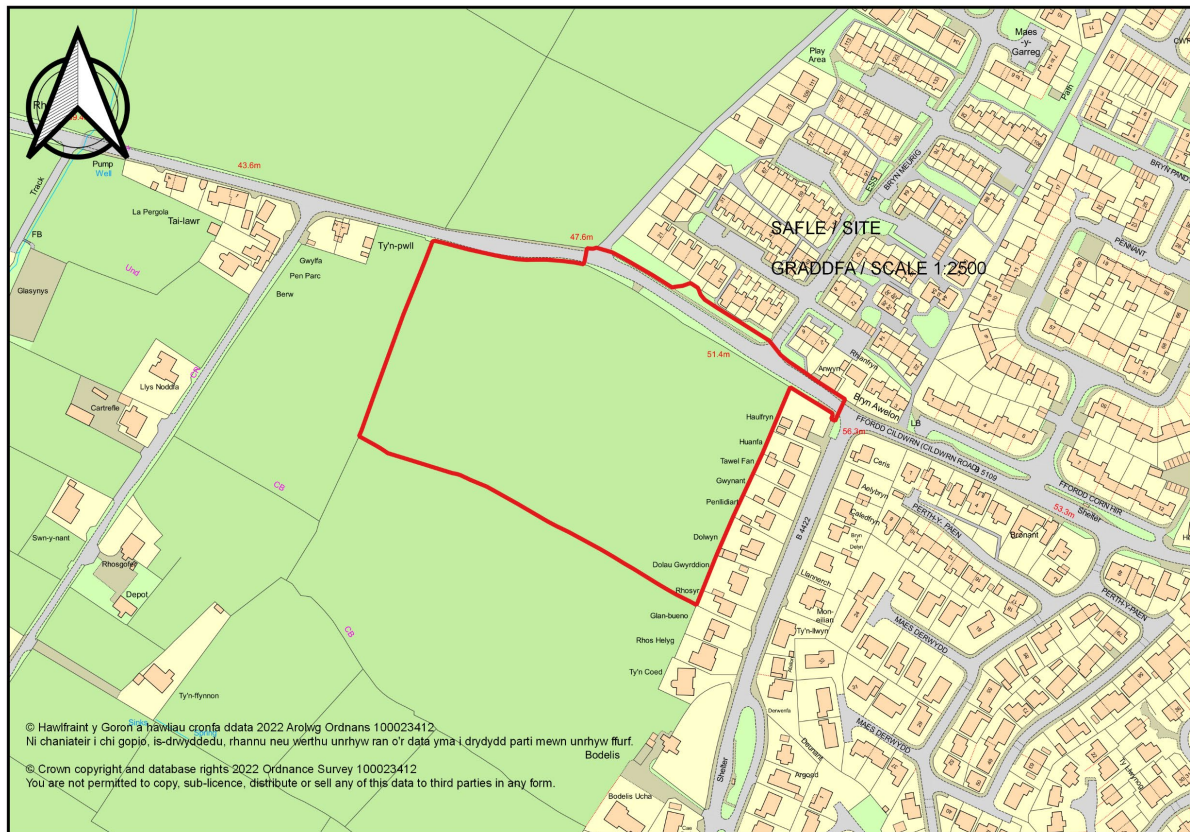


Application Reference: MAO/2022/13

Applicant: Director of Education, Skills and Young People

Description: Minor amendments to scheme previously approved under planning permission FPL/2019/7 (erection of new primary school and creation of vehicular access) so as to create a new 2.5m wide path to provide better access to the new school, remove the existing wall and the erection of a new fence/wall in its place together with the removal of an Ash tree on land opposite

Site Address: Bryn Meurig, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is being made on behalf of Isle of Anglesey County Council.

Proposal and Site

This is an application for minor amendments to a scheme previously approved under planning permission FPL/2019/7 for the erection of a new primary school. The amendments include the creation of a new 2.5m wide footpath to provide better access to the new school on land opposite Bryn Meurig, Llangefni.

The new school is under construction and is located at the western edge of Llangefni's main urban area. The land is located at the junction of the Cildwrn road B5109 and B4422.

Key Issues

The key issue is whether the amendments are non-material and whether the scale of the proposed change would cause an impact different to that caused by the original planning approval.

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
Policy PCYFF 6: Water Conservation
Policy TRA 4: Managing Transport Impacts
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 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 1: Infrastructure Provision
Policy ISA 2: Community Facilities
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11)

Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	Comments in relation to the lifespan of the Ash tree.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response at the time of writing the report.

