedges to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

Reason In the interests of visual amenities and biodiversity of the locality

(07) The application site shall be developed strictly and entirely in accordance with the Preliminary Ecological Assessment by Cambrian Ecology Ltd dated 25th March, 2020.

Reason: In the interests of ecology.

(06) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason In the interests of visual amenities of the locality.

(08) The details to be submitted for approval in writing by the Local Planning authority in accordance with Condition (01) shall illustrate 'Schwelger 1fr Bat Tubes or a similar specification bat tube' on the North elevation of the dwellings on plots 1 to 15. The dwellings shall be constructed with the specified bat tubes in the positions that have been approved in writing by the Local Planning Authority.

Reason: In order to enhance biodiversity.

(09) No vegetation removal shall take place between 1st March and 30th September in any year unless the vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of this survey shall be submitted to and approved in writing by the Local Planning Authority prior to any vegetation removal between 1st March and 30th September.

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

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

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

(10) Foul water from the development site shall be discharged to the 150mm foul public sewer and this discharge shall be made at/ or downstream of manhole chamber reference SH33792901 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

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

(12) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (01) above shall include details of the proposed slab levels of the dwellings in relation to the existing and proposed levels of the site and the surrounding land. The dwellings shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

(16) No development shall commence until full details of all external materials (including roofing materials) and finishes (which shall include such details for all building(s)), Hard Landscaped Areas, engineering operations and all other works associated with the development) which shall include colours, construction details (where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The details approved under this condition shall be implemented in full and adhered to in the completion of the development hereby approved. Hard Landscaped Area means drives, paths and other permeable or hard surfaced areas.

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

(20) 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 for the access completed and fully operational before any work is commenced on the remainder of the development 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.

(13) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 19, 20, 27, 28, 29,30.

Reason: In the interests of the amenities of the existing residential properties in proximity.

(14) 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 the construction of the development and, as a minimum, shall include detail of:

Statement of how sustainable construction methods will be employed where possible.

Full specification(s) of external lighting (if any)

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Water quality and drainage impacts and mitigation.

Existing hedge and tree protection measures.

Height, specification and colour of safety all fencing and barriers to be erected in the construction of the development hereby approved.

Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

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

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

(24) The estate road 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 development hereby approved whichever is the sooner.

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

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

Reason: In the interests of amenity.

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

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

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

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

(19) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway

along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

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.

(23) The estate road 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

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

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

(22) No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been completed and is fully operational.

Reason: In the interest of highway safety

(25) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (01) above shall include:

- the proposed road layout and typical construction details based on ground investigation information to verify its adequacy.
- the location and the type of street lighting furniture.

The development shall be constructed with in accord with the details that have been approved in writing by the Local Planning Authority under the provisions of this planning condition.

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

(26) 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 "Management and Maintenance Plan". 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. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.

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

(27) 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 – 1477-A3-01**
- **Proposed Site Layout – 0001 P01.2**
- **Proposed Flood Routing – 0003 P01.5**
- **Proposed Highway Improvements – 0002 – P01.5**
- **Proposed Section 104 Drainage Layout – 0001 P01.7**
- **Proposed Kerbing and Surfacing Layout – 0001- P01.6**
- **Proposed Housing Site Rev C – 1477-A3-02**
- **Drainage Section – 0001 P01.1**
- **Cambrian Ecology Ltd – Preliminary Ecological Assessment dated 25th March, 2020**
- **Design and Access Statement V5.0**
- **Transport Statement DR/200191/TS01 dated 7/4/20**
- **Transport Statement Revision F dated March 2020**
- **Drainage Strategy Revision F dated March 2020**
- **Drainage Details – 0001 P01.1**

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

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/2020/73

Applicant: Mr & Mrs D P & N Jones

Description: Cais llawn ar gyfer addasu ac ehangu yn cynnwys anecs, estyniad i'r cwrtil ynghyd a creu mynedfa amaethyddol newydd yn / Full application for alterations and extensions including annexe, extension to the curtilage together with the creation of a new agricultural access at

Site Address: Parciau, Llanddaniel



Report of Head of Regulation and Economic Development Service (John Williams)

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

Applicants work in the Planning Service. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution.

Proposal and Site

The site is located on the outskirts of the village of Llanddaniel Fab and is the last of a “row” of large, detached dwellings set in open countryside and alongside the road which leads north-eastwards from the village to Star Crossroads. The property subject to the application is of two storeys, finished to render with slate roof and an attached double garage clad in stone.

