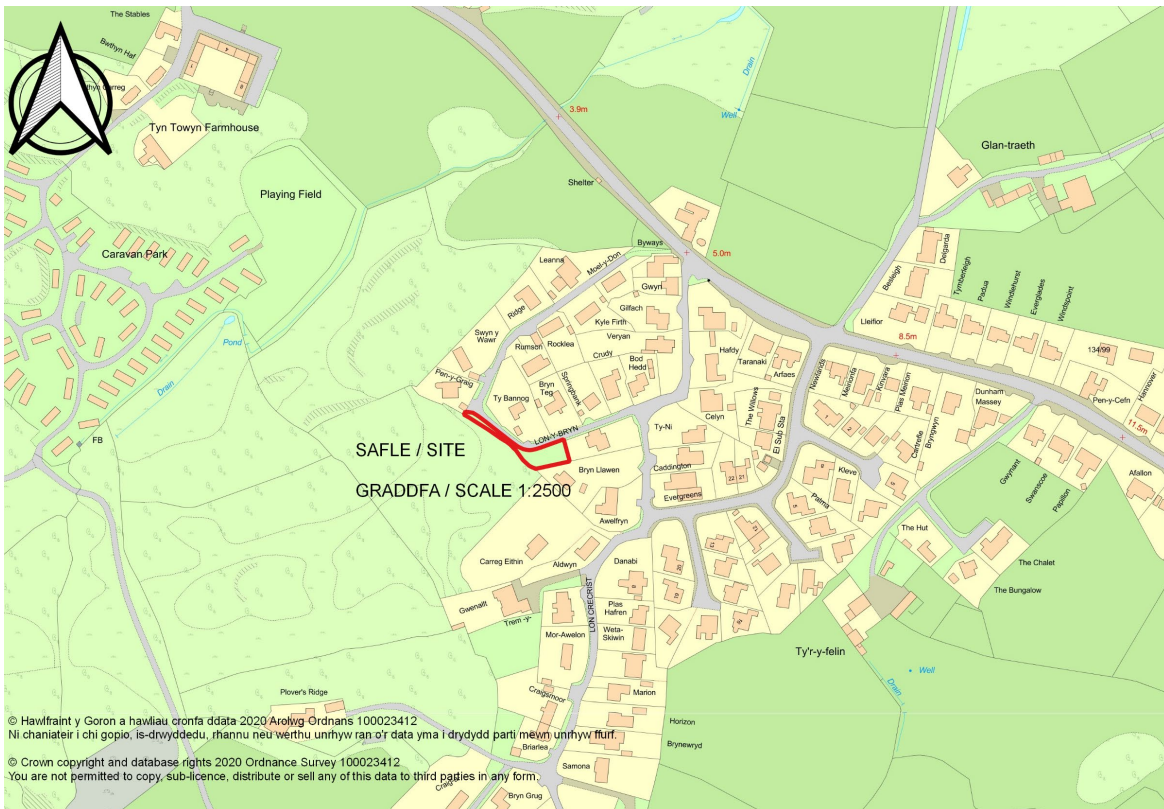


Application Reference: FPL/2021/158

Applicant: Roy Menear

Description: Full application for the erection of a dwelling together with the construction of a vehicular access on land at

Site Address: Land adjacent Lon Y Bryn, Trearddur Bay.



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

Recommendation: Permit

Reason for Reporting to Committee

The application was called in to be determined by the planning committee at the request of Cllr. Trefor Lloyd Hughes due to concerns that the scheme would be an overdevelopment of the site.

Proposal and Site

The site lies in the coastal town of Trearddur bay and its associated development boundary, which is identified as a 'Coastal/Rural Village' under Policy TAI 5 'Local Market Housing' of the Joint Local Development Plan. Access is afforded to the site via a narrow single width estate road known as Lon Y Bryn, which also serves as access for a number of other dwellings. The site is currently a vacant plot

which is surrounded by other residential dwellings and it is believed to be currently used for vehicle storage.

The proposal is made for the erection of a 3 bedroom local market dwelling which includes garden area and associated parking for 2 vehicles.

