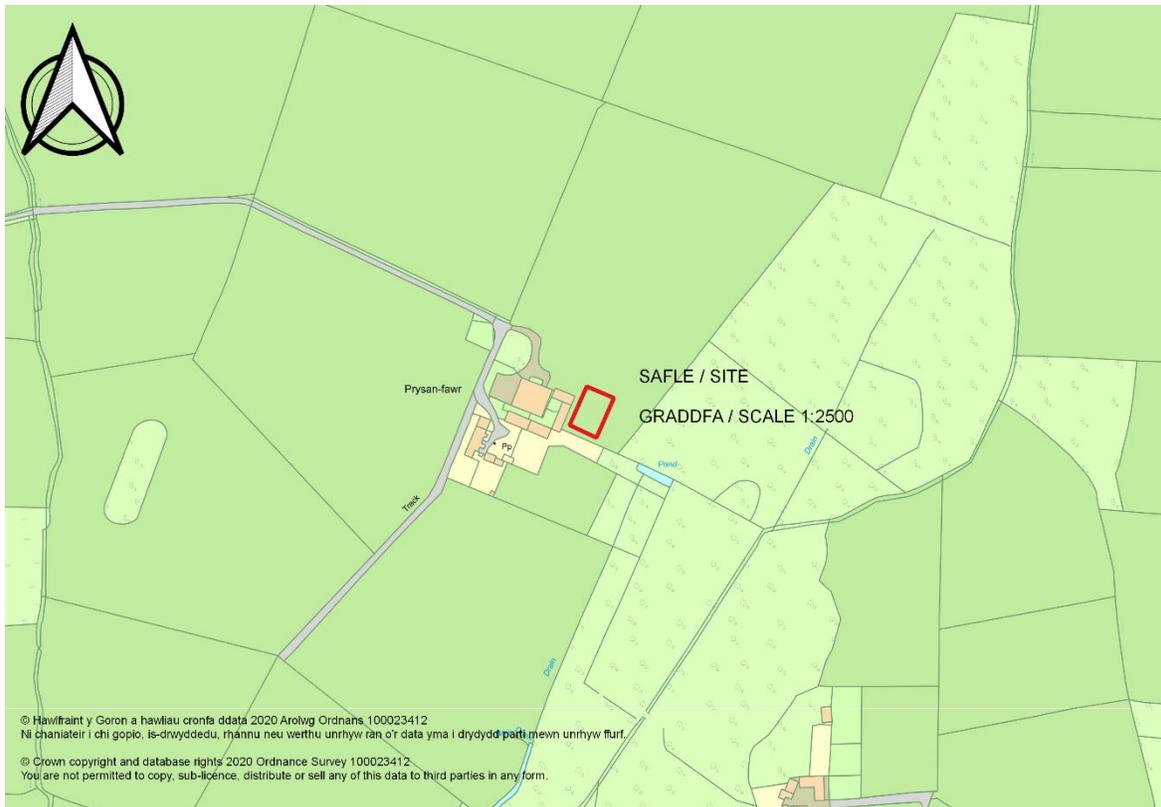


Application Reference: FPL/2021/7

Applicant: C & A Roberts

Description: Full application for the retention and completion of the agricultural shed together with the installation of a soakaway on land at

Site Address: Prysan Fawr, Bodedern



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

Recommendation: Permit

Reason for Reporting to Committee

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

At its meeting that was held on the 3rd March, 2021 Members resolved to carry out a site visit prior to determining the application.

A virtual site inspection was carried out on 17th March, 2021 and Members will now be familiar with the site and its setting.

Proposal and Site

The application is a retrospective application to retain and complete the agricultural shed that has been erected on the land together with the installation of a soakaway.

The site is located in an open countryside location approximately 950 metres away from the development boundary of the nearest settlement of Bodedern (as the crow flies). Access to the site is afforded via a private track which leads off the Class III highways which runs from the B5109 towards the A5.

The property is a Grade II and is an agricultural holding and the shed has been erected to the rear of the listed cowshed.

Key Issues

The applications main issues are whether the development has;

- A detrimental impact on the setting of the listed building,
- Whether the building can be assimilated within the landscape without adversely affecting the character of the locality.
- Whether there is an identified need on the holding for an agricultural building

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 24: The Historic Environment (2017)

Planning Policy Wales (Edition 11, February 2021)

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	No response at the time of writing this report
Cynghorydd Kenneth P. Hughes	No response at the time of writing this report
Cynghorydd Llinos Medi Huws	No response at the time of writing this report
Cyngor Cymuned Bodedern Community Council	No response at the time of writing this report
Ymgynghorydd Treftadaeth / Heritage Advisor	No impact on setting of the Listed Buildings
Ymgynghoriadau Cynllunio YGC	No response at the time of writing this report
Ymgynghorydd Tirwedd / Landscape Advisor	No Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Recommended the planting of a new native hedge

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties together with the publication of a notice in the local press. The latest date for the receipt of any representation is the 3rd March 2021. At the time of writing this report, one letter of representation had been received at the department. The main issues raised can be summarised as follows;

- i. Site is being used to run concrete business, a skip and concrete drum were stored on the site in late May 2020 and therefore the applicant will not be able to comply with the planning condition restricting its use for agricultural purposes only.
- ii. Shed was erected before 01/06/2020
- iii. Due to the scale of the shed the shed can be seen from a distance and does not fit into the landscape.
- iv. Why is there a need for a roller shutter door and personnel door?
- v. Has the Planning Officer visited the site?

In response to the above I would comment as follows;

i. The applicant has confirmed that this is a working farm comprising of 100 acres. The applicant has confirmed that the site is not being used to store concrete wagons/equipment and the existing and proposed use of the site is to be for agricultural purposes. The equipment has since been removed from the site. The skip which is referred to within the objector's complaint was brought to the site for general site housekeeping purposes.

The applicant has confirmed that the shed is necessary to house machinery which include three tractors, a farm gator, three agricultural trailers and two agricultural Murlo's. The applicant has confirmed that these machines are required for the land to be worked effectively.

