

Application Reference: FPL/2021/220

Applicant: Property Section

Description: Full application for the retention of a prefabricated building to be located on the land temporary until March 2022 to house two classrooms and toilets for use by pupils at

Site Address: Canolfan Addysg Y Bont, Cildwrn Road, Llangeefni



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been presented to the Planning and Orders Committee as the land is owned by the Council.

Proposal and Site

The application is a full application for the retention of a prefabricated building to be located on the land temporary until March 2022 to house two classrooms and toilets for use by pupils of Ysgol y Bont, Llangeefni.

The prefabricated building is located in the car park to the South West of Ysgol y Bont, Llangeefni.

Key Issues

The Key issue is whether the proposal will have a negative impact upon the immediate area or adjacent residential properties and whether the proposal complies with policies of the Joint Local Development Plan.

Policies

Joint Local Development Plan

Joint Local Development Plan

Policy PCYFF2 – Development Criteria

Policy PCYFF3 – Design and Place Shaping

Strategic Policy PS19 – Conserving and where appropriate enhancing the natural environment

Policy AMG5 – Local Biodiversity Conservation

Strategic Policy PS4 – Sustainable transport, development and accessibility

Policy TRA2 – Parking Standards

Policy TRA4 – Managing Transport Impacts

Policy ISA3 – Further and Higher Education Development

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response at the time of writing the report.
Cynghorydd Dylan Rees	No response at the time of writing the report.
Cynghorydd Bob Parry	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	No observations.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal.
Gwasanaeth Addysg / Education Service	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments.
Dwr Cymru Welsh Water	Conditional Approval.
Draenio Gwynedd / Gwynedd Drainage	No response at the time of writing the report.

The proposal was advertised by posting individual letters to all adjacent residential properties. The expiry date to receive representations was the 10th September, 2021. At the time of writing the report no letters had been received.

Relevant Planning History

34LPA121M/CC/ECON - Erection of a new school on land near Ysgol Gyfun Llangefni – Approved 18/10/11

34LPA121K/CC/SCR - Screening Opinion for the erection of a new school on land near Ysgol Gyfun Llangefni EIA not required 5/7/11

34LPA121R/VAR/CC - Variation of condition(05) from 34LPA121Q/CC so as to change the flue colour from green to stainless steel at Ysgol y Bont – Approved 3/4/14

34LPA121N/CC - Variation of condition (06) and (07) at Ysgol y Bont, Llangefni – Approved 8/8/12

34LPA121Q/CC - Installation of a biomass wood pellet boiler unit in connection with new school at Ysgol y Bont, Llangefni – Approved 2/8/13

Main Planning Considerations

This is a full planning application for the retention of a prefabricated building to be located on the land temporary until March 2022 to house two classrooms and toilets for use by pupils of Ysgol y Bont, Llangefni.

The portacabin is required due to essential extensive maintenance work which is required to be undertaken on the roof at Ysgol y Bont. As a contingency the portacabin will be placed on the land temporarily until March 2022, this will allow pupils to continue to access learning through as much face to face learning as possible. The portacabin has already been sited on the land as it allowed pupils to return to school on the 6th September after the summer holidays.

Design and Landscaping

The proposal is a standard portacabin building which has been located on the existing car park to the South West of Ysgol y Bont. The building measures 18.080m long x 9.880m wide and will be approx. 4.453m high at the highest point from ground level. The portacabin has a timber decking/ramp which is used to gain access to the classroom. There will be no excavation work required as the portacabin has been sited on the existing tarmac of the car park. It is not considered that the proposal requires any further landscaping work as it is only a temporary building which will be removed from site in March 2022.

Impact of the proposal upon the area/adjacent residential properties

It is not considered that the temporary building has any impact upon the area. Residential properties are located away from the site and the proposal will not impact upon the amenities of residential properties due to the location being a considerable distance away. The portacabin fits in with the school complex and cannot be seen unless you drive onto the school grounds. This is a temporary building which will be removed March 2022.

Conclusion

The portacabin is only required temporarily until March 2022 until essential work is carried out to the main school roof at Canolfan Addysg y Bont. It is not considered that the proposal has any impact upon the area or adjacent residential properties. The portacabin is required to ensure the pupils can continue to access education whilst the work is ongoing. The proposal complies with relevant policies of the Joint Local Development Plan.

Recommendation

That the application is permitted subject to the following conditions:

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

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

(02) The building shall be removed from the land in its entirety and the land shall be restored to its former condition before 01/04/2022.

Reason: For the avoidance of doubt.

(03) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

(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 - ED200-AL(20)02**
- **Proposed Floor Plan & Elevations - ED200 - AL(20) 03A**
- **Proposed Foul Drainage Connection - ED200-AL(20) 05**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF2, PCYFF3, PS19, AMG5, PS4, TRA2, TRA4, ISA3

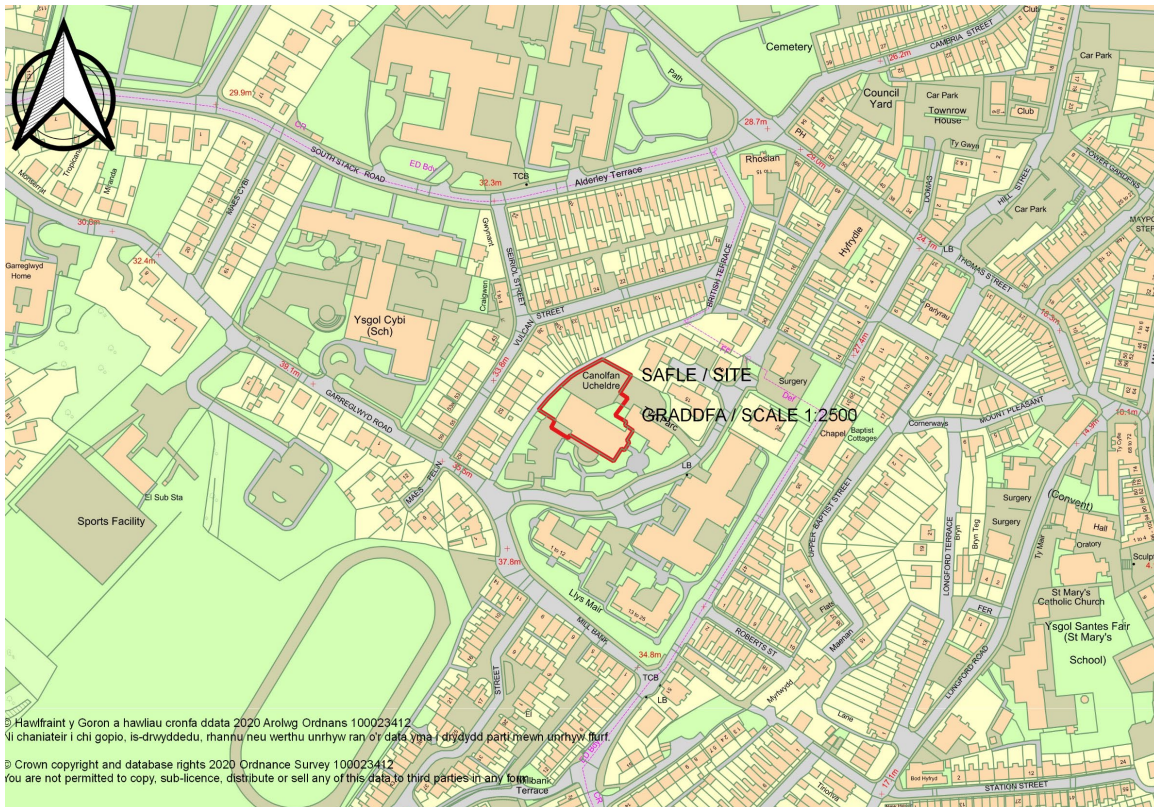
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/163

Applicant: Mike Gould

Description: Full application for alterations and extensions to the existing listed building together with landscaping works at

Site Address: Ucheldre Centre, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The Isle of Anglesey County Council are the landowners of part of the site.