Key Issues

The key issues of the scheme are its compliance with relevant policies along with its impacts upon neighboring amenity and highway safety.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 1: Development Boundaries
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
 Policy TAI 5: Local Market Housing
 Policy TAI 15: Affordable Housing Threshold & Distribution
 Strategic Policy PS 1: Welsh Language and Culture

Supplementary Planning Guidance - Local Market Housing (March 2019)

Technical Advice Note 12: Design (2016)

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd John Arwel Roberts	No response
Cynghorydd Trefor Lloyd Hughes	Concerned that proposal is an overdevelopment of the site
Cyngor Cymuned Trearddur Community Council	No response
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Construction traffic management plan condition
Draenio Gwynedd / Gwynedd Drainage	No observations
Dwr Cymru Welsh Water	Condition in relation to surface water connection to public sewer.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Policy outline
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection

Publicity was afforded to the scheme by the posting of personal letters to the neighboring properties. The latest date for comments to made was the 26/10/2021. At the time of writing this report, 8 letters of objection had been received. The contents of which will be specified and addressed later in the report.

Relevant Planning History

46C395 - Outline application for the erection of 1 dwelling together with alterations to the existing vehicular access at Land off, Lon Y Bryn, Trearddur Bay. Withdrawn.

Main Planning Considerations

Principle of Development

Trearddur bay is allocated as a rural/coastal village under policy TAI 5 of the Anglesey and Gwynedd Joint Local Development Plan, which supports the erection of affordable and local market housing subject to the following criteria:

- 1.The size of the units comply with the defined maximum for the particular type of unit proposed;
2. There are adequate arrangements available to restrict the occupancy of any local market house in the first

The maximum size specified under the policy for a 3 bedroom 2 storey property is 110m² floor space. The proposal has a floor area of 110m² and it's occupancy will be restricted by the use of a S106 agreement. At the time of writing this report, it is intended that the dwelling will be occupied by the applicant and information is currently being assessed in relation to the applicants eligibility for local market housing. However, it has been stated by the applicant that should he not be eligible to reside at the property, it will be made available to others in local need. This will be secured by the S106 agreement.

The indicative housing supply for Trearddur Bay for the Plan period (2011-26) is 32 units (which includes a 10% 'slippage allowance' i.e. the manner of calculating the figure has taken into account potential circumstances that could arise that were not foreseen and that could influence the provision of housing e.g. land ownership issues, infrastructure constraints etc.). The Plan notes that all these units will be provided on windfall sites. In the period 2011-21, a total of 79 units have been completed in Trearddur Bay. The windfall sites landbank i.e. sites with existing planning permission, in April 2021 was 143 units. It is noted in Appendix 5 of the JLDP that 100 of these units are unlikely to be developed during the Plan period, which therefore leaves 43 units within the landbank. The indicative growth level (including 10% slippage) for Villages, Clusters & Open Countryside is 1953 units. 1394 units were completed between 2011 and 2020 (2021 information currently being prepared) in the Villages, Clusters & Open Countryside category and that 844 units were in the land bank (and likely to be developed). Based on the completion rate within Villages, Clusters & Open Countryside, it is likely that, currently, this site can be supported. However, as Trearddur Bay has seen its expected level of growth on windfall sites through units completed in the period 2011 to 2021, justification outlining how the proposed development is addressing the needs of the local community is required. A statement was provided by a local estate agent in support of the application which ensures there is an existing local need for the property and thus complying with the policy and that the development is not speculative in nature.

Design

The proposed dwelling is a two storey property which includes 3 bedrooms and living accommodation on the first floor. One of the key issues raised as part of the publicity was the design of the property and the

impact upon neighbouring property amenity. The dwelling, which is restricted in its size due to the local market use, has been located to the north west of the plot in order to provide the necessary distances as set out in the local authority supplementary planning guidance design guide between the neighboring property boundaries and windows. As such, it cannot be considered that the proposal results in impacts upon neighboring amenity to such an extent that warrants refusal. Several objections also raised concern that the scheme would be an overdevelopment of the site and would be a cramped/shoehorn form of development. The dwelling, which is at its maximum size which is permitted under TAI 5, includes a garden area of some 92m² as indicated on the proposed site layout plan. Under the Supplementary Planning Guidance Design Guide, guidance is provided in relation to recommended amenity space for properties, with 30m² of reasonably shaped space being the recommendation along with additional space for washing lines and sheds etc. At 92m², the proposal provides ample amenity space above and beyond what is required by the local authorities supplementary planning guidance and therefore it is not considered that the site is overdeveloped.