The applicant has also confirmed that the existing sheds on the land are in a poor condition and structurally unstable.

ii. The applicant stated on the application form that the works started on the 1st June, 2020. Whilst the objector states that the shed was erected in May and that the pictures were taken in late May the precise date that works commenced on site does not have a bearing on the current application. The application has been submitted in order to regularise the breach of planning control.

iii. The shed measures 24.2m x 15.2 m x 6.5 m high. The scale and design of the shed is similar to other agricultural buildings that can be found in countryside locations. Notwithstanding the above, it is not considered that the siting nor its scale is such as to warrant the refusal of the application.

iv. The applicant has confirmed that a roller shutter door is required for security purposes and that the personnel door, by its very nature will allow easier access for individuals to enter and exit the building

v. It can be confirmed that the site has been visited by the Case Officer.

Relevant Planning History

No previous site history

Main Planning Considerations

The application was submitted following an enforcement investigation. All works in relation to the construction of the building ceased following the intervention of the local planning authority.

Paragraph 14.2.2 of the Welsh Government Development Management Manual states that *'Although it is not a criminal offence to carry out development without first obtaining any necessary planning permission, such action is to be discouraged. The fact that enforcement action is discretionary and should be used as a last resort and only when it is expedient, should not be taken as condoning the wilful breach of planning controls. Powers are available to local planning authorities to bring unauthorised development under planning control, and it is for them to decide which power, or combination of powers, to use.'*

Paragraph 14.2.3 states: *'When considering enforcement action, the decisive issue for the local planning authority should be whether the unauthorised development would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest. Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of planning control which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought, but with is otherwise acceptable.'*

Impact on settling of Listed Building - The building has been partially constructed to the rear of the Grade II Listed Buildings which forms part of a complete farmstead group with the property.

Policy PS 20 of the Anglesey and Gwynedd Joint Local Development Plan stated that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets.

Legislative and Policy Requirements: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Proposals that will preserve and where appropriate enhance the following heritage assets, their setting and significant views into and out of the building / area will be granted.

The shed measures 24.2m x 15.2 m x 6.5 m high and is located 4 metres away from the rear of the listed structures. The local planning authority's Heritage Officer had raised concerns initially regarding the use of 'Juniper Green' box profile sheeting cladding and has recommended that the building be finished in matt grey sheeting to reduce its impact against the listed building. The scheme has been amended such that the finishing materials for the shed is to be finished in 'Goosewing Grey' in accordance with this recommendation. The Authority's Heritage Advisor has since confirmed that this is acceptable.

Whilst it is acknowledged that the building lies in close proximity to the listed buildings its impact is not considered to be so adverse so as to warrant the refusal of the application. Its setting is mitigated by the scale of its footprint and the use of suitable finishing materials in line with the recommendations of the Authority's Heritage Officer. On balance it is considered that the proposal will result in a form of development which preserves the heritage assets on site in line with current policy and which will also assist to integrate the development to form part of the wider landscape.

Impact on surrounding area – 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. The policy goes on to state that proposals must complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment. Materials should be appropriate to its surroundings.

This policy plays an important role in addressing design of new development in order to maintain high quality development. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social well-being. New developments should

integrate into their surroundings whilst seeking to enhance the overall character of the locality. High quality design will be required for all developments. Policy PCYFF3 sets out a range of issues which must be taken into account.

The building is situated within the farm complex with no immediate neighbouring properties. The site is located in an open countryside location where similar agricultural buildings can be found.

The siting, scale and materials proposed to be utilised in the final construction of the building will ensure a form of development which assimilates well within the landscape whilst also being sympathetic and preserving the listed status of the buildings which lie opposite the application site.

The need for an agricultural building on the holding

In accordance with the details presented as part of the application together with the additional details submitted in response to the objection it has been established that there is an established need for an agricultural building to serve the needs of the holding. The applicant has confirmed that the shed is necessary to house machinery which include three tractors, a farm gator, three agricultural trailers and two agricultural Murlo's. The applicant has confirmed that these machines are required for the land to be worked effectively.

The applicant has also confirmed that the existing sheds on the land are in a poor condition and structurally unstable. On the basis of the information presented it is considered that there is a justified need for an agricultural building to serve the needs of the holding.

Conclusion

On balance, whilst detailed consideration has been given to the objections raised to the proposal it is not considered that these matters in themselves are sufficient to warrant the refusal of the application.

It has been established that there is a need for an agricultural building on site which is commensurate to the requirements of the holding. Furthermore, it is not considered that the development will have a detrimental impact on the Grade II listed buildings or on the surrounding landscape subject to the use of external cladding material as recommended by the Authority's Heritage Advisor. In addition, it can also be confirmed that a new hedgerow of indigenous native species will be planted in the interests of bio-diversity along the eastern elevation in line with the recommendation of the Ecological Adviser.

Recommendation

Permit

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

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

(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.

PRYSAN/01 – Location plan (1:5000)

Location plan (1:2500)

A1-01c – Proposed elevations, floor plans and site plan

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/2020/164

Applicant: Amos Leisure

Description: Full application for conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at

Site Address: Lleiniog Cottage, Penmon, Beaumaris



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member - Councillor Alun Roberts.

At the meeting held on the 3rd March 2021, members resolved to visit the site. The site visit took place on the 17th March 2021 and members will now be familiar with the site.

Proposal and Site

The application is made for the conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at Bwthyn Lleiniog, Penmon.

The application site is located in the open countryside in a designated Area of Outstanding Natural Beauty. The subject outbuilding is listed by virtue of being a curtilage building located to the rear of the principal Listed Building, Lleiniog Manor.

Key Issues

The key issues are whether the proposal complies with relevant local development plan policies and whether the proposal is acceptable in terms of design and appearance having regard to its listed status and location in a designated Area of Outstanding Natural Beauty..

