

Application Reference: LBC/2021/29

Applicant: Head of Highways, Waste and Property

Description: Listed Building Consent for the refurbishment of the male and female toilets at

Site Address: Haulfre Gardens Unit, Haulfre, Llangoed



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The Mid-late C19 stables complex of 3 parallel ranges comprising stables and tackroom, coach house and cowhouse, pigsties and outbuildings, stores and generator shed, along with and ornate clock tower is situated to East of the B 5109 road through Llangoed; reached from North end of the village along a lane and then short private track. The building is grade II listed as Haulfre Stables (Cadw Record No. 26761). The stables are listed for their interest as an unusually complete and well-detailed group of buildings which exemplify a planned service complex to an estate of the mid-late C19. The hierarchy of architectural detailing clearly reflects the hierarchy of use within the complex and many original details have been retained, both externally and internally.

The stables complex is of 3 parallel ranges with the listed building consent application relating to the South range only, which is a plainer lower range.

The proposal is for listed building consent for internal alterations for the refurbishment of the male and female toilet.

Key Issues

The application's key issues are:

- Whether the Proposal comply with relevant policies and policy considerations.
- Whether the Proposal significantly affect the character of the listed building.

Policies

Joint Local Development Plan

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

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

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.

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'.

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gary Pritchard	No response at the time of writing this report
Cynghorydd Carwyn Jones	Support
Cynghorydd Alun Roberts	No response at the time of writing this report
Cyngor Cymuned Llangoed Community Council	No observations / objections
Cadw Listed Building Consent Notificatio CADW	No response at the time of writing this report

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: 27/10/2021.

Representations: Letters of full support received from Llangoed & Penmon Community Council and Councillor Carwyn Elias Jones.

Relevant Planning History

35LPA929A/CC - Change of use of former flat into restaurant/cafe at Haulfre

Main Planning Considerations

The listed building is in the ownership of the Council. The listed building consent application, received following initial pre-submission site meeting and discussions with the Planning Service, is for internal alterations for the refurbishment of the male and female toilets.

The proposed works include the careful taking down of a modern concrete block internal wall, replacement of modern ceramic wall tiles with hygienic wall cladding, laying of non-slip flooring, creation of new male toilet cubicles, and installation of new sanitary fittings.

The existing internal features are later additions that are of no historical or architectural interest. The proposed new internal layout has been carefully considered so as not to harm the character of the listed building and is easily reversible, without causing harm to the historic fabric, should circumstances change in the future.

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 consists of a proposed design that both protects and enhances the listed building subject to specific listed building consent conditions.

Conclusion

The proposals have been carefully considered and would not harm the character of the listed building and would be easily reversible, without causing harm to the historic fabric, should circumstances change in the future.

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 the proposed design both protects and enhances the 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.

Site Location Plan / RS650/RCAP1323/10
Site Plan / RS650/RCAP1323/01
Existing Floor Layout / RS650/RCAP1323/02
Proposed Demolition Work / RS650/RCAP1323/03
Proposed Floor Layout / RS650/RCAP1323/04
Proposed New Flooring / RS650/RCAP1323/05
Proposed Wall Cladding / RS650/RCAP1323/06
Proposed New Heaters / RS650/RCAP1323/07
Proposed Drainage Connection Adjustments / RS650/RCAP1323/08
Design and Access Statement (Heritage Impact Statement) / Property Section, Isle of Anglesey
County Council

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

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.

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.

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/2021/196

Applicant: Mr Dyfed Williams

Description: Full application for the erection of new structure to provide roof over the existing farmyard manure store at

Site Address: Fron Heulog, Cemaes.



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

Recommendation: Permit

Reason for Reporting to Committee

The application site is Council owned land.

Proposal and Site

The application is for the erection of a new structure to provide a roof over the existing farmyard manure store.

The application site is located amongst existing agricultural buildings on an established farm on the outskirts of Cemaes.

Key Issues

The key issues are whether the proposal complies with relevant local and national planning policies.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 5: Local Biodiversity Conservation
Planning Policy Wales (Edition 11, February 2021)
Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No response at the time of writing the report.
Cynghorydd Aled Morris Jones	No response at the time of writing the report.
Cynghorydd Richard Owain Jones	No response at the time of writing the report.
Cyngor Cymuned Llanbadrig Community Council	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.

The proposal has been advertised through the posting of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 03/11/2021. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

FPL/2021/196 - Cais llawn am godi strwythur newydd i ddarparu tŷ dros y storfa tail fferm presennol yn/
Full application for the erection of new structure to provide roof over the existing farmyard manure store at
- Fron Heulog, Cemaes. - - Heb Benderfyniad / Not yet determined

2011/151 - Conversion enquiry - Betws, Cemaes

Main Planning Considerations

The application is made for the erection of new structure to provide roof over the existing farmyard manure store at Fron Heulog, Cemaes.