Proposal and Site

The application is for a side extension to create a shop/lobby, erection of a rear extension so as to create an art workshop, dance studio, storage and changing facilities for the existing Ucheldre Centre listed building, alterations to the existing internal layout together with partial demolition of external walls together with soft and hard landscaping.

Key Issues

The key issue is whether the proposal would have a negative impact on the existing community facility, the listed building and the surrounding area.

Policies

Joint Local Development Plan

ISA2 – Community Facilities
TRA4 – Managing Transport Impacts
PS5 – Sustainable Development
PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF4 – Design and Landscaping
PS19 – Conserving and where appropriate enhancing the natural environment
AMG5 – Local Biodiversity conservation
PS20 – Preserving and Where Appropriate enhancing heritage assets

Planning Policy Wales Edition 11

Technical Advice Note 5: Nature Conservation and Planning
Technical Advice Note 24 : The Historic Environment

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

Response to Consultation and Publicity

Consultee	Response
Cadw Consultations	No objection.
Ymgynghorydd Treftadaeth / Heritage Advisor	Application reasonable
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Objected to proposed and requested a more thorough HIS.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional approval.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments / No objection.
Dwr Cymru Welsh Water	Conditional approval.
Ymgynghoriadau Cynllunio YGC	Comments / Advice for applicant.
Iechyd yr Amgylchedd / Environmental Health	Comments / Advice for applicant.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional approval
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional approval
Cynghorydd Dafydd Rhys Thomas	No observation made to date.
Cynghorydd John Arwel Roberts	No objection.
Cynghorydd Trefor Lloyd Hughes	No observation made to date.

Cyngor Tref Caergybi / Holyhead Town Council	No observation made to date.
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Neighbour notification letters were sent out to neighbouring properties, an advert was published in the newspaper and the expiry date for receiving representations was the 19/08/2021. An amended plans were provided on the 17/09/2021 and new neighbour notification letters have been sent out to neighbouring properties, a new advert has been published in the newspaper with the expiry date for receiving representations is the 14/10/2021. At the time of writing this report no letters have been received.

Relevant Planning History

FPL/2021/51 - Cais llawn ar gyfer gosod 4 antenna a 3 cabinet ynghyd a datblygiadau cysylltiedig yn / Full application for the siting of 4 antennas and 3 cabinets together with associated development at - Canolfan Ucheldre Centre, Caergybi/Holyhead - Caniatáu / Permit 29/06/2021

LBC/2021/8 - Caniatâd Adeilad Rhestredig ar gyfer gosod 4 antenna a 3 cabinet ynghyd a datblygiadau cysylltiedig yn / Listed Building Consent for the siting of 4 antennas and 3 cabinets together with associated development at - Canolfan Ucheldre Centre, Caergybi/Holyhead - Caniatáu / Permit 17/05/2021

19C71R/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer ailosod antenna ac offer trydanol cysylltiedig yn / Listed Building Consent for replacement antennas and associated electrical equipment at - Canolfan Ucheldre, Caergybi/Holyhead - Caniatáu / Permit 01/05/2018

19C71Q/LB - Cais am ganiatad adeilad rhestredig ar gyfer cadw y 4 antenna a cael gwared a 1 cabinet a gosod cabinet arall yn ei le a gosod 4 uned 'combiner' yn / Application for listed building consent for the retention of 4 antennas together with the removal of existing cabinet and the erection of another cabinet in its place and the siting of 4 combiner units at Canolfan Ucheldre Holyhead Caniatáu / Permit 14/04/2016

19C71P - Cais ôl weithredol ar gyfer cadw 4 antenna, cael gwared a'r cabinet presennol a gosod cabinet arall yn ei le ynghyd a gosod 4 uned 'combiner' yn / Retrospective application for the retention of 4 antennas, removal of existing cabinet and the erection of another cabinet in its place together with the siting of 4 combiner units at Canolfan Ucheldre Holyhead Caniatáu / Permit 16/03/2016

19C71L - Codi annedd ar dir yn / Erection of a dwelling on land at Ty'n Parc, Caergybi / Holyhead Caniatáu / Permit 19/06/2006

19C71K/LB - Cais adeilad rhestredig i osod 4 antenna ac 1 disgl trawsgludo tu ol i lwfer y clochdy yn / Listed Building Consent for the installation of 4 antennas and 1 transmission dish behind 'louvres' in Belfry at Canolfan Ucheldre Centre Holyhead – Caniatáu / Permit 01/02/06

19C71J - Gosod 4 antenna ac 1 disgl trawsgludo tu ol i lwfer y clochdy yn / Installation of 4 antennas and 1 transmission dish behind 'louvres' in Belfry at Canolfan Ucheldre Holyhead – Caniatáu / Permit 15/09/2005

19C71H/LB - Cais Adeilad Rhestredig ar gyfer codi 1 antenna 'co linear' ynghyd a caban teclynnau cysylltiedig yn / Listed building consent for the erection of 1 co linear antennae together with an associated equipment cabin at the Caolfan Ucheldre Centre Holyhead – Gwrthod / Refused 05/02/04

19C71G - Codi 1 antenna 'co linear' ynghyd a caban teclynnau cysylltiedig yn / Erection of 1 co linear antennae together with an associated equipment cabin at the Canolfan Ucheldre Holyhead – Gwrthod / Refused 05/02/04

19C71F - Gosod blwch danfon llythyrau eilaidd er mwyn y pwrpas o storio ar dir yn / Installation of a secondary delivery pouch box for the purpose of storage on land at The Convent Holyhead – Caniatáu / Permit 01/08/2001

19C71D/LB - Cais am ganiatad adeilad rhedredig i ddefnyddio 'asphalt' yn lle copar ar do / Listed building consent for the use of asphalt in lieu of copper on the roof of Canolfan Ucheldre Holyhead – Caniatáu / Permit 11/05/93

19C71C/LB - Caniatad adeilad rhestriedig i greu 14 fflat un person ac un uned byw/cysgu ynghyd a golchdy yn / Listed building consent for the formation of 14 flats and one bedsit along with a wash house at Tyr Cwfaint Safle'r Cwfaint Holyhead – Caniatáu / Permit 13/03/90

19C71B - Creu 14 fflat un person ac un uned byw/cysgu ynghyd a golchdy yn / Formation of 14 flats and one bedsit along with a wash house at Tyr Cwfaint Safle'r Cwfaint Holyhead – Caniatáu / Permit 24/10/89

19C71 Newid defnydd rhan o'r adeilad presennol i'w ddefnyddio fel safle diwydiannol ysgafn gyda swyddfa a storfa, ynghyd â darpariaethau ar gyfer mannau parcio a llwytho yn / Change of use of part of existing building for use as a light industrial premises with office and storage, together with provisions for parking and loading areas at the Convent of the Good Saviour, Holyhead – Caniatáu / Permit 29/01/85

Main Planning Considerations

The proposed extensions to the rear will be a new dance studio space, art gallery space, connecting hallways, storage rooms, loading area together with new changing and toilet facilities. The extension will be two angular designed roofs over the dance studio and the art workshop with a green flat roof covering the other proposed spaces. The proposed extension to the side will be a new main entrance with small shop and lobby with the roof being angular in design similar to the extensions to the rear.

POLICY ISA2 states that applications that enhance community facilities will be supported. The proposed site is located within the development boundary of Holyhead and is easily accessible by foot, cycle, public transport and cars. The proposed development is reasonable in scale, design and appearance with the works also improving the community facility's existing use as an art gallery and performing arts centre. The proposed development will be sited on neglected land that has not been used for many years.

POLICY TRA4 states that where appropriate, proposals should be planned and designed in a manner that promotes the most sustainable modes of transport having regard to a hierarchy of users. The proposed development is to an existing community facility which is easily accessible by foot, cycle, public transport and cars. The proposed works will maintain all the internal spaces on the same ground floor level making the building accessible for all members of the public. The existing car parking will be retained and the application proposes the provision of new cycle stands to be constructed.