There is no requirement to notify neighbours on a non-material application; however, the local planning authority notified the closest neighbour to the application site. To date no comments have been received.

Relevant Planning History

SCR/2018/2 - Screening opinion for the erection of a new primary school together with the creation of new vehicular access onto the B5109 on land opposite - Bryn Meurig, Llangefni - EIA Not Required

FPL/2019/7 - Full application for the erection of a new primary school together with the creation of new vehicular access onto the B5109 on land opposite - Bryn Meurig, Llangefni – Permit

DIS/2019/55 - Application to discharge condition (03) (Tree protection plan) (06) (Construction method statement) (15) (Construction traffic management plan) of planning permission FPL/2019/7 on land opposite - Bryn Meurig, Llangefni - Condition Partially Discharged

MAO/2019/11 - Minor amendments to scheme previously approved under planning permission FPL/2019/7 so as to amend the approved external appearance, design of the main entrance and adjoining access gate, relocation of a substation and the design and positioning of fencing on land opposite - Bryn Meurig, Llangefni Permit

DIS/2019/83 - Application to discharge conditions (10) (Great Crested Newt Mitigation and Compensation Method Statement), (11) (Great Crested Newt Site Ecology Management) and (12) (Post construction Amphibian Surveillance) of planning application FPL/2019/7 (erection of a new primary school) on land opposite - Bryn Meurig, Llangefni - Condition Partially Discharged

DIS/2020/90 - Application to discharge condition (06), (Construction method statement) (15), (Construction traffic management plan) of planning permission FPL/2019/7 on land adjacent - Bryn Meurig, Llangefni - Condition Discharged

DIS/2020/91 - Application to discharge condition (03) (Tree protection plan) of planning permission FPL/2019/7 on land adjacent - Bryn Meurig, Llangefni - Condition Partially Discharged

MAO/2020/31 - Minor amendments to scheme previously approved under planning permission FPL/2019/7 (Erection of primary school) so as to amend cladding and remove 2 classrooms on land adjacent - Bryn Meurig, Llangefni - Permit

Main Planning Considerations

The Welsh Government have published "Planning Guidance: Approving Non-material amendments to an Existing Planning Permission" which is helpful in setting out the "starting point" in determining what may be deemed as being "non-material". It states:

"2.6 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as non-material amendment, local planning authorities may wish to consider the following tests:

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved scheme; and
- (a) (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or
- (c) would the proposed change conflict with national or development plan policies?

2.7 The tests are considered a 'starting point' for local planning authorities in their consideration of non-material amendments. There may be other considerations that will identify if a proposed amendments is non-material depending on the circumstances of each case.

The amendments that are proposed are as follows:-

- ☐ Creation of a 2.5m wide footway running from the junction of the Cildwrn road B5109 and B4422 towards the relocated agricultural access. This will involve demolition of the existing stone wall together with re-building the wall with blockwork/pebbledash and set back 1m. Permission has already been granted for a 2m wide footway in this area under the previously approved permission.
- ☐ Creation of a 2.5m wide path from the agricultural access to the new school by removing the stone wall, hedge and tree to be replaced with a mixture of 1.2m high weldmesh fence with a new native mixed

hedgerow located behind, and a new limestone wall together with the planting of 2 no trees. The lighting column on the roadside will be re-located to the line of the new fence. The previously approved scheme identified a 2.5m wide footway in this area; however, there was some discrepancy in the proposed plans and a 2.5m wide footway is not possible without removal of the existing stone wall and Ash tree which was not part of the previously approved scheme.

An Arboricultural report has been submitted and has identified that the tree is infected by Ash Dieback. The recommendation of the report states that the tree needs to be removed within 6 months. The Landscape Officer has confirmed that the presence of the disease it is unlikely that the tree can be retained beyond 10 years.

Further details of the landscaping scheme would be required and this will be added as a condition.

Conclusion

The amendments are considered to be non-material amendments. The scale of the proposed change would not cause an impact different to that caused by the original approval. The proposal would not result in a detrimental impact visually or in terms of local amenity, no third party would be disadvantaged and the proposal would not conflict with national or development plan policies.

Having considered the above and all other material, the application is deemed to be non-material and therefore approved under Section 96A of the Town and Country Planning Act 1990 with the following revised condition (02) and additional condition (18).