The proposal is to improve the existing slurry management system on the farm to conform with the requirements of The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. The structure is not to accommodate an increase in stock numbers.

Policy PCYFF 1 of the JLDP states that outside the development boundaries development will be resisted unless it is in accordance with specific policies of this Plan or national planning policies or that the proposal demonstrates that a countryside location is essential.

The application site is located in the open countryside outside any defined development boundary, however the application site is an existing established agricultural farm. The nature of the development is such that a countryside location is essential and as such the proposal is considered to accord with the provisions of policy PCYFF 1 of the JLDP.

Policy PCYFF 2 of the JLDP requires that proposals demonstrate compliance with relevant Plan policies and national planning policy and guidance.

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

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.

3 it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate in line with policy PCYFF4.

Given the context of other buildings and existing uses, it is not considered that the proposal would give rise to an unacceptable visual effect in the local landscape such that it would need to be mitigated either through colour or landscaping.

With the above in mind, it would be compliant with relevant landscape and visual criteria from PCYFF 3 and PCYFF4.

Conclusion

For the reasons set out above, the proposal is considered to be acceptable in terms of siting and design and it is not considered to be of a scale that would have a significant detrimental impact upon the character and appearance of the area or upon the amenities of nearby residential occupiers.

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.

(02) 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.

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

- **Existing Site Plan & Location Plan: A3-02**
- **Proposed Drawings: A2-01**

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: PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS19, AMG5.

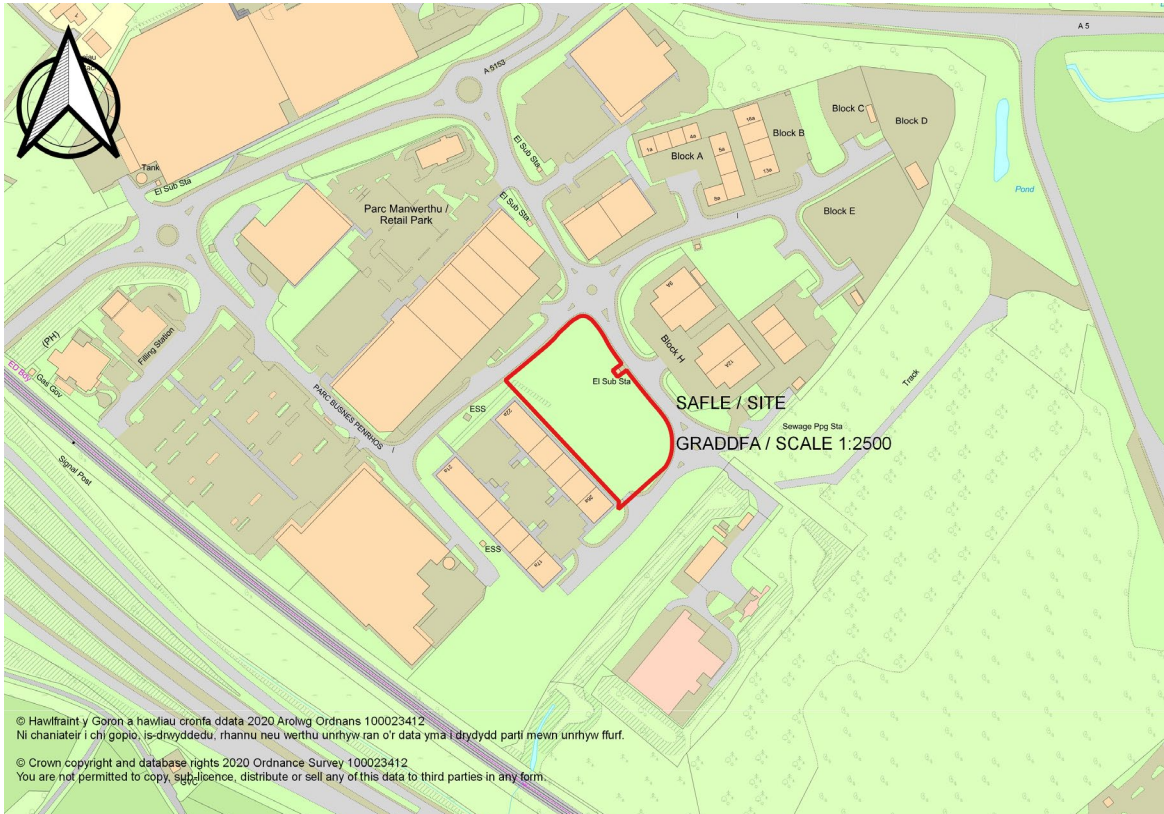
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/178