POLICY PS5 states that development will be supported where it is demonstrated that it is consistent with the principles of sustainable

development. The proposed development is to be sited on neglected land and is out of view from most viewpoints when passing the site. The proposed use of the extensions will be the same as the existing community facility but will improve its ability to provide more specialised spaces for art and performing arts. The extensions and alterations will also provide a more efficient internal layout improving the existing café layout, provide larger storage area, provide changing and toilet facilities which will improve the existing buildings use as a community facility. The materials proposed to be used are modern compared to the existing listed building but have been considered so as not to impact negatively on the existing listed buildings or their settings. The materials are considered to be sustainable and energy efficient. Landscaping proposals, which include ecological enhancements, have been presented and will be

conditioned in any approval of the site has been considered together with enhancing the ecology with both being conditioned so as to ensure their maintenance and success.

POLICY PCYFF2 sets out the priority criteria, not covered elsewhere in the Plan, which new development will need to meet, in order to ensure compliance with sustainability principles and is appropriately located. Additionally, the policy requires that proposals should not impact on the surrounding areas amenities or on adjacent land. In this case, the proposed development will have little impact on the on the amenities of the surrounding area. Acoustic study reports have been provided to assess the potential noise created by the proposed dance studio and art workshop. The report advised that the applicant/agent liaise with the local authority to ensure assumed design criteria for plant and activity noise will satisfy planning and to provide planning report if and when required. Also develop façade construction for the new Dance Studio and Art Workshop, and ensure acoustic performance meets the requirement to limit noise ingress and egress. The consultation response from the council's Environmental Health department did not raise concern or request any further information regarding potential noise from the Dance Studio or the Art Workshop.

POLICY PCYFF3 states 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. Innovative and energy efficient design will be particularly encouraged.

Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all of the following criteria, where relevant:

1. 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;

The proposed rear dance studio, art workshop and other facilities extensions

The proposed extensions to the rear are sited on neglected land and there are few viewpoints of the extensions from the road passing the site. This use of land is considered acceptable and the siting of the extension here will not detract from or have a negative impact from the road passing closest to the site. The proposed extensions are not considered to dominate the existing listed buildings, the Ucheldre Centre and the neighbouring listed building Tyn Parc as these are much larger in size.

The proposed height and scale of the extensions are considered acceptable as there is sufficient land to accommodate them and the landscaped garden without dominating the existing listed building.

The proposed extensions consist of modern angular shaped buildings which take their inspiration from the chapel's local Schist stone walls, with the texture and colour also matching the grey, green and blue tones of the chapel. The proposed design and appearance of the extensions are considered to be of high quality with great detail afforded to material choices and complying with energy efficiency and sound proofing principles. As such, it is considered that the proposed development will not dominate the existing buildings' character or appearance.

The proposed side main entrance and shop extension

The proposed side extension is of the same style as the rear extension but is much smaller in size and when viewed next to the existing listed building is subservient to that building and will not have impact negatively upon the existing site or wider area.

Similarly, the proposed design and appearance of the front extension benefits from the same high quality design and material choices as previously stated for the rear extensions and will not have a negative impact on the existing listed buildings.

POLICY PCYFF4 states all proposals should integrate into their surroundings and show how landscaping has been considered as part of the proposal. The proposed development has considered how it will impact on its surroundings and provided landscaping proposal. The landscaping will be conditioned to ensure the applicant provides further information on specific details and how it will be maintained.

POLICY PS19 states that councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside and coastline. The proposed application has provided an ecological report and mitigation strategies which will be conditioned not only to ensure the works will not harm the local ecology but also enhance it.

POLICY AMG5 states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area. As previously stated above the proposal has considered the site and the areas biodiversity through landscaping/ecology and both will be conditioned to ensure the proposal enhances the sites ecology and biodiversity.

POLICY PS20 states that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets. Proposals that will preserve and where appropriate enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted. As previously stated above the proposed development will not have a negative impact on the existing listed buildings of Ucheldre Centre or Tyn Parc. The consultation response from the Councils heritage advisor states:

The proposed demolition works are primarily to later 1990s extension. Demolition to original historic fabric will be limited to the opening up of 4 existing window openings to form doorways in order to connect the existing building to the proposed extension. The modern angular form of the proposed new extensions, enhanced by the use of different colour tones on the triangulated cladding panels to give an optical illusion to flat facades, have been influenced by the triangular shapes found on the local Schist stone of the chapel. Whilst the angular forms provide an interesting modern design approach it is considered that the existing bold form of the listed building would be able to hold its own in the new composition.

Additionally, although the footprint of the proposed extensions are relatively large they would not dominate the large site or the existing building because of their subservient height and scale. Consequently, it is not considered that the proposals would overly compete with the significance of the listed building with the historic asset still allowed to dominate.

The proposed development to rear utilises vacant and largely neglected land with the proposed landscaping considered to provide an opportunity for enhancement. It is not considered that the proposed extension would have a significant adverse impact upon the setting of the adjacent separately listed Ty'n Parc that itself has a later c1920s extension to rear.

The proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposed design that both protects and enhances the listed building subject to specific listed building consent conditions.

I agree with the Councils heritage advisor that the proposal would not have a negative impact on the listed buildings, is an opportunity for enhancement of the unused site to the rear and the proposal both protects and enhances the listed buildings.

Consultation response from CADW had no objection to the proposed works. The consultation response from the Gwynedd Archaeological Planning Service did express concerns regarding the works. However, following discussions with the Councils heritage advisor it is considered that the proposal has provided sufficient evidence through Heritage Impact Assessments, detailed plans and 3D images to ensure the proposed development will not have a negative impact on the listed buildings or their setting that would warrant refusal.

Amended plans were received on the 17/09/2021 which amended the location plan red line, amended the existing drawings to correct the proximity of the Ucheldre Centre in relation to Tyn Parc and also amended the proposed extensions to ensure none of the proposed works would block the existing access to the rear of Tyn Parc.

Conclusion

The proposed development is considered to be a high quality modern design that has considered its attached and neighbouring listed buildings, surrounding area and how the use of the extensions will improve the quality of experience of the community facility.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- Location Plan / 629_A_00_01 Rev P3
- Existing Site Plan / 629_A_00_002 Rev P2
- Existing Ground Floor Plan / 629_A_00_010 Rev P2
- Existing Roof Plan / 629_A_00_011 Rev P2
- Existing Ground Floor Proposed Demolitions / 629_A_00_012 Rev P2
- Existing Ground Floor – Heritage Impact Proposed Demolitions Original Building Fabric / 629_A_00_013 Rev P2
- Proposed Site Plan / 629_A_10_002 Rev P2
- Proposed Ground Floor Plan / 629_A_10_010 Rev P2
- Proposed Roof Plan / 629_A_10_011 Rev P2
- Existing and Proposed Section CC / 629_A_10_103 Rev P1
- Existing and Proposed Section DD / 629_A_10_104 Rev P1
- Existing and Proposed Section EE / 629_A_10_105 Rev P1
- Existing and Proposed South Elevations / 629_A_10_201 Rev P1
- Existing and Proposed East Elevations / 629_A_10_202 Rev P1
- Existing and Proposed North Elevations / 629_A_10_203 Rev P1
- Existing and Proposed West Elevations / 629_A_10_204 Rev P1
- Design and Access Statement / de matos ryan, June 2021
- Access and Inclusive Design Report / Withernay Projects, July 2021
- Stage 3 Acoustic Report / Gillieron Scott, May 2021
- BREEAM 2018 Pre-Assessment Report / JAW, July 2021
- Preliminary Roost Assessment / Marches Ecology, July 2021
- Preliminary Ecological Appraisal / Marches Ecology, June 2021
- Fire Safety Strategy / The Fire Surgery, July 2020
- Stage 3 Report / 785_01 (RP) 002 Rev B
- RIBA Stage 3 Mechanical and Electrical Services / P3R, May 2021 Rev 1
- Stage 3 Report – Structural Engineering / Price & Myers, June 2021 Rev 1
- Heritage Impact Statement / Jeff St Paul
- Welsh Language Statement - Received 14/09/2021

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

(03) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping of the site. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In accordance with the requirements of PCYFF 4.