Highways Issues

Lon y Bryn is a single width residential estate road which is in a poor state of repair. Objections were received which raised concern with the additional traffic that the scheme would generate. The highways department were consulted as part of the application and had no comments to make other than requiring the submission and approval of a construction traffic management plan before development commences. The traffic generated by the proposal will be residential only and as such it is not considered that it would be above and beyond the existing traffic levels to an extent that would merit refusal on this basis.

Conclusion

The proposal complies with the relevant policies of the adopted joint local development plan and Supplementary Planning Guidance and would not be to the detriment of local amenities to such an extent that would warrant refusal.

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 / SH26785W**
- **Site Layout / RM:SK:01**
- **Ground Floor Layout / RM:SK02**
- **First Floor Layout / RM:SK:03**
- **Proposed Elevations / RM:SK:04**
- **Proposed Elevations / RM:SK:05**

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

(03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(04) 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.

(05) No levelling works shall take place without the oversight of a suitably qualified Ecological Clerk of Works as set out in the Ecological Survey carried out by Kestrel Environmental Services in support of the application. These works shall only be carried out during suitable weather from the period of mid March to September.

Reason: To safeguard populations of Amphibians and Reptiles on site.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 1, PS 19, AMG 1, TAI 5, Policy TAI 15, PS 1.

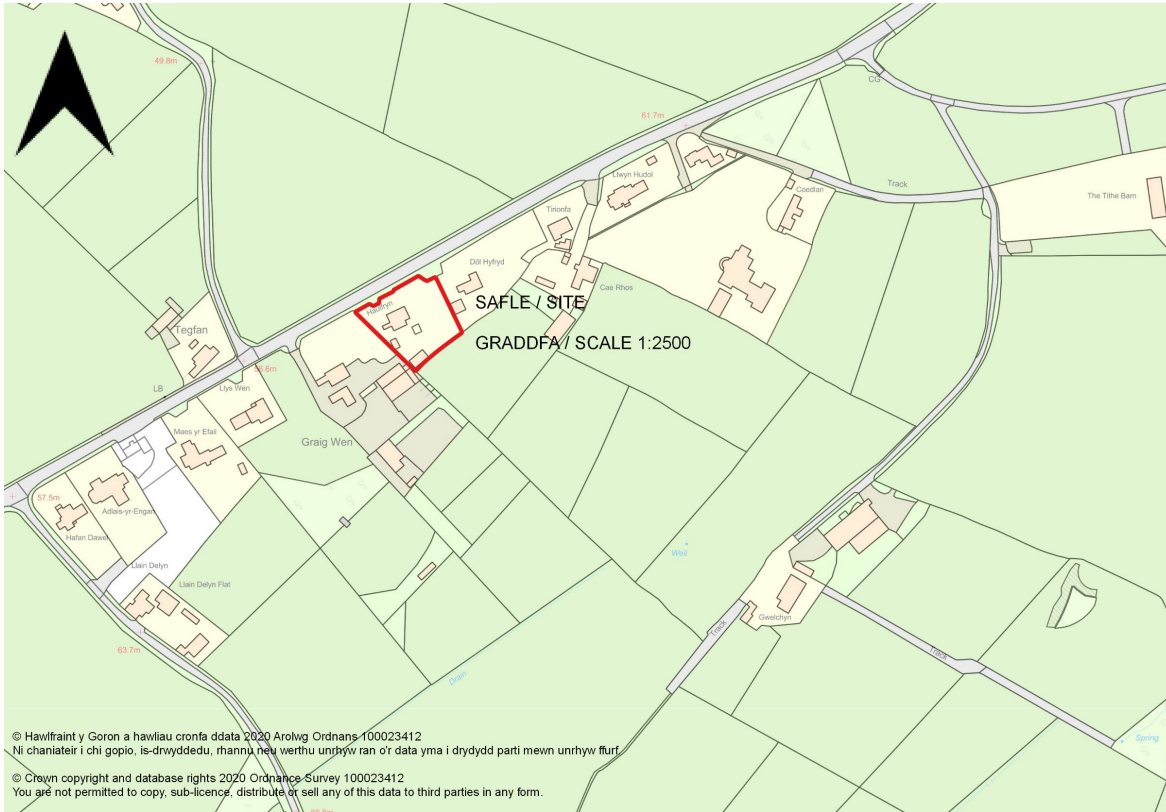
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/310

Applicant: Head of Housing

Description: Full application for the change of use of the existing dwelling into a day centre for children with learning disabilities at

Site Address: Haulfryn, Capel Mawr, Llangristiolus



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

Recommendation: Permit

Reason for Reporting to Committee

The application is made on council owned land by the Head of the Housing Service.