Applicant: Mr Nathan Burdett

Description: Full application for the erection of 7 business units together with landscaping and associated development at

Site Address: Former Heliport Site, Penrhos Industrial Estate, Penrhos, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application is submitted on behalf of the Local Authority

Proposal and Site

The application is submitted for the erection of 7 business units together with landscape and associated development at the Former Heliport Site, Penrhos Industrial Estate, Holyhead. The proposed units will be used for the purposes of (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8). The combined floor area of the proposed units is 982m².

The application site comprises of previously developed land which amounts to total area of 0.58 hectares.

Immediately to the west of the site are 10 business units which were completed in 2020. The proposed development will essentially form a phase 2 to that development. To the east there are existing industrial units forming part of the Penrhos Industrial Estate. To the south east there is the Welsh Water waste water treatment plant.

Access is from the south east from a mini roundabout off the Penrhos Industrial Estate. The proposals includes car parking spaces, cycle stores, bin stores and landscaping.

Key Issues

Whether or not the proposal complies with local and national polices, whether the proposal will have an impact upon the designated Area Of Outstanding Natural Beauty (AONB) and highway safety.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 6: Water Conservation
 Policy PCYFF 5: Carbon Management
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 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 13: Providing Opportunity for a Flourishing Economy
 Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
 Policy AMG 5: Local Biodiversity Conservation

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Jeff M. Evans	No Response
Cynghorydd Glyn Haynes	No Response
Cynghorydd Robert Llewelyn Jones	No Response
Cyngor Tref Caergybi / Holyhead Town Council	No Response
Uned Datblygu Economaidd / Economic Development Unit	No Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditions Proposed- Ensure that the mitigation measures included within the ecology report are carried out & Full lighting scheme is submitted and implemented before the use is operational.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval to ensure that the landscaping scheme is implemented as part of the development.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Main comments contained within core of response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Objection
Iechyd yr Amgylchedd / Environmental Health	Condition proposed to ensure that any contamination is dealt with accordingly.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval to ensure that the mitigation measures included within the ecology report are carried out
Dwr Cymru Welsh Water	No Objection
Draenio Gwynedd / Gwynedd Drainage	No Objections
Llywodraeth Cymru (Priffyrdd/Highways)	No Objection
GCAG / GAPS	No Objection
North Wales Fire & Rescue Service	No Response
Cadw Scheduled Monuments	Proposed development will not have a detrimental impact upon nearby any Scheduled Monuments

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 11/08/2021. At the time of writing this report no representations had been received at the department.

Relevant Planning History

46LPA910/CC Demolition of heliport buildings, the change of use of land to a civic amenity site and waste transfer station together with the siting of two portable buildings and the installation of a weighbridge, conditionally approved 04.08.09.

19LPA1023/SCR/CC – Screening opinion for the erection of business units, EIA not required 30.09.15.

19LPA1023A/CC Full application for the erection of 10 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin/recycling and cycling stores, conditionally approved 07.12.15.

19LPA1023B/CC - Full application for the erection of 10 business units (Class B1, B2 and B8) on land at the former Safle Site, Penrhos Industrial Estate, Holyhead

Main Planning Considerations

Principle of Development:

The application site is located within the settlement boundary of Holyhead under the provisions of PCYFF 1 of the JLDP. Strategic policy PS 13 of the JLDP states that the council will facilitate economic growth by safeguarding and allocating sites and land for employment /business purposes under the provisions of CYF 1. The application site is allocated as proposal C10 under the provisions of CYF 1 which safeguards land for employment industrial purposes. The principle of the proposed development is therefore considered acceptable under policies of the JLDP.

New development on previously developed land is encouraged in PPW, on the grounds of sustainability to re-use such sites in existing settlements where there is vacant or under-used land for suitable uses such as that being applied for.

Given the considerations described above the principle is clearly acceptable.

Impact of the development on the Character and Appearance of the Area and the Area of Outstanding Natural Beauty:

The application site is essentially surrounded by existing commercial / industrial and developments and a waste water treatment plant. The boundary of the AONB at the nearest point runs along the railway line to the south west, and views from the AONB are available through the area to the rear of the Morrison's store. The AONB also borders the northern boundary of the Penrhos Industrial Estate near Penrhos Beach.