(04) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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

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

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

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

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

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

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

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

(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network; The construction of the development shall be completed in accordance with the approved plan.

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

(06) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority an Invasive Species Control and Eradication Plan. The plan shall then be implemented in accordance with recommendations of the Invasive Species Control and Eradication Plan approved by the local planning authority.

Reason: In the interests habitat protection for the site and surrounding area.

(07) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a Reasonable Avoidance Measures (RAM) plan for Great Crested Newts/reptiles and other species on site. The species listed and recommendations in sections 4.2.33 and 4.2.39 – 4.2.40 of the Preliminary Ecological Appraisal / Marches Ecology, June 2021, shall be included within the plan. The plan shall thereafter be carried out in accordance with the approved plan.

Reason: In the interests of maintaining and enhancing biodiversity

(08) The works hereby permitted shall be carried out between the months of September and mid-February. If works are to commence between mid-February and August then an Ecology Survey will need to be carried out by a specialist Ecologist to confirm no nesting birds are nesting on or in the building and within the red line of the location plan and a report provided to the Local Planning Authority for approval before any development commences on site.

Reason: In view of protection of active nests in law

(09) No development shall commence until details of 7 swift nest boxes together with an elevation drawing showing the installation location of the nest boxes on the site has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved plans.

Reason: To help conserve and safeguard biodiversity.

(10) No development shall commence until details of 5 sparrow nest boxes together with an elevation drawing showing the installation location of the nest boxes on the site has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved plans.

Reason: To help conserve and safeguard biodiversity.

(11) No development shall commence until details of 3 bat nest boxes together with an elevation drawing showing the installation location of the nest boxes on the site has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved plans.

Reason: To help conserve and safeguard biodiversity.

(12) No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping and long term management for the green roof of the site. Sections 4.2.9 and 4.3.2 of the Preliminary Ecological Appraisal / Marches Ecology, June 2021, shall be followed within the scheme. The scheme shall thereafter be carried out in accordance with the approved scheme.

Reason: To help conserve and safeguard biodiversity.

(13) No development shall commence until full details of any external lightings is submitted to and approved in writing by the Local Planning Authority. Details should include the positions of the external lightings and the wattage strengths. Sections 5.1.2 of the Preliminary Roost Assessment / Marches Ecology, July 2021, shall be followed within the details. The development shall thereafter proceed in accordance with the submitted details.

Reason: To help conserve and safeguard biodiversity and prevent light spill.

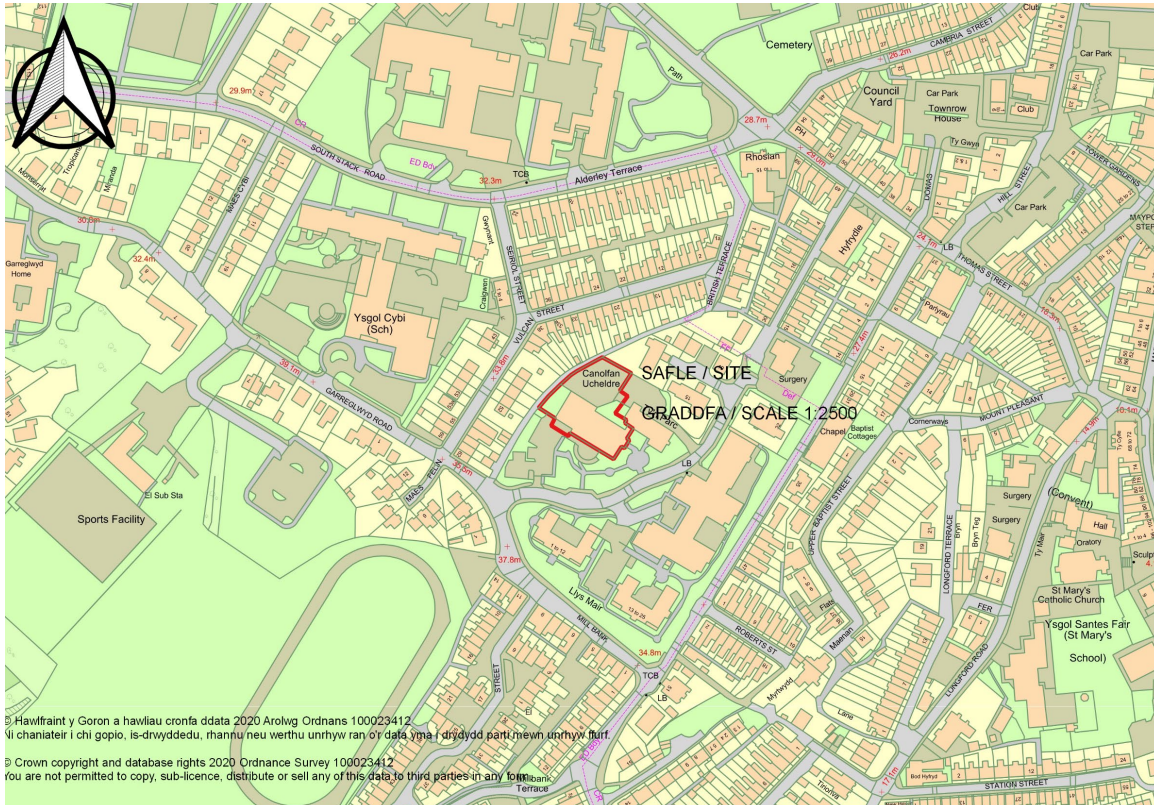
(14) Prior to the construction of the extensions and alterations hereby approved details, proposed elevation drawings and samples of the materials to be used in the construction of the external surfaces of the buildings have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development.

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.

Applicant: Mike Gould

Site Address: Ucheldre Centre, Holyhead



Recommendation: Permit

The application relates to land partly in the ownership of the Council.

The Romanesque style building (1934-37) is located at Mill Bank, Holyhead and is grade II listed as *Ucheldre Centre (Former Bon Sauveur Convent Chapel)* (Cadw Record No. 5741). It is listed for its group value with the neighbouring Ty'n Parc (14728).

The building is described as having an undivided interior of 6 bays with concrete tunnel vault and semi-dome to apse, half-shafts to transverse ribs. Full-height arched bays interpenetrate main vault; single clerestory lights over segmental aisle openings. Timber gallery in front of tower arch.

Grey-green stone with pale stone dressings over inner concrete core, grey-green slate roofs. Romanesque apsidal plan with low aisles, flanking vestry blocks, and saddle entrance tower. Simple round-arched openings to six bay sides. Saddle tower with parapetted gables, twin-arched openings with shafts and linked hood moulds, tall single light with twin nookshafts between clasping buttresses, blind arcade over 3-order doorway. To Left of tower, 3 arches to service block with long return in grey stone; doorway flanked by groups of 3 round-headed windows; towards rear, two windows with 7 narrow arched lights; modern block with hipped roof to rear. To Right of tower, arched screen wall in exposed stone connects to Ty'n Parc.

The proposal is for listed building consent for part demolition and extensions together with internal and external alterations.

Key Issues

The application's key issues are:

- Does the Proposal comply with relevant policies and policy considerations.
- Does the Proposal significantly affect the character of the listed building.
- Does the Proposal significantly affect the setting of the adjacent listed buildings.

Policies

Joint Local Development Plan

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

TAN 12: Design and TAN 24: The Historic Environment.

Historic Environment (Wales) Act 2016 & Best Practice Guidance.

Planning Policy Wales (Edition 11) February 2021 Part 6.1.10-13

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'.

Anglesey and Gwynedd Joint Local Development Plan (2017) Policies:

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

Policy PCYFF 3: Design and Place Shaping.