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 14: The Visitor Economy
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
 Strategic Policy PS 1: Welsh Language and Culture
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy TWR 2: Holiday Accommodation
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
 Policy AMG 5: Local Biodiversity Conservation
 Policy AT 2: Enabling Development
 Planning Policy Wales (Edition 11, February 2021)
 Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 23: Economic Development (2014)
 Supplementary Planning Guidance Holiday Accommodation (2007)
 Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
 Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
Cynghorydd Carwyn Jones	No response at the time of writing the report.
Cynghorydd Lewis Davies	No response at the time of writing the report.
Cynghorydd Alun Roberts	Request that the application be referred to the Committee for determination.
Cyngor Cymuned Llangoed Community Council	No response at the time of writing the report.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditions recommended.
Iechyd yr Amgylchedd / Environmental Health	Comments.

Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments/conditions.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice.
Ymgynghoriadau Cynllunio YGC	No comments.
Dwr Cymru Welsh Water	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice.
Ymgynghorydd Treftadaeth / Heritage Advisor	Support.

The application was afforded statutory publicity.. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 12/01/2021.

At the time of writing the report no representations had been received.

Relevant Planning History

35C203B - Newid defnydd yr adeilad allanol i defnyddio fel llecyn gwyliau ynghyd a addasu ac ehangu yn / Change of use of existing outbuilding into a holiday cottage together with alterations and extensions thereto at Lleiniog, Llangoed - Gwrthod/Refused 15.01.03

35C203C/LB - Caniatad Adeilad Rhestredig ar gyfer addasu'r adeilad allannol presennol yn / Listed Building Consent for alterations to the existing outbuilding at Lleiniog, Llangoed - Caniatau/Granted 01.10.01

35C203D - Newid defnydd yr adeilad allanol i defnyddio fel llecyn gwyliau ynghyd a addasu ac ehangu yn /Change of use of existing outbuilding into a holiday cottage together with alterations and extensions thereto at Lleiniog, Llangoed - Caniatau/Granted 11.03.04

35C203G - Cais i adnewyddu caniatad cynllunio rhif 35C203D i newydd defnydd adeilad allanol i defnydd gwyliau ac addasu ace ehangu yn / Renewal of permission ref 35C203D for change of use of existing outbuilding into a holiday cottage and alterations and extensions at Lleiniog, Llangoed - Caniatau/Granted 20.07.11

35C203H/LB - Caniatad Adeilad Rhestredig ar gyfer newid defnydd yr adeilad allannol i ddefnydd gwyliau ynghyd a'i addasu a'i ehangu wedi ei ganiatau gynt dan caniatad cynllunio rhif 35C203C\LB yn/ Listed Building Consent for the change of use of outbuilding into a holiday cottage together with alterations and extensions thereto previously approved under planning permission ref 35C203C\LB at Lleiniog, Llangoed - Caniatau/Granted 04.02.11

LBC/2020/17 - Caniatâd Adeilad Rhestredig ar gyfer trosi yr adeilad allanol i fod yn uned gwyliau yn / Listed Building Consent for for the conversion of outbuilding into holiday let at Bwthyn Lleiniog, Penmon - Caniatau/Granted 21.01.2021

SCR/2020/48 - Barn sgrinio ar gyfer newid defnydd yr adeilad allanol i llety gwyliau ynghyd a'i addasu ac ehangu yn / Screening opinion for the conversion of an outbuilding into a holiday unit together with alterations and extensions thereto at Bwthyn Lleiniog, Penmon - Dim Angen AEA / EIA Not Required - 29.09.20

Main Planning Considerations

Policy PCYFF 1 of the JLDP relates to development boundaries and states that outside the development boundaries development will be resisted unless 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.

The application site is not located within a development boundary and does not therefore accord with policy PCYFF1. It is therefore necessary to consider whether the proposal conforms with other specific plan policies.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance.

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

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

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

The existing outbuilding is two-storey with refurbished pitched slate roof. Walls are of solid random stone masonry with brick reveals to openings.

The proposed alterations include the creation of an opening to South-West gable end elevation to provide access to a two storey extension that will accommodate a staircase.

The proposed extension to side utilises an existing stone wall to rear, with the addition of a rendered gable wall and aluminium framed glazing to front and roof. The erection of a covered staircase will allow the removal of an unsightly temporary external staircase.

The proposed scale and height of the extension is subservient to the existing building. The set-back building line, contemporary design, and choice of materials allow an honest approach whilst being respectful to the existing outbuilding.

The proposal conversion and extension is therefore considered acceptable in terms of design and conforms with policy PCYFF 3.

The proposal will also serve to preserve, enhance and secure the re-use of the listed building in accordance with policies PS 20 and AT 2 of the JLDP. Listed Building Consent has already been granted for the development under application number LBC/2020/17 on the 20th January 2021.

The application site is located within a designated Area of Outstanding Natural Beauty and policy AMG1 requires that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

It is not considered that the proposal would adversely affect Natural Beauty, AONB features or special qualities relevant to landscape and therefore accords with policy AMG 1.

Strategic Policy PS 14 of the JLDP relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by:

3. Managing and enhancing the provision of high quality un-serviced tourism accommodation, in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;

4. supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the re-use of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives.

Policy TWR 2 relates to holiday accommodation and states that proposal will be permitted, provided they are of a high quality in terms of design, layout and appearance and conform with the relevant policy criteria.

Criterion ii. Requires that the proposed development is appropriate in scale considering the site, location and/or settlement in question,

Criterion iv. Requires that the proposal is not sited within a primarily residential area or does not significantly harm the residential character of an area

Criterion v. requires that the proposal does not lead to an over-concentration of such accommodation within the area.

The design and scale of the proposal is considered to be acceptable in accordance with policy TWR 2 and criterion ii.

The proposal is not located within a primarily residential area and will not significantly harm the residential character of the area in accordance with criterion iv.

A business plan has been submitted with the application to assess the scheme's viability. It is considered that the business plan provides sufficient detail to satisfy the requirements of criterion v. of the policy.