Whilst the application site is not within the AONB given the proximity of the AONB to the south west the impact on the setting of this landscape designation is a material consideration. PPW explains that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty. Development Management decisions affecting AONB's should favour conservation of natural beauty, although it will be appropriate to have regard to the economic and social well-being of the areas.

As previously explained the application comprises previously developed land on an existing industrial estate where the principle of development has clearly been established by the allocation under CYF 1 of the JLDP which means that there is an expectation that the application site will come forward for industrial development. These are significant material considerations which not only establish the principle of development in proximity to the AONB but are also significant economic and social well-being considerations which are appropriate for the Local Planning Authority to assess under the provisions of PPW.

In terms of the objectives of enhancing and conserving the AONB the following considerations are material that the proposal will enhance previously developed land, as will the landscaping and external appearance subject to the considerations described below.

There is a statutory requirement for the Local Planning Authority to have regard to the AONB purposes. Regard has been taken of these statutory requirements in terms of the use of appropriate external materials, enhancing the application site via landscaping. The landscape specialist has assessed the application and is of the view that the proposed development would not affect natural beauty or affect AONB features or special qualities.

Welsh Language – The planning application is accompanied by information which gives due consideration to the impact upon the Welsh Language. It concludes that the business units will draw on the local employment market in both construction and operation and that overall minor beneficial effects on the Welsh language are likely and as well as providing enhancements via bi lingual signage and utilising the council's Economic Development Unit to support the local supply chain.

Effect upon the amenities of neighbouring properties:

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

The application site is not located within a residential area of Holyhead. Given the nature of the proposal and distance to nearby residential properties and other land and property users, it is not considered the proposed development would have a detrimental effect upon the amenities of the properties.

Local Highway Authority:

The application will be accessed from the south east, linking the public highway to an internal road which will serve the units. Each unit which will have their own parking spaces. The Local Highway Authority and Welsh Government Highways have assessed the proposal and are satisfied with the application.

Other Material Considerations – In terms of ecology no objections are raised by the council's Ecological and Environmental Officer or NRW subject to the mitigation measures in submitted ecological report being adhered to and this has been regulated via a planning condition.

Conclusion

It is considered that the principle of the development aligns with National planning policy together with the Joint Local Development Plan.

The proposal is considered acceptable in technical terms and there will be no harm to the amenities of the locality nor nearby AONB. Conditions will be attached to the permission accordingly.

Recommendation

That the application is permitted subject to the following 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:

Location Plan

Soft Landscape Plan – 39696-XX-DR-LA-6011 Rev E
Proposed GA Site Plan – 39696-WOOD-XX-P2-DR-A-0002_S4_P01 Rev C
GA Floor Plan – 39696-WOOD-XX-PH2-DR-A-1001 Rev P02
General Plans and Elevations – 39696- WOOD-XX-P2-DR-A-0005_S4_P01
Vertical Alignment Site Section – 20264/402 P1
Site Sections – 20264/403 Rev P1
Elevations – 39696-WOOD-XXPH2-DR-DR-A-2001 RevP01
Drainage Layout – 20264/501 Rev P1
Hard Landscape Plan – 39696-XX-DR-LA-6010 Rev D
GA Sections – 39696-WOOD-XX-PH2-DR-A-3001 Rev P01
GA Roof Plan – 39C96-WOOD-XX-PH2-DR-A-1007 Rev P01
General Arrangement and Setting Out -0 20264/401 Rev P1
Surfacing Layout and Construction Details – 20264/404 Rev P1

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

(03) All construction, maintenance, repair work(s) in connection with the development hereby approved shall proceed strictly and entirely in accord with the Preliminary Ecological Appraisal (Barnes, S. 2021) and Habitat Suitability Index (HIS) and EDNA Survey for Great Crested Newts by Enfys Ecology V1

Reason: To safeguard any protected species present.

(04) No development shall commence until full details of a lighting scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the scheme approved under the provisions of this condition and shall be operational before the use hereby permitted is commenced and then operated and maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To conserve the Area of Outstanding Natural Beauty and safeguard ecology, highway safety and prevention of light pollution.

(05) 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 surrounding land have been submitted to an approved in writing by the Local Planning Authority. The development shall be constructed in accord with the slab and proposed levels approved under the provisions of this condition.

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

(06) In the event of any contamination being found, no further development shall be carried out until a suitable Remediation Strategy should be submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of public health

(07) All planting in the approved details of landscaping contained in Wood Soft Landscape Plan 39696-XX-DR-LA-6011 Rev. 3 shall be carried out in the first planting seasons following the use of the site 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 order that the proposal integrates into the area as required in JLDP Policies PCYFF 3 and PCYFF 4.

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