Policy PCYFF 4: Design and Landscaping.

Response to Consultation and Publicity

Consultee	Response
Cadw Consultations	No response at the time of writing
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Comments
Cynghorydd Dafydd Rhys Thomas	No response at the time of writing
Cynghorydd John Arwel Roberts	No response at the time of writing

Cynghorydd Trefor Lloyd Hughes	No response at the time of writing
Cyngor Tref Caergybi / Holyhead Town Council	No Objection
The Royal Commission on the Ancient and Historical Monuments of Wales	No response at the time of writing

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper.

Representation Expiry Date: 18/08/2021

Relevant Planning History

FPL/2021/51 - Cais llawn ar gyfer gosod 4 antena a 3 cabinet ynghyd a datblygiadau cysylltiedig yn / Full application for the siting of 4 antennas and 3 cabinets together with associated development at - Canolfan Ucheldre Centre, Caergybi/Holyhead - Caniatáu / Permit 29/06/2021

LBC/2021/8 - Caniatâd Adeilad Rhestredig ar gyfer gosod 4 antena a 3 cabinet ynghyd a datblygiadau cysylltiedig yn / Listed Building Consent for the siting of 4 antennas and 3 cabinets together with associated development at - Canolfan Ucheldre Centre, Caergybi/Holyhead - Caniatáu / Permit 17/05/2021

19C71R/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer ailosod antena ac offer trydanol cysylltiedig yn / Listed Building Consent for replacement antennas and associated electrical equipment at - Canolfan Ucheldre, Caergybi/Holyhead - Caniatáu / Permit 01/05/2018

19C71Q/LB - Cais am ganiatad adeilad rhestredig ar gyfer cadw y 4 antena a cael gwared a 1 cabinet a gosod cabinet arall yn ei le a gosod 4 uned 'combiner' yn / Application for listed building consent for the retention of 4 antennas together with the removal of existing cabinet and the erection of another cabinet in its place and the siting of 4 combiner units at Canolfan Ucheldre Holyhead Caniatáu / Permit 14/04/2016

19C71P - Cais ôl weithredol ar gyfer cadw 4 antena, cael gwared a'r cabinet presennol a gosod cabinet arall yn ei le ynghyd a gosod 4 uned 'combiner' yn / Retrospective application for the retention of 4 antennas, removal of existing cabinet and the erection of another cabinet in its place together with the siting of 4 combiner units at Canolfan Ucheldre Holyhead Caniatáu / Permit 16/03/2016

19C71L - Codi annedd ar dir yn / Erection of a dwelling on land at Ty'n Parc, Caergybi / Holyhead Caniatáu / Permit 19/06/2006

19C71K/LB - Cais adeilad rhestredig i osod 4 antena ac 1 disgl trawsgludo tu ol i lwfer y clochdy yn / Listed Building Consent for the installation of 4 antennas and 1 transmission dish behind 'louvres' in Belfry at Canolfan Ucheldre Centre Holyhead – Caniatáu / Permit 01/02/06

19C71J - Gosod 4 antena ac 1 disgl trawsgludo tu ol i lwfer y clochdy yn / Installation of 4 antennas and 1 transmission dish behind 'louvres' in Belfry at Canolfan Ucheldre Holyhead – Caniatáu / Permit 15/09/2005

19C71H/LB - Cais Adeilad Rhestredig ar gyfer codi 1 antena 'co linear' ynghyd a caban teclynnau cysylltiedig yn / Listed building consent for the erection of 1 co linear antennae together with an associated equipment cabin at the Caolfan Ucheldre Centre Holyhead – Gwrthod / Refused 05/02/04

19C71G - Codi 1 antena 'co linear' ynghyd a caban teclynnau cysylltiedig yn / Erection of 1 co linear antennae together with an associated equipment cabin at the Canolfan Ucheldre Holyhead – Gwrthod / Refused 05/02/04

19C71F - Gosod blwch danfon llythyrau eilaidd er mwyn y pwrpas o storio ar dir yn / Installation of a secondary delivery pouch box for the purpose of storage on land at The Convent Holyhead – Caniatáu / Permit 01/08/2001

19C71D/LB - Cais am ganiatad adeilad rhethredig i ddefnyddio 'asphalt' yn lle copar ar do / Listed building consent for the use of asphalt in lieu of copper on the roof of Canolfan Ucheldre Holyhead – Caniatáu / Permit 11/05/93

19C71C/LB - Caniatad adeilad rhestriedig i greu 14 fflat un person ac un uned byw/cysgu ynghyd a golchdy yn / Listed building consent for the formation of 14 flats and one bedsit along with a wash house at Tyr Cwfaint Safle'r Cwfaint Holyhead – Caniatáu / Permit 13/03/90

19C71B - Creu 14 fflat un person ac un uned byw/cysgu ynghyd a golchdy yn / Formation of 14 flats and one bedsit along with a wash house at Tyr Cwfaint Safle'r Cwfaint Holyhead – Caniatáu / Permit 24/10/89

19C71 Newid defnydd rhan o'r adeilad presennol i'w ddefnyddio fel safle diwydiannol ysgafn gyda swyddfa a storfa, ynghyd â darpariaethau ar gyfer mannau parcio a llwytho yn / Change of use of part of existing building for use as a light industrial premises with office and storage, together with provisions for parking and loading areas at the Convent of the Good Saviour, Holyhead – Caniatáu / Permit 29/01/85

Main Planning Considerations

The proposal is for listed building consent for part demolition and extensions together with internal and external alterations.

The listed building consent application has been received following initial pre-submission discussions with the Planning Service and the subsequent submission of a Pre-application enquiry and receipt of formal advice (Reference PAMI/2021/44).

The existing listed building and land to the South is leased from the Council whilst the land North of the building where the proposed extension is located is private freehold land.

The Ucheldre centre is housed in the former chapel of the Bon Sauveur Convent with the Convent itself having been demolished in 1989. The remaining chapel, which occupies a relatively large site, was established as an arts centre in 1991 with a traditional style extension, with matching stonework, added in 1992.

The proposed new extensions and alterations will allow the facility to hold a wider programme of community events.

The proposed demolition works are primarily to later 1990s extension. Demolition to original historic fabric will be limited to the opening up of 4 existing window openings to form doorways in order to connect the existing building to the proposed extension.

The modern angular form of the proposed new extensions, enhanced by the use of different colour tones on the triangulated cladding panels to give an optical illusion to flat facades, have been influenced by the triangular shapes found on the local Schist stone of the chapel. Whilst the angular forms provide an interesting modern design approach it is considered that the existing bold form of the listed building would be able to hold its own in the new composition.

Additionally, although the footprint of the proposed extensions are relatively large they would not dominate the large site or the existing building because of their subservient height and scale. Consequently, it is not considered that the proposals would overly compete with the significance of the listed building with the historic asset still allowed to dominate.

The proposed development to rear utilises vacant and largely neglected land with the proposed landscaping considered to provide an opportunity for enhancement.

The applicant has undertaken a careful analysis of the site and existing historic asset and subsequently submitted extensive plans, 3D visualisations, and supporting information to reinforce the proposals.

It is not considered that the proposed extension to rear would have a significant adverse impact upon the setting of the adjacent separately listed Ty'n Parc that itself has a later c1920s extension to rear.

The department has not, at the time of writing this report, received any letter of objection with regards to the listed building consent application.

The proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposed design that both protects and enhances the listed building subject to specific listed building consent conditions.

Conclusion

The applicant has undertaken a careful analysis of the site and existing historic asset and subsequently submitted extensive plans, 3D visualisations, and supporting information to reinforce the proposals.

The department has not, at the time of writing this report, received any letter of objection.