The proposal is therefore considered to accord with the provisions of policy TWR 2 of the JLDP.

Paragraph 3.2.1 of TAN 23: Economic Development states that the re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. In recognising this, local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for business re-use, especially those buildings located within or adjoining farm building complexes on the basis that:

- a. They are suitable for the specific use;
- b. Conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality;
- c. Their form, bulk, and general design are in keeping with their surroundings;
- d. Imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- e. If the buildings are in the open countryside, they are capable of conversion without major or re-complete reconstruction;
- f. Conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and/or architectural interest.

Further guidance is also contained in the Replacement Dwellings and Conversions in the Countryside SPG.

Paragraph 8.1 states that in the context of Policy TWR 2 the building intended for conversion for alternative use should be suitable for the proposed use. The building in its current form (in terms of size) should be suitable, no extensive extensions should be required to enable the development.

Paragraph 9.1 states that any building in the countryside proposed for conversion should be a permanent building of sound construction. Developments that entail significant re-building work will not be permitted as this would be tantamount to construction a new building....

Paragraph 9.2 requires that any application for conversion should include a 'Structural Report' to prove that it is possible to convert the building without major or re-complete reconstruction.

A structural report has been submitted with the application and the LPA are satisfied that the structural report demonstrates that the existing building is structurally sound and capable of conversion without extensive re-building in accordance with bullet point e of paragraph 3.2.1 of TAN 23 and the guidance contained in the SPG.

The application is also accompanied by a Protected Species Survey which confirms that no bats were found to be using the building, however in accordance with the advice of the Ecological Adviser and the Council's duty under the Environment Wales Act 2016, biodiversity enhancements are proposed in the form of bird boxes.

Strategic Policy PS4 of the JLDP relates to sustainable transport, development and accessibility and requires that development will be located so as to minimise the need to travel.

Strategic Policy PS5 of the JLDP relates to sustainable development and states that development will be supported where it is demonstrated that they are consistent with the principles of sustainable development.

Criterion 2 gives priority to the effective use of land and infrastructure, prioritising wherever possible the reuse of previously developed land and buildings within the development boundaries or in the most appropriate places outside them in accordance with strategic policies PS17, PS13 and PS14.

Criterion 12 requires that proposals reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with strategic policy PS4.

Although proposals necessitating the use of private vehicles are not prohibited through the JLDP, Policy PS 5 promotes the application of sustainable development principles in all new developments, including directing development towards the most appropriate locations and reducing the need to travel by private transport.

Technical Advice Note 18: Transport states at 3.2 that where a development proposal is assessed as having relatively poor accessibility this may be sufficient grounds to refuse planning permission where this does not support the accessibility objectives set out in the development plan.

Paragraph 3.11 of TAN 18 states that development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.

The nearest bus stop is some 0.3km away from the proposal site and the nearest settlements with some level of services are Llangoed, 2.5km away and Beaumaris, 4.5km away. The site is also close to the Wales Coast path and other public rights of way which provide good connectivity with nearby settlements and the wider coast and countryside.

The site is therefore reasonably well located in terms of access to public transport, services and facilities and any concerns there may be in this regard would be outweighed by virtue of the fact that the proposal will bring an existing building back into use and therefore preserve and enhance a listed building.

Conclusion

The proposed development is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the development will give rise to an unacceptable impact upon the character and appearance of the listed building and designated AONB.

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 shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

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

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

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

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

(04) 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/Block Plan: 2019-22-40**
- Plot B Site Plan: 2019-22-42 Rev A**
- Plot B Proposed Floor Plans and Elevations: 2019-22-41 Rev C**

- **Structural Report, Datrys, July 2019**
- **Heritage Impact Assessment, Cadnant Planning, September 2020**
- **Preliminary Ecological Appraisal Report, WEDC, August 2019**
- **Bat Hibernation Survey Report, WEDC, January 2020**
- **Protected Species Survey, Version 3, York Associates Ecological Consultants, December 2020**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS14, PS19, PS20, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, TWR2, AMG1, AMG5, AT2.

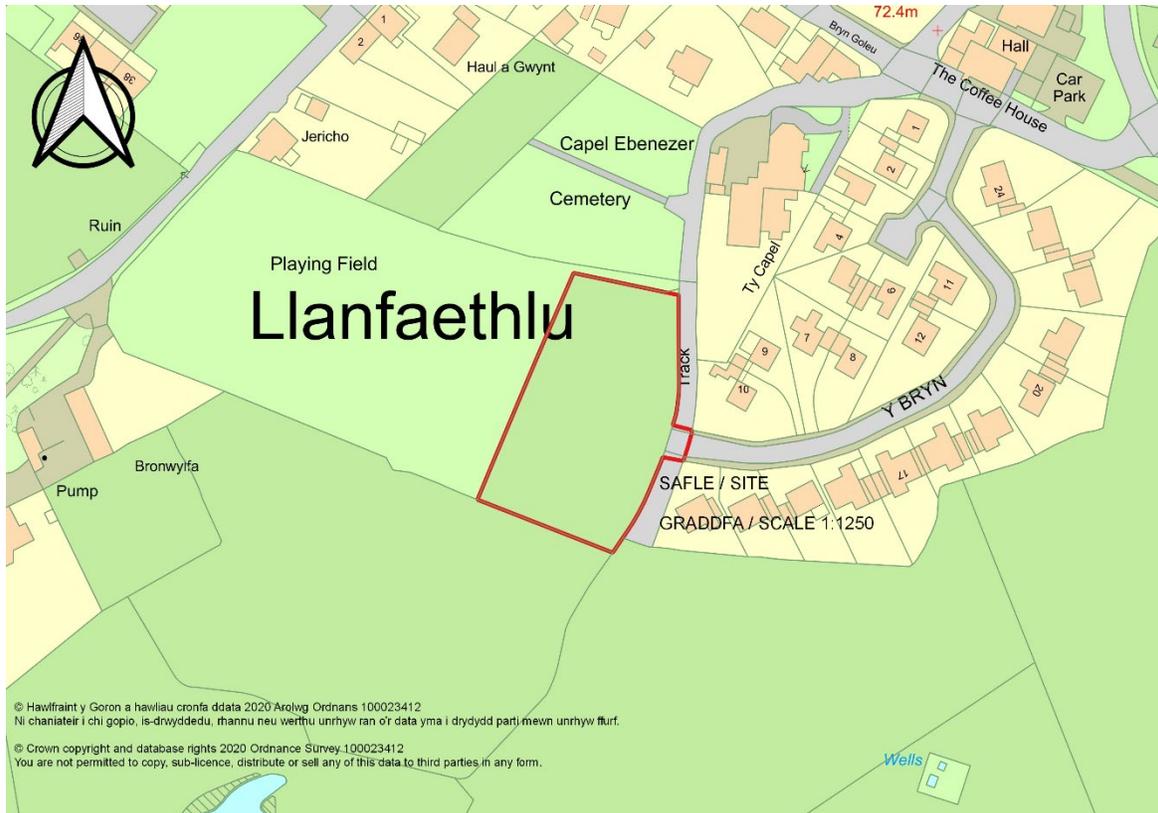
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2020/247