Recommendation

That the application is permitted subject to the following condition:

(18) Full details of the replacement landscaping as shown on drawing number YNL-LST-00-XX-DR-L-2105 Rev 1 shall be submitted to and approved in writing prior to the use commencing. The replacement landscaping shall be carried out in the first planting season following the approval of the details and retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

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

Planning Committee: 27/07/2022

Application Reference: MAO/2022/16

Applicant: Director of Education, Skills and Young People

Description: Minor amendments to scheme previously approved under planning permission FPL/2021/361 (erection of new foundation phase unit) so as to allow the re-wording of conditions (07) (biosecurity risk assessment), (17) (construction traffic management plan), (18) (landscaping), (20) (pedestrian paths) and (21) (landscape) on land adjacent to

Site Address: Ysgol y Graig, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

Application is being made on behalf of Isle of Anglesey County Council.

Proposal and Site

This is an application for minor amendments to a scheme previously approved under planning permission FPL/2021/361 for the erection of a new foundation phase unit at Ysgol y Graig. The amendments are to

change the wording on conditions (07), (17), (18), (20), (21) so as to allow temporary works to the access before discharging the conditions.

Key Issues

The key issue is whether the amendments are non-material and whether the scale of the proposed change would cause an impact different to that caused by the original planning approval.

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
Policy PCYFF 5: Carbon Management
Policy PCYFF 6: Water Conservation
Policy TRA2: Parking Standards
Policy TRA 4: Managing Transport Impacts
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 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 1: Infrastructure Provision
Policy ISA 2: Community Facilities
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
PS1 – Welsh Language and Culture
Technical Advice Note 11: Noise
Technical Advice Note 12: Design (2016)
Technical Advice Note 15: Development and Flood Risk (July 2004)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Welsh Language
Technical Advice Note 24: The Historic Environment

Supplementary Planning Guidance

Maintaining Distinctive and Sustainable Communities – July 2019
Design Guide for the Urban and Rural Environment – March 2008
Parking Standards – (2008)
PS20: Preserving and Where Appropriate Enhancing Heritage Assets
Policy AT4: Protection of Non-Designated Archaeological Sites and their Setting

Planning Policy Wales (Edition 11)
Technical Advice Note 5: Nature Conservation and Planning (2009)

Response to Consultation and Publicity

There is no need to consult or notify neighbours as part of a Non-material amendment application and it was not considered necessary to do so.

Relevant Planning History

FPL/2021/361 - Full application for the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to - Ysgol y Graig, Llangeferni - Permit

Main Planning Considerations

The Welsh Government have published "Planning Guidance: Approving Non-material amendments to an Existing Planning Permission" which is helpful in setting out the "starting point" in determining what may be deemed as being "non-material". It states:

"2.6 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as non-material amendment, local planning authorities may wish to consider the following tests:

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved scheme; and
- (a) (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or
- (c) would the proposed change conflict with national or development plan policies?

2.7 The tests are considered a 'starting point' for local planning authorities in their consideration of non-material amendments. There may be other considerations that will identify if a proposed amendments is non-material depending on the circumstances of each case.

The amendments that are proposed are as follows:-

- ☐ Condition (07) of the previous permission FPL/2021/361 stated that no development shall commence until a site-wide Biosecurity Risk Assessment, with potential to impact on invasive species has been submitted to and approved in writing by the Local Planning Authority. As it is necessary to open a temporary access for archaeologist to gain access to the site. It is considered acceptable to change the wording to (exclude archaeological and temporary access).
- ☐ Condition (17) stated that a Construction Traffic Management Plan be submitted prior to the commencement of work on site. However, a temporary access is required in order that Archaeological Works can take place. It is considered acceptable for the temporary access to take place prior to submitting a Construction Traffic Management Plan. There will be limited traffic entering the site at this stage. The condition will be worded to require a CTMP after archaeological works has been completed.
- ☐ Condition (18) states that development shall not commence (excluding archaeological works) until details of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. It will be necessary to open a temporary access for archaeologist to gain access to the site. It is considered acceptable to change the wording to (exclude archaeological and temporary access).
- ☐ Condition (20) states that no development shall commence (except archaeological works) until the route for pedestrian paths has been submitted to and approved in writing by the Local Planning Authority. As it is necessary to open a temporary access for archaeologist to gain access to the site. It is considered acceptable to change the wording to (exclude archaeological and temporary access).
- ☐ Condition (21) states that no development shall commence (except archaeological works) until a pre-commencement meeting has been held on site with the arboricultural contractor or landscape architect and the LPA to agree tree removals and tree protection measures. As it is necessary to open a temporary access for archaeologist to gain access to the site. It is considered acceptable to change the wording to (exclude archaeological and temporary access).