The proposals are supported as they have considered the character and significance of the listed building and its heritage features, and submitted a proposed design that both protects and enhances the listed building, and setting of the adjacent listed building, subject to specific listed building consent conditions.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Location Plan / 629_A_00_01 Rev P3

Existing Site Plan / 629_A_00_002 Rev P2

Existing Ground Floor Plan / 629_A_00_010 Rev P2

Existing Roof Plan / 629_A_00_011 Rev P2

Existing Ground Floor Proposed Demolitions / 629_A_00_012 Rev P2

Existing Ground Floor – Heritage Impact Proposed Demolitions Original Building Fabric / 629_A_00_013 Rev P2

Proposed Site Plan / 629_A_10_002 Rev P2

Proposed Ground Floor Plan / 629_A_10_010 Rev P2

Proposed Roof Plan / 629_A_10_011 Rev P2
Existing and Proposed Section CC / 629_A_10_103 Rev P1
Existing and Proposed Section DD / 629_A_10_104 Rev P1
Existing and Proposed Section EE / 629_A_10_105 Rev P1
Existing and Proposed South Elevations / 629_A_10_201 Rev P1
Existing and Proposed East Elevations / 629_A_10_202 Rev P1
Existing and Proposed North Elevations / 629_A_10_203 Rev P1
Existing and Proposed West Elevations / 629_A_10_204 Rev P1
Design and Access Statement / de matos ryan Part 1 of 5, June 2021
Design and Access Statement / de matos ryan Part 2 of 5, June 2021
Design and Access Statement / de matos ryan Part 3 of 5, June 2021
Design and Access Statement / de matos ryan Part 4 of 5, June 2021
Design and Access Statement / de matos ryan Part 5 of 5, June 2021
Access and Inclusive Design Report / Withernay Projects, July 2021
Stage 3 Acoustic Report / Gillieron Scott, May 2021
BREEAM 2018 Pre-Assessment Report / JAW, July 2021
Preliminary Roost Assessment / Marches Ecology, July 2021
Preliminary Ecological Appraisal / Marches Ecology, June 2021
Fire Safety Strategy / The Fire Surgery, July 2020
Stage 3 Report / 785_01 (RP) 002 Rev B
RIBA Stage 3 Mechanical and Electrical Services / P3R, May 2021 Rev 1
Stage 3 Report – Structural Engineering / Price & Myers, June 2021 Rev 1
Heritage Impact Statement / Jeff St Paul

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 Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4, and PS 20.

NOTE: This decision notice refers to the granting of Listed Building Consent only. Planning Permission may also be required and until such time as the necessary permission is granted no development may be carried out at the property.

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/2021/108

Applicant: Mr Antony Welsh

Description: Full application for conversion of the outbuilding into an affordable dwelling together with alterations and extensions thereto at

Site Address: Fedw Uchaf, Brynrefail, Dulas



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

Recommendation: Refuse

Reason for Reporting to Committee

At the request of the Local Member - Councillor Margaret Murley Roberts.

Proposal and Site

The application is for the conversion of an outbuilding into an affordable dwelling together with alterations and extensions.

The application site is located in the open countryside, in a designated Area of Outstanding Natural. The application comprises a disused outbuilding at Fedw Uchaf on the outskirts of the settlement of Brynrefail.

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 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 15: Town Centres and Retail
Strategic Policy PS 17: Settlement Strategy
Strategic Policy PS 16: Housing Provision
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 18: Affordable Housing
Strategic Policy PS 1: Welsh Language and Culture
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy TAI 7: Conversion of Traditional Buildings in the Open Countryside to Residential Use
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Planning Policy Wales (Edition 11, February 2021)
Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Supplementary Planning Guidance - Affordable Housing (2004)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)
Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities (July 2019)

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Moelfre Community Council	No response at the time of writing the report.
Cynghorydd Margaret Murley Roberts	Request that the application be referred to the Planning and Order Committee for determination.
Cynghorydd Ieuan Williams	No response at the time of writing the report.
Cynghorydd Vaughan Hughes	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditions recommended.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice.

Ymgynghorydd Tirwedd / Landscape Advisor	Comments.
Ymgynghoriadau Cynllunio YGC	Comments.
Strategol Tai / Housing Strategy	No response at the time of writing the report.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Recommend conditions.
Iechyd yr Amgylchedd / Environmental Health	Comments/advice
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.

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 18/06/2021.

At the time of writing the report one letter of support had been received.

Relevant Planning History

FPL/2021/6 - Cais llawn ar gyfer newid defnydd yr adeilad allanol i annedd fforddiadwy ynghyd a'i addasu ac ehangu yn / Full application for conversion of the outbuilding into an affordable dwelling together with alterations and extensions thereto at - Fedw Uchaf, Brynrefail, Dulas -Gwrthod / Refused - 23.02.2021

SCR/2021/4 - Barn Sgrinio ar gyfer newid defnydd adeilad allanol i annedd fforddiadwy ynghyd a'i addasu ac ehangu yn / Screening Opinion for the conversion of outbuilding into an affordable dwelling together with alterations and extensions thereto at - Fedw Uchaf, Brynrefail, Dulas - Dim Angen AEA / EIA Not Required 29.01.2021

Main Planning Considerations

The application is made for the conversion of the outbuilding into an affordable dwelling together with alterations and extensions thereto at Fedw Uchaf, Brynrefail, Dulas

The application site is located in the open countryside, outside any defined development boundary or identified cluster and is within a designated Area of Outstanding Natural Beauty.

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.

The proposal including the proposed extensions are considered to be acceptable in terms of design and conforms with policy PCYFF 3, however further consideration of the acceptability of the extensions in terms of their scale, in the context of policy TAI 7 and relevant planning guidance is given below.

Policy PCYFF 4 relates to design and landscaping and requires that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

Existing trees and hedges at the site will be retained with a grassed lawn to the front, the details submitted are acceptable and satisfy the requirements of policies PCYFF 4 and PCYFF 3.

The site is within the AONB. Google images indicate that the outbuildings are not visible in summer from highway views to the east. A PRow passes to the north and west of the site and there may be public views of this part of the site between or above boundary vegetation (the footpath is more elevated than the site).

JLPD policy AMG 1: AONB Management Plans, which notes that:

CCC 3.1 All development proposals within and up to 2Km adjacent to the AONB will be rigorously assessed to minimise inappropriate development which might damage the special qualities and features of the AONB or the integrity of European designated sites

CCC 3.2 All new developments and re-developments within and up to 2Km adjacent to the AONB will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the special qualities and features of the AONB. Proposals of an appropriate scale and nature, embodying the principles of sustainable development, will be supported.

Within the context of other buildings and the existing boundary screening, the proposed conversion of the design proposed would not affect natural beauty or AONB special qualities associated with landscape.

Section 6, Part 1 of the Environment (Wales) Act 2016 states that the LPA must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales. Policy AMG5 of the JLDP also states that proposals must protect and, where appropriate, enhance biodiversity.

A Bat and Nesting Bird Survey has been provided with the planning application. Section 6 of the report sets out Reasonable Avoidance Measure and Recommendations. In addition the proposal includes the provision of bat and bird boxes.

In line with criterion (1b) of Policy PS 1 'Welsh Language and Culture' a Welsh Language Statement has been provided as part of the application, as this development would cumulatively provide more than the overall indicative housing provision for the open countryside.

A Welsh Language Statement has been received and assessed and has concluded that the nature of the development, comprising 1 additional 3 bedroom affordable dwelling will meet an identified local need and keep a local family in the area. This in turn should lead to a positive effect on the viability of the welsh language by keeping young welsh families in the community, consequently the risk that the development itself would have a substantial effect on the character and language balance of the community is considered low.

Policy TAI 7 relates to the conversion of traditional buildings in the open countryside to residential use. The policy states that in the open countryside the conversion of traditional buildings for residential use will be permitted when all of the following criteria are met:

1. There is evidence that employment use of the building is not viable;

2. The development provides an affordable unit for local need or the residential use is a subordinate element associated with a wider scheme for employment re-use;
3. The structure is structurally sound
4. No extensive alterations are required to enable the development;
5. Any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structures character.