Applicant: Mr Nigel Ingram

Description: Full application for the erection of 9 dwellings together with associated works on land adjacent to

Site Address: Y Bryn Estate, Llanfaethlu



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application has been called to the planning committee by a local member.

Proposal and Site

The application site adjoins the south west of Llanfaethlu and it adjoins and is accessed through Y Bryn residential Estate. There is an access track along the eastern boundary which forms part of the route of a Public Right of Way. There are 3 listed buildings adjacent at Capel Ebenezer to the north east. Part of the village adjacent is within an Area of Outstanding Natural Beauty "AONB".

This is a full planning application for 9 dwellings comprising 7 detached and two semi-detached houses. The housing mix of the development is as follows:

Five 3 bedroom detached
Two 3 bedroom detached
One 3 bedroom affordable
One 2 bedroom affordable.

The application site encompasses part of the track along the eastern boundary of the application site and a new road and pavement is proposed connecting with the public highway leading through Y Bryn. Foul drainage would be connected to the public sewer. Surface water drainage would be connected to a local authority drain in the public highway. The planning application is supported by a Housing Mix Assessment, Ecological Report, Heritage Impact Assessment and in the course of determining the planning application additional drainage information was submitted.

Key Issues

- Principle of Development
- Highway & Sustainability Considerations
- High Quality Development
- Built Heritage & Archaeology
- AONB
- Ecology and Biodiversity
- Foul and Surface Water Drainage Foul drainage

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026

PS 1: Welsh Language and Culture

ISA 1: Infrastructure Provision

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

PS 17: Settlement Strategy

TAI 4: Housing in Local, Rural and Coastal Clusters

TAI 8: Appropriate Housing Mix

AMG 1: AONB Management Plans

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 19: Conserving and where appropriate Enhancing the Natural Environment

PS 20: Preserving and where appropriate enhancing heritage assets

Planning Policy Wales (Edition 11)

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

Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)
Technical Advice Note (TAN) 12: Design (2016)
Technical Advice Note (TAN) 18: Transport (2007)
Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)
Technical Advice Note (TAN) 23: Economic Development (2014)
Technical Advice Note (TAN) 24: The Historic Environment (2017)

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) (2019)
Supplementary Planning Guidance Housing Mix (Oct 2018)
Supplementary Planning Guidance Affordable Housing (April 2019)
Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (July 2019)

Isle of Anglesey AONB Management Plan 2015-2020.

Response to Consultation and Publicity

Ymgynghoriadau Cynllunio YGC: We are aware that an objection letter has been submitted which raises mainly land drainage concerns. With regard to the issues raised in the objection letter I offer that the development is to be subject to SAB consent, and will need to clearly demonstrate the following within the application:

- The discharge point for the surface water system is appropriate, and does not differ from the current surface water run-off destination (i.e. that of the undeveloped field)
- The existing greenfield run-off rate has been applied to the proposed development

Having reviewed the drainage strategy we expect that these tests can be met within the SAB application, and will thereby provide reassurance that no adverse impacts are expected upon neighbouring land. We agree that 3rd party agreement should be sought before any new surface water connections are made on/in private land.

Dwr Cymru Welsh Water: Advisories recommended regarding SuDs approval and lateral drains.

Priffyrdd a Trafnidiaeth / Highways and Transportation: Subject to the approval of the proposed drainage scheme by the SAB / LLFA, the layout is acceptable from a 'highways' perspective subject to the listed planning conditions.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: Recommends conditioning of Invasive Species Control and Eradication Plan and conditioning the following of methodology from S9.2 of the Ecological Assessment for site vegetation removal.

Ymgynghorydd Tirwedd / Landscape Advisor: The landscaping details shown on the proposed landscape plan used the same species and mix as proposed and approved under RM/2019/4. Although it does not number plans densities are noted and it is acceptable in relation to PCYFF 4.

Ymgynghorydd Treftadaeth / Heritage Advisor: The proposed development site lies adjacent to three listed building situated directly to NW (Ebenezer Chapel including chapel house and hall, Outbuilding, Ebenezer Chapel, and Gate and gateposts, wall and railings, Ebenezer Chapel). The submitted Heritage Impact Assessment "HIS" has considered the effect the proposed development would have on the above Chapel Group, and I would concur with its finding that the proposals would not lead to harm of the significance of these listed buildings.

Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer: Comments awaited at the time of writing.

Strategol Tai / Housing Strategy: Have provided information in relation to the Social Housing Register and the Tai Teg Affordable Housing Register. Also confirmed that the Rural Housing Enablers conducted a survey of the Llanfaethlu and Llanfwrog Community Council area during July 2016 and found that there is a need for 3 to 5 affordable houses in the area. Based on a target of 20% two of the units should be provided for affordable housing and it is confirmed that need exists for two affordable dwellings. Are also satisfied with the Housing Mix Assessment submitted.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: Planning policy considerations listed.