The property stands in a lawned garden with a substantial hardstanding area to the front to accommodate vehicle parking and turning. The front boundary of the site is provided by a stone wall with a post and rail fence providing the boundary to the field adjoining the site to the north east.

At its meeting of 04/03/2020, the Planning and Orders Committee resolved to approve an application, reference FPL/2020/3, to alter and extend the property to include an annex together with extending the curtilage. This proposal seeks to secure permission to amend the approved design and layout of the extension in addition to increasing the extended area of curtilage and providing a new agricultural access to the enclosure into which the curtilage is to be extended. The amended design includes the provision of a balcony to the extension's front elevation in addition to providing bi-fold doors in lieu of windows to both floors of the protruding part of the extension where the balcony is to be located.

The extended curtilage will provide space for the building's maintenance and the new boundary will be defined a post and wire fence and landscaped with indigenous species to provide screening. The new access is required to replace the gate which provides the existing access and is located within the portion of land that will provide the extended curtilage. The new access will be located approximately 30m north-east of the existing access.

Key Issues

The application's key issues revolve around the appropriateness of the proposed development's location, design and use, how it integrates with the surrounding area and whether any adverse impacts arise.

Policies

Joint Local Development Plan

- Policy PCYFF 1: Development Boundaries
- Policy PCYFF 2: Development Criteria
- Policy PCYFF 3: Design and Place Shaping
- Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
<p>Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor</p>	<p>Extensions: Given protection of bats in law, as a precaution I advise that where features in roof areas that could potentially hide bats have to be removed/ disturbed, this should be done with care; this includes tiles, wooden boards/ facings, ventilation features and suchlike. If bats were to be found during work, then Natural Resources Wales should be contacted for advice before further work is carried out.</p> <p>Any features (mainly around roof areas) which might support bird nests should be checked before and during work, if and when working in the nesting season (March-end Sept for buildings). If active nest(s) were to be found, disturbance/ harm should be avoided, and work should be delayed until nesting has finished. This is due to protection of birds and active nests in law.</p>

	<p>New Hedge Planting: The species listed on the Planting Specification are acceptable. I note the proposal plan refers to 'Post and Wire Fence 1.2 metre' on the fieldward side of this new hedge. I advise this should be changed to 'Stockproof Fence 1.2 metre' to ensure protection of plants. The planting distance between the fence and hedge should be far enough to avoid damage by stock grazing, and an appropriate distance should be stated on the plan also.</p> <p>New Agricultural Access: the removal of a section of existing hedge for the access should be conditioned to be carried out September-mid February, in view of protection of nesting birds in law. Replacement hedge planting should be added to plans behind each of the side wings of the new access, also to be backed by stockproof fencing.</p>
<p>Priffyrdd a Trafnidiaeth / Highways and Transportation</p>	<p>Recommend that the following conditions be attached to any consent granted:</p> <p>H.1 The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.</p> <p>H.4 The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 meters back from the nearside edge of the adjoining carriageway.</p> <p>H.5 The access shall be constructed with 2.4 metre by 90 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.</p> <p>H.17(a) The access shall be completed with a bitumen / concrete surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.</p> <p>H.48 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.</p>

	<p>H.37 No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.</p> <p>Additionally, suggests the following advice should be provided to the Applicant:</p> <p>HA1 The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.</p> <p>HA2 Any adjustments, resiting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.</p> <p>HA3 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.</p> <p>HA5 If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and 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.</p>
Cyfoeth Naturiol Cymru / Natural Resources Wales	We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018). We therefore do not have any comment to make on the proposed development.
Cynghorydd Eric Wyn Jones	No response
Cynghorydd Dafydd Roberts	No response
Cyngor Cymuned Llanddaniel Fab Community Council	No Objection
Ymgynghoriadau Cynllunio YGC	As of January 7th 2019, all new developments of more than 1 property or where the construction area with drainage implications is 100m2 or more,

	<p>will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.</p> <p>These systems must be approved by Isle of Anglesey County Council acting in its role as a SuDS Approving Body (SAB), before construction work begins. The SAB will have a duty to adopt compliant systems which serve more than one property so long as it is built and functions in accordance with the approved proposals, including any SAB conditions of approval.</p> <p>No drainage plan has also been submitted illustrating the planned approach. Due to the size and nature of the development it may be necessary to provide an application to the SAB for approval prior to the commencement of the building work.</p> <p>https://www.anglesey.gov.uk/en/Residents/Parking-roads-and-travel/Flood-and-water-management/Sustainable-drainage-systems-approval-body-SAB.aspx</p>
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The application was publicised by means of neighbour notification letters. The latest date for the receipt of observations was 16/07/2020. At the time of writing this report, no letters of representation had been received in relation to the application.