Information submitted with the application demonstrates that it has been marketed for commercial use at £700 per calendar month for a period of 12 months (this price equates to £8400 per annum or £120/m2).

The marketing information has been reviewed by the Authority's Principal Valuation Officer who has concluded that having regard to the location of the site, the condition of the building and the lack of services (electricity, water, drainage) that the rental valuation of £700pcm is excessive and not realistic. Comparisons with new recently constructed purpose built industrial units are provided and it can be seen that the rental valuation of this property is 3-4 times greater.

Clarification has been sought from the agent in relation to the rental valuation attributed to this property, however to date no compelling information has been received by the LPA to demonstrate that the rental valuation in this instance is realistic

Consequently the LPA have not been satisfied that employment use of the building is not viable contrary to the requirements of criterion 1 of policy TAI 7.

Criterion 2 of policy TAI 7 requires that the development provides an affordable unit for local need or that the residential use is a subordinate element associated with a wider scheme for employment re-use.

The local need definition for the conversion of a traditional building is for people in need of an affordable house who have resided within the surrounding rural area for a continuous period of 5 years or more. Paragraph 8.1.3 of the Affordable Housing SPG defines surrounding rural area as: "... 'surrounding rural area', which is a distance of 6km from the site of the application and the extent of any Community Council area bisected by the 6km distance, but excluding properties within the development boundary of any settlement other than the settlement within which the application is located..."

The application is for an affordable dwelling and evidence has been provided to demonstrate that the applicant is in need of an affordable dwelling. Analysis of the information submitted in relation to the applicants connection to the local area indicates that he falls short of meeting the criteria set out above, however, it is considered that there are other material considerations of relevance in this case, namely a need for the applicant to live closer to relatives who occupy Fedw Uchaf itself whom are in need of care and support.

On balance therefore, the proposals is considered to accord with criterion 2 of policy TAI 7.

Criterion 3 requires that the structure be structurally sound. Further information is contained in the Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (September 2019).

Paragraph 2.7 states that any Structural Report should be comprehensive and thorough and include information about the condition of the building and its suitability for the proposed use. A Report that is only based on a visual inspection of the building will not be acceptable.

A Structural Condition Survey has been submitted with the application undertaken by Cadarn Consulting Engineers in August 2020.

The Survey concludes the walls of the building in general to be structurally sound and suitable for retention and future renovation and conversion subject to appropriate repair and remediation as detailed in the report.

The LPA are therefore satisfied that the building is structurally sound in accordance with criterion 3 of policy TAI 7.

Criterion 4 requires that no extensive alterations are required to enable the development.

Paragraph 8.1 of the SPG states that in the context of Policy TWR 2 together with policy TAI 7 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 8.2 states that where strong justification is submitted, it may be possible to justify small additions to the original building as long as these additions have been designed in a way that is sensitive and in keeping with the original building. Any extensions should add value to the building in terms of architectural design as well as a wider contribution to the local environment.

Paragraph 8.3. states that any addition should be fit for purpose and should not be an aspiration by the applicant to add luxury (e.g. play room, additional bedroom). The types of extensions considered to be suitable include a small foyer or small extension to the walls to create more practical space within the essential rooms (e.g kitchen and bathroom.)

The proposed conversion includes the addition of two extensions to the existing building. The extension to the side accommodates approximately half of the kitchen/diner and the extension to the rear accommodates two bedrooms, bathroom and hallway. Within the existing building it is intended to provide WC, living area, bedroom and external boiler room.

The floorspace of the existing building is approx. 46m² and the floorspace of the proposed extensions are 34m², amounting to a 74% increase in the floorspace of the building.

The extent of the extensions proposed are therefore clearly extensive and unacceptable having regard to the requirements of criterion 4 of policy TAI 7 and the guidance contained in the SPG, furthermore the need for extensive extensions is indicative of the fact that the existing building is not therefore, in terms of its size, suitable for the proposed use.

The proposal is therefore contrary to the provisions of policy TAI 7 of the JLDP.

Conclusion

In light of the above, the proposal is therefore considered to be contrary to policies TAI 7 of the Joint Local Development Plan, the advice contained in the Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside.

Recommendation

That the application is refused for the following reason:

(01) The Local Planning Authority considers that the development is contrary to the provisions of Policy TAI 7 of the Anglesey and Gwynedd Joint Local Development Plan and Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (September 2019).

Application Reference: FPL/2021/106

Applicant: Gareth Jones

Description: Full application for the retention of a wooden hut to accommodate a milk vending machine (Use Class A1) together with hardstanding and parking area, alterations to the existing vehicular access and associated landscaping on land at

Site Address: Neuadd, Cemaes



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

Recommendation: Refuse

Reason for Reporting to Committee

At the request of the Local Member - Councillor Aled Morris Jones.

Proposal and Site

The application is for the siting of a wooden hut to accommodate a milk vending machine (Use Class A1) together with the formation of a hardstanding and parking area, alterations to the existing vehicular access and associated landscaping on land at Neuadd, Cemaes.

The application site is located in the open countryside in a designated Area of Outstanding Natural Beauty on the outskirts of the village of Cemaes. The application site comprises part of an agricultural enclosure off the A5025, some 0.4km from the settlement's development boundary and some 0.85km from the village centre.

Key Issues

The key issues are whether the proposal complies with relevant local and national planning policies, whether the proposal is acceptable in terms of its location and whether the proposal is acceptable in terms of its design and appearance and impacts upon the designated Area of Outstanding Natural Beauty.

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
 Strategic Policy PS 15: Town Centres and Retail
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Policy MAN 6: Retailing in the Countryside
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
 Policy AMG 5: Local Biodiversity Conservation
 Supplementary Planning Guidance: Parking Standards (2008)
 Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	Comments/concerns.
Iechyd yr Amgylchedd / Environmental Health	Comments
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments
Ymgynghoriadau Cynllunio YGC	Objection

Cynghorydd Richard Griffiths	No response at time of writing report.
Cynghorydd Aled Morris Jones	Request that the application be referred to the Planning Committee for determination.
Cynghorydd Richard Owain Jones	No response at the time of writing the report.
Cyngor Cymuned Llanbadrig Community Council	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 01/07/2021.

At the time of writing the report 252 letters of support had been received.

Relevant Planning History

None.

Main Planning Considerations

The application is made for the retention of a wooden hut to accommodate a milk vending machine (Use Class A1) together with hardstanding and parking area, alterations to the existing vehicular access and associated landscaping on land at Neuadd Cemaes.

The development has already been carried out without the benefit of planning permission and is operational.

It is also apparent that the works carried out at the site do not conform to the plans submitted with the application.

The application site is located in the open countryside in a designated Area of Outstanding Natural Beauty on the outskirts of the village of Cemaes. The application site comprises part of an agricultural enclosure off the A5025, some 0.4km from the settlement's development boundary and some 0.85km from the village centre.

The application is submitted as a farm diversification scheme in connection with an existing dairy farm at Nant Y Fran, located some 1.3km from the application site. The application site itself however, does not form part of the Nant y Fran farm and is not within the ownership of the applicant.

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

The site is located within the designated Area of Outstanding Natural Beauty in a locally prominent location adjacent to the A5025 at the junction with the minor road to Llanbadrig. The site has attractive views to the coast and Cemaes but influenced by detracting features such as the A5025, wind turbines and longer views to Wylfa.

LANDMAP describes the area *'to the east and west of Amlwch, extending from the coast 2km... inland, this is an intricate small scale landscape with winding lanes, glimpses of the coast, small craggy hillocks and damp valleys... There are scattered houses and small fields... Within the area is the settlement of Bull Bay dominated by bungalows and holiday accommodation, and an adjacent golf course... These detract from the integrity of the nearby landscape, as do views glimpsed to Wylfa power station... Otherwise, this is an attractive varied landscape...' and of **High** value as an 'Attractive and distinctive intricate landscape with rocky parts, views to coast, sheltered valleys... Generally unspoilt, except around Bull Bay'*

Despite its proximity to the A5025, the site displays the qualities typical of the LANDMAP description and local character of the AONB.