Gwasanaeth Addysg / Education Service: No contribution required.

Cynghorydd John Griffith: No observations received.

Cynghorydd Kenneth P. Hughes: Called the application to the planning committee because of local concern regarding the number, problems with surface and foul drainage.

Cynghorydd Llinos Medi Huws: No observations received.

Cyngor Cymuned Llanfaethlu Community Council: No problems with an estate of houses but some of the residents are already worried about standing water around their houses and gardens. The new housing estate is higher than the existing houses and it is therefore only natural for them to worry about the water situation. Will the measures proposed be sufficient that is underground tanks and over size pipes? Has the developer met and discussed with adjacent properties? Therefore the community council were unable to decide.

In further comments the community council look forward to see this type of development in the village but is concerned about the possibility of water problems worsening in The Bryn. Owners of houses and landowners are not content with the situation.

AONB Officer: No observations received.

GCAG / GAPS: Given the potential for archaeology in the locality conditional permission is recommended requiring archaeological mitigation.

Iechyd yr Amgylchedd / Environmental Health: Matters in relation to nuisance due to construction times, the use of pneumatic rock machinery during construction and contaminated land are listed.

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections. Protected Species: We note that the bat report submitted in support of the above application (Cambrian Ecology, January 2020) has identified that bats were not using the application site. We therefore have no comments.

Welsh Government Agricultural Division: This response is made in accordance with Technical Advice Note 6, Annex B6 and relates to technical information only; not the merits or otherwise of the proposal.

. Agricultural Land Classification (ALC):

The Department has not previously surveyed the site. According to the Predictive ALC Map, the land is likely to be Grade 2.

2. Advice:

An ALC survey is not required for the site as it is within the development boundary of Llanfaethlu and therefore BMV policy would have been considered in development of the LDP.

The planning application has been advertised on two occasions with notification letters, site notices and notices in the newspaper. On the second occasion additional information relating to surface water drainage was submitted addressing matters raised in objections and the publicity period for this expired on the 11.03.21. Objections have been received on the following grounds:

- Objector will not accept additional surface water draining onto their land.
- The additional information submitted in relation to surface water drainage is challenged because of alleged vagueness in the drainage strategy and mitigation of surface water run-off.
- Access road is unsuitable.
- Entrance from Y Bryn is inadequate due to a lack of visibility.
- Surface water run off onto adjacent properties and the adjacent stream
- Adequacy of the foul drainage system.
- Lane is included within red line plan and is owned by a third party and the formal agreement of the landowner will be required.
- Impact on the prices of adjacent properties.
- No need for the project/additional dwellings in the current climate.
- Conditions recommended as regards local needs, surface water design for disabled occupants.
- Impact on the footpath.

Relevant Planning History

RM/2019/4 - Cais am faterion a gadwyd yn ôl ar gyfer codi 6 annedd ar dir yn / Application for reserved matters for the erection of 6 dwellings on land at - Bryn Estate, Llanfaethlu - Caniatáu / Permit 21.08.2019.

DIS/2019/60 - Cais i ryddhau amod (05) (Disgrifiad llechi) (06) (Disgrifiad deunyddiau gwynebau allanol) (13) (Traenio dwr gwyneb) o ganiatâd cynllunio 29C112B/VAR ar dir yn / Application to discharge condition (05) (Slate trade description) (06) (External surface material trade descriptions) (13) (Surface water drainage) of planning permission 29C112B/VAR on land at - Stad Bryn Estate, Llanfaethlu - - Amod wedi'i Ryddhau / Heb ei Ryddhau / Condition Discharged / Not Dis 21,08.2019.

DIS/2019/102 - Cais ar gyfer rhyddhau amod (13) (cynllun a dor wyneb) o ganiatad cynllunio 25.10.2019.

29C112B/VAR Application under Section 73 for the variation of condition (02) of planning permission reference 29C112A (renewal of planning permission reference 29C112 for the erection of 6 dwellings on land adjacent to) so as to extend the outline planning permission by a further three years together with the deletion of conditions (25), (26) and (27) (Code for Sustainable Homes) Conditionally approved 01.11.2017.

29C112A - Renewal of outline planning permission for the erection of 6 Conditionally approved 07.12.2012.

29C112 - Outline app. for the erection of 6 dwellings Conditionally approved 14.12.2007.

Main Planning Considerations

Introduction

As explained in the planning history section above outline planning permission was initially granted in 2007 for the development of 6 residential units on the application site. This was renewed twice and it appears that the most recent planning permission is extant because it can be implemented within the statutory time period; further all planning conditions have been discharged. The principle of developing the application for 6 residential units would appear to have been established. The planning application subject to the current application increases the number of units by 3 to 9 and the acceptability of the principle of the development is considered in relation to the development plan below.

Principle of Development

Policy PS 17 states that housing development will be distributed in accord with the settlement strategy based on a settlements level of service provision, function and size (population) and subject to its

environmental, social and infrastructure capacity to accommodate development. Llanfaethlu is classified as a Local Village under the provisions of policy TAI 4 and such settlements are described in the JLDP as having generally fewer services and facilities. Policy TAI 4 permits in Local Villages provided that the size, scale and design of the development corresponds with the settlements character. There are also more generic policies in this regard and these matters are considered under the High Quality Development heading below.

The enquiry site is located on an unallocated within the settlement boundary of Llanfaethlu as defined under the provisions of policy PCYFF 1 and the principle of the development is thus acceptable. The JPPU's comments state that there is capacity within the indicative supply for the settlement of Llanfaethlu. In light of this the JPPU explain that under criterion (1b) of Policy PS 1 currently there is no need for a Welsh language statement to support the application. Criterion (1c) of Policy PS 1, however, states that a Welsh Language Statement is required for proposals of 5 or more residential units where it does not address evidence of need and demand for housing recorded in a Local House Market Assessment "LHMA" and other relevant local sources of evidence.