Relevant Planning History

21C162 - Outline application with some matters reserved for the erection of two dwellings together with full details of the access in lieu of the lawful use of land as a Coal Yard granted under full planning application reference A\2792 at Parciau, Llanddaniel - Refused 01/02/2016

FPL/2020/3 – Full application for alterations and extensions including annex together with extension to curtilage at Parciau, Llanddaniel – Permitted 04/03/2020

Main Planning Considerations

Location and Design

Policy PCYFF3: Design and Place Shaping states that proposals are expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context. It continues that proposals must complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment. Whilst the extension is a relatively large, two storey one, it is proportional in relation to the existing dwelling. The extension will increase the footprint of the original dwelling by approximately 35%-40%. The materials proposed to be used match those of the existing dwelling, that is, slate roof and uPVC windows, doors and rainwater goods. Whilst the render applied to the existing dwelling is of black and white spar, the extension will be finished to the front in a granite coloured cement render with stone cladding to match that of the existing garage. This will add interest and provide contrast to the remainder of the property, thus breaking up what

would otherwise be a long, uniform façade were the finish to match that of the existing. The amendment of the previously-approved scheme will add no additional floorspace other than a balcony to the first floor of the protruding part of the extension and the provision of bi-fold doors to both floors, providing access to the balcony on the first floor and the front yard on the ground will add further interest to this façade.

The proposal also increases the area by which the curtilage is to be extended by approximately 140m² which equates to a 13% increase. The new agricultural access will replace the existing gate that provides access into the field that accommodates the extension of curtilage. The new access will be located approximately 30m north-east of the existing access and will provide improved visibility to those entering the highway from the field.

Landscaping

Similarly, Policy PCYFF4: Design and Landscaping states that all proposals should integrate into their surroundings, and proposals that fail to show how landscaping has been considered from the outset as part of the design proposals will be refused. The extended curtilage provides an opportunity to introduce additional planting which will, when mature, provide screening which will reduce visual impact when viewing the property from outside the site and privacy for to occupiers of the property.

Effect on amenities of neighbouring properties

Given the position of the extension relative to other residential properties in the locality, it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of properties in the immediate or wider neighbourhood. The addition of a balcony to the previously-approved proposals will introduce no further impacts in terms of affecting the privacy of owners and occupiers of neighbouring properties given the separation between the properties in question and that which is subject to this application. To reinforce this, no adverse representations have been received following the statutory consultations.

Highways

The new agricultural access that is proposed to be provided is of an appropriate design that will provide a safer means of access and egress to the enclosure than that existing given that it is provided with appropriate visibility splays and an apron which sets the gate back from the carriageway, whereas the existing gateway follows the fence line. Although it is set back from the carriageway, visibility to the north east is impaired by virtue of the hedgerow providing the field boundary and which backs onto the roadside verge.

Conclusion

Having considered the above and all other material considerations it is recommended that the planning application be permitted subject to a condition restricting the use of the annexe for purposes ancillary to the residential use of the dwelling known as Parciau, that the development be carried out in accordance with the details submitted and the conditions suggested in the highway officer's consultation response.

Recommendation

Permit the application subject to the following conditions.

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

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

(02) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Parciau.

Reason: For the avoidance of doubt.

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

- Location and Block Plan Proposed – 1749-A3-02
- Proposed Elevations - 1749-A3-05
- Proposed Elevations – 1749-A3-06
- Proposed Ground Floor Plan – 1749-A3-07
- Proposed Foundation and Drainage Plan -1749-A3-07
- Proposed First Floor Plan – 1749-A3-08
- Proposed 3D view – 1749-A3-09
- Proposed 3D view – 1749-A3-12
- Sectional Drawing – 1749-A3-16 (x2)
- Floor Joist Layout – 1749-A3-18
- Agricultural Access Detail – 1749-A3-20 (x2)

Planting Specification

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

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

(06) The access shall be constructed with 2.4 metre by 90 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: In the interests of highway safety.

(07) The access shall be completed with a bitumen / concrete 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 the interests of highway safety.

(08) No surface water from within the development shall discharge onto the highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. The annexe shall not be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: In the interest of highway safety.

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.