Strategic policy PS 19 relates to conserving and where appropriate enhancing the natural environment and states that the Councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area in question.

Policy AMG 1 relates to Area of Outstanding Natural Beauty Management Plans and states that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

The Anglesey AONB Management Plan 2015-2020 notes:

CCC 3.1 All development proposals within and up to 2Km adjacent to the AONB will be rigorously assessed to minimise inappropriate development which might damage the special qualities and features of the AONB or the integrity of European designated sites.

CCC 3.2 All new developments and re-developments within and up to 2Km adjacent to the AONB will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the special qualities and features of the AONB. Proposals of an appropriate scale and nature, embodying the principles of sustainable development, will be supported.

The details submitted with the application are of a timber hut located at the Southern end of the site, measuring 5m x 3m x 2.5m painted with a dark wood stain and roofed with corrugated metal.

However the hut has been erected in a different position and of a different design and colour to the submitted plans. The hut is closed to the elevation facing the A55 and internal lighting would be constant to the elevation facing the carpark. Some indicative planting is shown on the submitted plan, but no detailed specification is provided and in any case would not serve to adequately screen or landscape the development.

The hut together with the gravel hardstanding parking area are prominent and incongruous in the sensitive designated landscape and give rise to adverse effects, particularly as a result of the vehicular activity at the site, localised light spill from the open hut upon the special qualities of the AONB contrary to policy AMG 1 of the JLDP.

Strategic Policy PS15 (Town centres and retail) of the JLDP provides the strategic guidance for retailing within the plan area and reflects the Plan's aim of developing a planning framework which safeguards and enhance the position of town centres as locations for retail and commercial services. Whilst a more recent version of Planning Policy Wales (Edition 11, February 2021) has been released since the JLDP was adopted, it is considered that the Plans policies in respect of retailing are still consistent with the latest national planning guidance. In respect of the proposal in question attention is drawn to bullet points 4 and 6 of Policy PS15, which read as follows:

- Resisting development that detract from their vitality and viability and protecting against the loss of retail units within the Primary Retail Areas, as shown on the Proposal Maps (4).
- Restricting the expansion of out-of-town retailing and leisure development (6).

Policy MAN 6 relates to retailing in the countryside and states that proposals for small scale shops or extensions to existing shops outside development boundaries will be granted provided they conform to the following criteria:

- 1. The shop is a subservient element of an existing business on the site;*
- 2. The shop will not significantly harm nearby village shops;*
- 3. Priority has been given to using an appropriate existing building;*
- 4. The new use will not significantly harm the amenities of neighbouring residents or the character of the area;*
- 5. The development is accessible via sustainable means of transport;*
- 6. Access and parking arrangements are satisfactory and the development will not significantly harm highway safety.*

Paragraph 3.7.1 of Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities states that when considering planning applications for farm diversification projects, planning authorities should consider the nature and scale of activity taking a proportionate approach to the availability of public transport and the need for improvements to the local highway network. While initial consideration should be given to converting existing buildings for employment use, sensitively located and designed new buildings will also often be appropriate.

Paragraph 3.7.2 states that many economic activities can be sustainably located on farm. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.

Paragraph 5.6.10 of Planning Policy Wales (Edition 11) (PPW 11) states that planning authorities should adopt a positive approach to diversification projects in rural area. Additional small business activities can often be sustainably located on farms and provide additional income streams. Diversification can strengthen the rural economy and bring additional employment and prosperity to communities.

Para 5.6.11 goes on to state that whilst every effort should be made to locate diversification proposals so they are well-served by public transport, it is recognised that certain diversification proposals will only be accessible by car. While initial consideration should be given to adapting existing farm buildings, the provision of sensitively designed new building on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist.

Para 5.6.13 states that diversification activities come in many forms and include both agricultural and non-agricultural activities. Activities could include, for example, livestock and crop processing, non-traditional livestock and crop farming, tourism projects, farms shops, and making and selling non-agricultural products. These schemes should be supported where there is no detrimental impact on the environment and local amenity.

Whilst accepting that the development has some connection with the existing Nant y Fran dairy farm, it is neither located on the farm or on land within the applicants' ownership or control, consequently the proposal fails to accord with criterion 1 of policy MAN 6 and the provisions of TAN 6 and PPW 1.

Paragraph 3.3 of the Planning Support Statement states that it is proposed that the development will take place on the application site, instead of at Nant Y Fran for a number of reasons. First, the proposed site is located a short distance off the A5025 meaning that it is more accessible for customers to reach. Secondly, the application site is located within closer proximity to sustainable modes of transport than Nant y Fran. Finally there is no available of appropriate sites for the proposed development at Nant y Fran.

It is considered that these arguments are not persuasive and do not provide a compelling justification for the development in this sensitive location or demonstrate that its location in the countryside is essential and simply serves to reinforce the LPA's argument that the most appropriate location for this development would be within a development boundary.

It is clearly possible to operate and manage the venture away from the farm, however no compelling reasons been provided to justify the development in this particular open countryside location and designated AONB. Therefore, given that the village of Cemaes is located only a short distance further away, the LPA considers that the development would be best located at an appropriate site within the development boundary of the village or other appropriate location.

Whilst the LPA are generally supportive of farm diversification proposals, fundamentally, assessment of the application is concerned with the land use, that is retailing and there is no satisfactory mechanism available to the LPA to control or restrict the nature of the goods being sold. Indeed the planning statement confirms the applicants desire to sell other local produce through the vending machines such as cheese, jam, cakes and ground coffee.

The Local Planning Authority therefore consider that the establishment of a retail outlet in the open countryside in a designated Area of Outstanding Natural Beauty is unacceptable and is contrary to policies PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS15, MAN6, PS19, AMG1, the provisions of Planning Policy Wales (Edition 11) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

The consultation response received from YGC has highlighted that the site lies partly within zone A (Development advice maps accompanying TAN15: Development and Flood Risk) which is usually considered to be at little or no risk of flooding. However, a part of the site is shown to be at risk of flood risk in the latest floodmap for surface water. As such, it is considered that flooding is a material consideration in accordance with section 11.1 of TAN15.

They have therefore raised an objection to the development and advised that the developer should produce a Flood Consequences Assessment (FCA) which considers whether the site can be safely developed in accordance with TAN15, and increasing flood risk to nearby properties.

The consultation has been forwarded to the agent in order that they may respond, however to date, no response has been received.

Conclusion

The Local Planning Authority therefore consider that the establishment of a retail outlet in the open countryside in a designated Area of Outstanding Natural Beauty is unacceptable and is contrary to policies PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS15, MAN6, PS19, AMG1, the provisions of Planning Policy Wales (Edition 11) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

Recommendation

That the application is refused for the following reasons:

(01) The Local Planning Authority considers that the development by virtue of not being a subservient element of an existing business on the site is contrary to the provisions of policy MAN 6 of the Anglesey and Gwynedd Joint Local Development Plan.

(02) The Local Planning Authority considers that the proposal would result in the unacceptable and unjustified development of an isolated A1 retail outlet in the open countryside contrary to the provisions of policies PCYFF1 and PS 15 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained within Technical Advice Note 6 'Planning for Sustainable Rural Communities' and Planning Policy Wales (Edition 11).

(03) The Local Planning Authority considers that the development neither conserves nor enhances the special qualities and features of the designated Area of Outstanding Natural Beauty to the detriment of the character and appearance of the area contrary to policies PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS19 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.

(04) The site lies partly within zone A (Development advice maps accompanying TAN15: Development and Flood Risk) which is usually considered to be at little or no risk of flooding. However, a part of the site is shown to be at risk of flood risk in the latest floodmap for surface water. Insufficient details by way of a Flood Consequence Assessment have been submitted to demonstrate how the development will mitigate against the risk of flooding. The proposal is therefore considered contrary to policies PCYFF2 and PS6 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained within Technical Advice Note 15 'Development and Flood Risk' (July 2004).