Policy TAI 8 of the JLDP states that the council will work with partners to promote sustainable mixed communities by ensuring that all new residential developments contributes to improving the balance of housing and meets the identified need of the whole community by adherence to the listed criteria including maximising the delivery of affordable housing, contributing to redress an identified imbalance in the local housing market, providing the correct mix in terms of type and tenure to meet the area current and future communities, making provision for people with disabilities and ensuring a high standard of design. The Supplementary Planning Guidance Housing Mix (October 2008) provides detailed guidance in this regard. The submission explains that housing mix (which was detailed in the Proposal and Site Section of this report) does not comply with the ideal mix in the LHMA and on this basis a Housing Mix Assessment has been submitted with the planning application. The Housing Mix Assessment indicates that the evidence indicates that 3 bedroom open market housing is acceptable and that if smaller units were proposed these would likely not be taken up. Further that the applicant is will to provide two affordable housing units in accord with policy requirements. The council's Housing Strategy have confirmed that they are satisfied with the Housing Mix Assessment and that there is need based on the evidence they have provided for the affordable housing units.

The JPPU's comments explain that even when the proposal does not require a Welsh language statement under criterion (1b) in line with Diagram 10 of the SPG Maintenance and Creation of Distinctive and Sustainable Communities a record of how consideration was given to the Welsh language when drawing up the planning application should be sought. This information has been provided in the Planning Support Statement and includes consideration of the modest scale of the construction and completed development, suitability of the dwellings for Welsh speaking families and that affordable housing is provided and that the applicant is agreeable to naming the development in Welsh.

The Planning Support Statement states that the proposal attains a density of just under 30 dwellings per hectare which aligns with the requirements of policies PCYFF 2 and TAI 8. Whilst the density of the development align with these policy requirements its acceptability is also subject to other more generic policies below.

Highway & Sustainability Considerations

The application site can be regarded as being in a relatively sustainable location in Anglesey's rural context. There is a retail shop present in the village in addition to a new primary school which serves a large rural catchment. Public transport facilities are available with regular bus services available to higher order settlements at Holyhead and Amlwch.

From the a layout perspective no objections are raised to the development nor to the use of the access through Y Bryn estate.

High Quality Development

It is material to consider the relationship of the development with its surroundings having regard to the relevant policies in the JLDP. Policy PCYFF 2: Development Criteria and PCYFF 3: Design and Place Shaping, and PCYFF 4: Design and Landscaping are the primary considerations in assessing the proposal from this aspect. National planning policies in PPW and TAN 12 are also material.

Llanfaethlu is a rural village part of which is within the AONB adjacent to the application site. The size, scale, design and density of the development should be appropriate to this context. There are other larger estate type developments present in the village and the scale and density of the proposal would not be excessive in this context. The proposal is made for houses which would have slated roofs and again this would not be out of context given that there are existing two storey estates in the village.

The council's SPG Design Guide provides guidance on acceptable distances on various elevations to the boundaries and adjacent properties. The distances provided in this guidance are intended to prevent excessive overlooking between dwellings and into private garden areas and to provide an adequate outlook from windows. The distance from the rear elevations of some dwellings to the west and to the north of the development fall below those prescribed in the SPG Design Guide by a couple of metres. Given that these elevations and rear boundaries are adjacent to an agricultural field and a cemetery this would not harm residential amenity or the outlook of occupants of the development to a degree which would warrant refusal.

It is confirmed that the distances of the proposed dwellings to the nearest existing houses at Y Bryn comply with the guidance in the SPG Design Guide.

The council's landscape adviser has stated that the landscaping scheme is generally acceptable and meets the requirements of PCYFF 4.

Built Heritage & Archaeology

PPW states that there is a general presumption in favour of the preservation of a listed building and its setting, further for development proposals affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building and its setting. Paragraph 1.26 of TAN 24 states that it is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposal on listed buildings and their settings, and the type of information required for assessment is described.

The council's Heritage Adviser explains that the adjacent the proposed development site lies adjacent to three listed building situated directly to the north west at Ebenezer Chapel and that he agrees with the findings of the supporting information that the proposed development would not lead to harm of the significance of these listed buildings and on this basis the aforementioned policy and stator provisions are considered to be met.

GAPS do not raise any objections to the proposed development but given the potential for archaeology to be present they have recommended a planning condition requiring archaeological mitigation.

AONB

The AONB is located in proximity to the north where it encompasses part of the settlement. Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan and there is also statutory requirements in this regard. The AONB Management Plan requires assessment of proposals within 2km of the AONB. The AONB encompasses part of the village in close proximity to the proposed development. No issues are raised by a consultees including NRW in terms of the impact of the development on the setting of the AONB. As explained previously the council's Landscape Adviser is generally satisfied with the landscaping scheme, this scheme includes the provision of hedges along perimeters of the development nearest the AONB. Taking all these matters into consideration it is

considered that the material policy and statutory requirements in relation to the consideration of the impact of the development on the setting of the AONB adjacent are met.

Ecology and Biodiversity

The council's Ecological and Environmental Adviser is satisfied with the development subject to conditions recommended in relation control of invasive species and on this basis materials policies and statutory provisions in the Environment Act Wales are considered to be met.

Foul and Surface Water Drainage

Foul drainage As part of the proposal foul and surface water drainage will be connected at points in the public highway adjacent at Y Bryn. Welsh Water do not raise any objections to the disposal of foul drainage in this manner.

Significant objections have been received to the adequacy and means of surface water drainage arrangements as part of the proposals and additional information was received as a result of objections received on this basis. It is the applicant's contention that surface water runoff from the existing site and the proposed development will enter the same catchment, being the land drain to which Y Bryn estate discharges into. Further that the discharge from the proposed development will mimic greenfield run off as per the requirements of Suds Approval Body "SAB". A Suds approval will be required separately to the SAB and as such recent planning appeal decisions have indicated that given the need for a separate consent that the adequacy of these arrangements can be considered separate to the planning process. The SAB have confirmed that having reviewed the drainage strategy they expect that the applicable tests in this process can be met within the SAB application, they have also provided reassurance that no adverse impacts are expected upon neighbouring land.