Proposal and Site

The site is located in the rural cluster of Capel Mawr as defined under the Joint Local Development Plan. The existing dwelling on site is a single storey bungalow which is set within an ample curtilage and includes a private access from the public highway. The proposal is made for the change of use of the dwelling in order to provision a day care for children with learning disabilities together with the creation of a new vehicular access.

Key Issues

The key issues of the scheme are whether or not the proposal complies with the relevant policies of the adopted development plan and its impacts upon residential amenity.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy ISA 2: Community Facilities
Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llangristiolus Community Council	No response
Cynghorydd Dafydd Roberts	No response
Cynghorydd Eric Wyn Jones	No response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Relevant policy is ISA 2
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection

Publicity was afforded to the scheme by the posting of personal letters to the neighbouring properties. The latest date for receipt of comments was the 07/12/2021. At the time of writing this report, no letters of representation had been received.

Relevant Planning History

None

Main Planning Considerations

The main JLDP policy that deals with new community facilities is Policy ISA 2. Policy ISA 2 is supportive to maintaining and improving community facilities. The policy grants the development of new community facilities, provided that:

- i. they are located within or adjoining development boundaries or they are located outside development boundaries but within Clusters where the proposal will provide an essential facility to support the local community;
- ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;
- iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;
- iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;
- v. the proposal is easily accessible by foot, cycle and public transport.

The proposal site is located in the cluster of Capel Mawr as defined under the Joint Local development plan and will provide an essential service to the local community as identified by the Housing Department.

The proposal is conveniently located adjoining the B4422 which is one of the main access routes to the South West of the Island from the A55, with 2 bus stops also located within 400m of the site. The existing building is modestly sized and will not undergo any extension work as part of the proposal. The scale of the use is not considered to be excessive in consideration of the quiet rural character of the area and as such it is considered appropriate as required by criterion iv. of the policy. Due to the above, it is considered that the proposal is in accordance with the relevant policy of the adopted development plan.

Policy PCYFF 2 aims to protect the amenities of residential properties and states that proposals will be refused where they have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance. The scale of the operation is not thought to be to such an extent that would cause a level of disturbance that would be detrimental to residential amenities. The outdoor amenity areas have been located away from the main amenity area of the adjoining dwellings to minimize any impacts that may arise. It is therefore considered that the proposal complies with policy PCYFF 2.

Conclusion

The proposal complies with the relevant policies of the adopted development plan and would not be harmful to local residential amenity.

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 / 0003 S1 P01**
- **Site Layout as Proposed / 0002 S1 P03**
- **General Arrangement as Proposed / 0003S1 P02**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3, ISA 2.

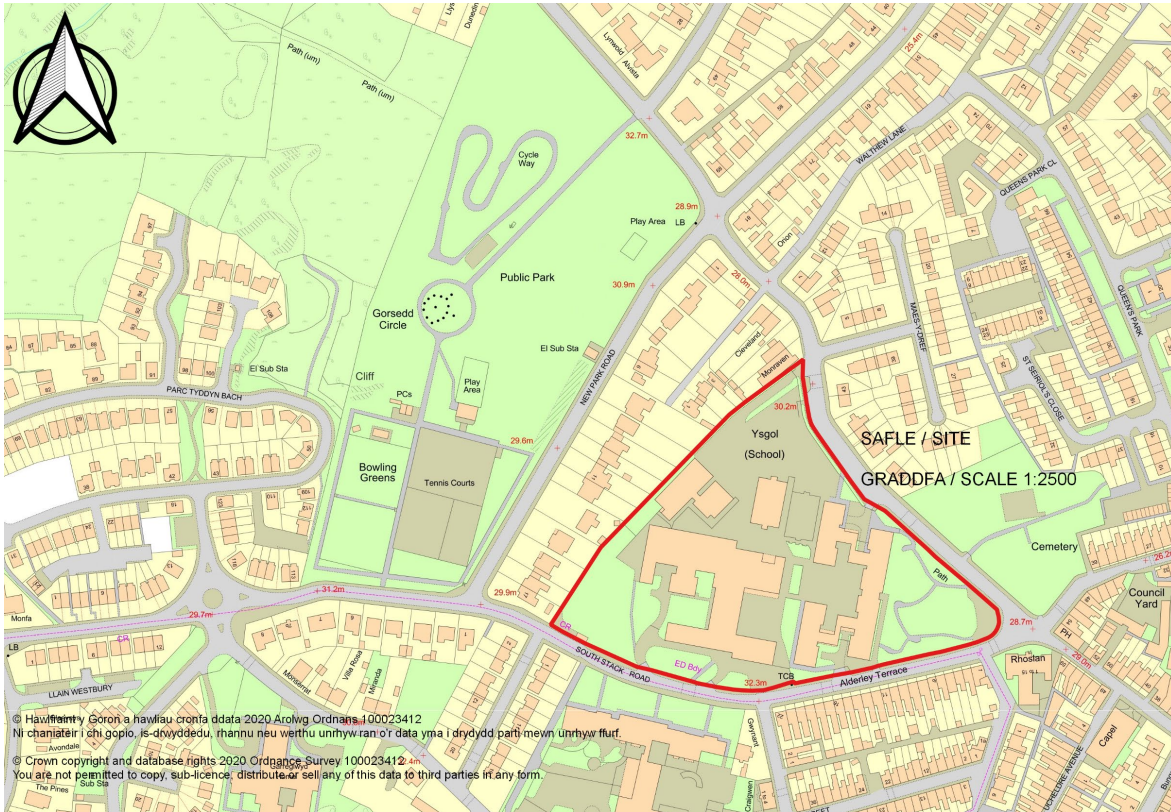
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/289