We are aware that an objection letter has been submitted which raises mainly land drainage concerns. With regard to the issues raised in the objection letter I offer that the development is to be subject to SAB consent, and will need to clearly demonstrate the following within the application:

- The discharge point for the surface water system is appropriate, and does not differ from the current surface water run-off destination (i.e. that of the undeveloped field)
- The existing greenfield run-off rate has been applied to the proposed development

Having reviewed the drainage strategy we expect that these tests can be met within the SAB application, and will thereby provide reassurance that no adverse impacts are expected upon neighbouring land. We agree that 3rd party agreement should be sought before any new surface water connections are made on/in private land.

Other Matters

The track within the eastern area of the application site is a Public Right of Way "PROW". Comments are awaited from the council's Public Rights of Way Officer at the time of writing. Part of this access track is included within the red area of the application site in so far as it encompassed the highway and pavements into the development. Ownership certificate C has been completed indicating that the applicants have served notice on all owners that are known. This meets the requirements of the planning act in terms of the notification of owners for planning applications submitted. Any consent required by any landowners to subsequently carry out works is a separate civil issue.

Given that there appears to be an extant planning permission for 6 units on the application and on the basis that since and having regard to the comments of the Welsh Government Agricultural Division no objections are raised on the basis that the development would result in the loss of grade agricultural land.

Notwithstanding that the development is a minor development in planning terms as the application site is accessed through Y Bryn, there are residential properties in proximity and taking into consideration to the

comments of the council's Environmental Services a condition requiring a Construction Environmental Management Plan "CEMP" has been recommended. A CEMP will help safeguard the residential amenity of occupants of adjacent properties in the course of building and other operations.

Conclusion

The principle of developing the application for 6 residential units would appear to have been established since 2007 and it appears that there is an extant planning permission on the application site. Having regard to the development plans and all material considerations the proposal for 9 dwellings is considered acceptable subject to conditions recommended below. As explained in the committee report a separate SAB application will be required in relation to surface water drainage proposals.

Recommendation

That planning permission is GRANTED subject to the completion of a legal agreement requiring the provision of two affordable housing units.

Thereafter that planning permission is granted subject to the following planning conditions:

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

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

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

Site Location Plan A-00-02

Site Topographic Survey A-00-01

Proposed Site Layout A-00-03 03

Proposed Plans and Elevations 3 bed Detached Dwelling plots 8 and 9 A-03-01

Proposed Plans and Elevations 3 bed detached dwelling plots 1-5 A-03-05

Proposed plans and elevations for 2/3 bed affordable dwellings plots 6 and 7 A-03-08

Proposed Drainage Arrangement 004820 CCE V1 XX 40:40:01 C 50:30 0001 S1 P02

Ecological Assessment & Reptile Surveys (5th January 2020 (V2) Cambrian Ecology

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

(07) Notwithstanding the landscaping plans hereby approved no development shall commence until plant density numbers are submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accord with the details approved under the provisions of this condition and the landscaping plans hereby approved "Landscaping Scheme".

Reason In the interests of the visual amenities of the area and to secure an ecological enhancement.

(03) 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 ensure that any contaminants present have been remediated to safeguard occupants and users of the development.

(04) Notwithstanding the plans hereby approved no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the

surrounding land. The proposed development shall be constructed with the approved slab and ground levels.

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

(05) The means of enclosure (including walls and fencing) shown on the plans hereby approved shall be constructed or erected prior to the occupation of the dwelling(s) to which they relate and shall thereafter be retained in the lifetime of the development hereby approved and any replacement means of enclosure 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 the area.

06) No other part of the development hereby approved shall commence until full details of the measures implemented to eradicate "montbretia", which shall be in accord with the options in section 9 of the Ecological Assessment & Reptile Surveys (5th January 2020 (V2) Cambrian Ecology and include a report on the monitoring and the effectiveness of the measures implemented to eradicate "montbretia" has been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure that non-native invasive species are eradicated in accord with the approved details.

(09) 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 hereby approved and, as a minimum, shall include detail of:

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.

Height, specification and colour of safety all 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 may have on the environment and local amenity.

(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;

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

- (v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;
- (vi) The arrangements for loading and unloading and the storage of plant and materials;
- (vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

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

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

(08) 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 similar species, size and maturity.

Reason In the interests of the visual amenities of the area and biodiversity.

(10)

a) No development (including trial pitting, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development hereby shall be carried out and all archaeological work completed in strict accordance with the details as may be approved in writing by the Local Planning Authority.

b) A detailed report on the archaeological work, as required by condition 13 (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork.

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

(11) The estate road shall be paved to a completed binder course finish and the pedestrian footways shall be finally surfaced, before any of the dwellings hereby approved are occupied.

Reason: In the interests of safety and amenity to ensure there is safe and convenient access to occupied properties.

(12) No dwelling hereby approved shall be occupied until full design details for the lighting of the estate road have been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been implemented in full to the written satisfaction of the Local Planning Authority.

Reason: In the interests of safety and security to ensure there is safe and convenient access to occupied properties.

(13) The car parking accommodation for each dwelling shall be completed in full accordance with the details as shown on the approved drawings before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(15) 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 for the lifetime of the development.

Nid yw'r penderfyniad hwn yn gydsyniad o dan y Ddeddf Priffyrdd na'r Ddeddf Ffyrdd Newydd a Gwaith Stryd a dylai'r ymgeisydd sicrhau y ceir pob cymeradwyaeth priffyrdd angenrheidiol cyn dechrau ar unrhyw waith yn y briffordd neu ar y briffordd.

This decision is not a consent under the Highways Act or New Roads and Street Works Act and the applicant should ensure that all necessary highway approvals are obtained before commencing any work in or on the highway.

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.