Applicant: Property Section

Description: Full application for construction of new Multi Use Games Area (MUGA), the erection of fencing together with soft landscaping at

Site Address: Holyhead Secondary School, South Stack Road, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application is made on council owned land by a Head of Service.

Proposal and Site

The site is located within the grounds of Ysgol Uwchradd Caergybi and was previously a grassed area with the boundaries which flank the residential curtilages of the adjoining dwellings being defined by fencing. The proposal is made for the retention of a multi use games area which will be for the use of the school.

Key Issues

The key issues are if the proposal complies with relevant policies of the adopted joint local development plan and if its impacts upon neighboring amenities are acceptable.

Policies

Joint Local Development Plan

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

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Cyngor Tref Caergybi / Holyhead Town Council	No response
Cynghorydd Robert Llewelyn Jones	Support
Cynghorydd Glyn Haynes	No response
Cynghorydd Jeff M. Evans	No response
Ymgynghoriadau Cynllunio YGC	No objection
Iechyd yr Amgylchedd / Environmental Health	Standard informatives
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response

Publicity was afforded to the scheme by the posting of personal letters to the neighboring properties. The latest date for comments to be made was the 07/12/2021. At the time of writing this report, no letters of objection had been received.

Relevant Planning History

None.

Main Planning Considerations

The proposal does not change the use of the site and as such in land use terms, it is not considered that the scheme represents an intensification of the use of the site as the previously grassed area was utilized as a play area. The area will be for the sole use of the school and will not be opened to the public and therefore it is considered that the scheme will not create a greater level of disturbance than what is already caused by the use of the school grounds. No lighting is proposed as part of the scheme. In consideration of the above, it is considered that the scheme is in accordance with policy PCYFF 2 of the Joint Local Development Plan which states that proposals should not have an unacceptable impact upon residential amenity.

The fence surround the games area will be 3 metres high and of typical design for games areas which will ensure that the proposal is congruous with the secondary education setting. At a height of 3 metres, the fencing will not be higher than the surrounding buildings and therefore will not appear visually obtrusive.

Conclusion

The proposal accords with the relevant policies of the adopted development plan and does not have any unacceptable impacts upon residential amenity. The retention of the games area is therefore recommended for approval.

Recommendation

That the application is permitted subject to the following condition:

(01) 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.

- **Proposed Site Location Plan / AL02**
- **Proposed and Existing Levels / 631-STO-00-00-DR-I-0003 P01**
- **Landscape General Arrangement / 631-STO-00-00-DR-I-0001 P02**
- **Boundary Design / 631-STO-00-00-DR-I-0004 P02**
- **Hard Landscape Design / 631-STO-00-00-DR-I-0005 P01**
- **Soft Landscape Design / 631-STO-00-00-DR-I-0006 P01**
- **Proposed Plan / XE1R830HGNNN001**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4.

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