Conclusion

The amendments are considered to be non-material amendments. The slight amendments to the wording of the conditions will not cause an impact different to that caused by the original approval. The proposal would not result in a detrimental impact visually or in terms of local amenity, no third party would be disadvantaged and the proposal would not conflict with national or development plan policies.

Having considered the above and all other material, the application is deemed to be non-material and therefore approved under Section 96A of the Town and Country Planning Act 1990

Recommendation

That the application is permitted subject to the following conditions:

(07) No development (excluding any works in connection with the archaeological works, and temporary access) including site clearance, with the potential to impact on invasive species, shall commence until a site-wide Biosecurity Risk Assessment (particularly Montbretia) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site.

(17) The commencement of the development shall not take place (excluding archaeological works and temporary access) 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, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;**
- (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 storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**
- (ix) Proposals for communicating information and advance notice relating to the approved plan to the Council and other stakeholders; 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 and demolition traffic and construction activities in the interests of highway safety

(18) Notwithstanding the submitted plans, no development (excluding archaeological works and temporary access) which includes site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping. The scheme shall include indications of existing trees (including root protection areas) and hedgerows on the land, identify those to be retained and set out Tree Protection Measures for their protection throughout the course of development.

Reason: In accordance with JLDP policy PCYFF 4

(21) Notwithstanding the submitted plans, no development (excluding archaeological works and temporary access) which includes site clearance shall take place at the main access until a pre-commencement meeting is held on site attended by the developer's appointed arboricultural contractor or landscape architect, the site architect or manager and a representative from the Local Planning Authority (LPA) to agree tree removals and position of tree protection measures as set in Condition (19). The development shall thereafter be carried out in accordance with the approved details.

Reason: In accordance with JLDP policy 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.

Application Reference: FPL/2022/51

Applicant: Hancox

Description: Full application for the erection of a 6 bedroom ancillary accommodation building together with associated development at

Site Address: Plas Rhianfa, Glyngarth, Menai Bridge



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

Recommendation: Permit

Reason for Reporting to Committee

At the requests of Councillors Carwyn Jones & Alun Roberts.

Proposal and Site

The application is for the erection of a 6 bedroom ancillary accommodation building together with associated development. The proposal building will be located on the site of the existing disused tennis court within the Victorian ornamental garden grounds of the existing Plas Rhianfa hotel in Glyngarth which is on the Register of Landscapes Parks and Gardens of Special Historic Interest in Wales Ref: PGW(Gd)49(ANG). The site also lies within the Anglesey Area of Outstanding Natural Beauty (AONB).

The proposed development site is set back from the SE side of the A545 Beaumaris Road out of Menai Bridge towards Beaumaris in a fine setting overlooking Menai Strait.

The large extravagant sea-side villa of Plas Rhianfa is a grade II* listed building (Cadw Ref. 81142) and is described as of ornate French gothic style (inspired by the chateaux of the Loire). Dressed Penmon limestone rubble facing, with freestone dressings and (with the exception of the turrets), fish scale slate roofs. Built to enjoy the prospect over the Menai Strait, on a dramatically sloping site, the house is unusually configured: the ground level entrance at the rear connects to the main block by a covered bridge, and the principal storey is in fact the second storey of the main accommodation block.

The adjacent Gate-house, with gate-piers and retaining wall to courtyard, situated to NW is itself a small-scale essay in the French Gothic style and grade II listed (Cadw Ref. 83051). Directly to the S is the grade II listed (83052) French gothic/chinoiserie style Summer house and dovecote in garden of Plas Rhianfa.

Key Issues

- Whether the proposal complies with relevant development plan policies
- Whether the proposal is acceptable in terms of siting, design, appearance and scale.
- Whether the proposal would significantly affect the character of the listed building.

Policies

Joint Local Development Plan

Strategic Policy PS 14: The Visitor Economy
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Strategic Policy PS 1: Welsh Language and Culture
Policy TRA 4: Managing Transport Impacts
Policy TRA 2: Parking Standards
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy TWR 2: Holiday Accommodation
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)
Technical Advice Note 13: Tourism (1997)
Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
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Cyngor Gwynedd Council	No comments.
Cadw Consultations	The impact of the proposed single-storey building on the registered park and garden is considered acceptable, and not significant.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice regarding the relevant policy framework.
Cynghorydd Alun Roberts	Request that the application be referred to the Planning and Orders Committee for determination.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional approval.
Cynghorydd Gary Pritchard	No response at the time of writing the report.
Cyngor Cymuned Cwm Cadnant Community Council	No objection.
Iechyd yr Amgylchedd / Environmental Health	No response at the time of writing the report.
Cynghorydd Carwyn Jones	Request that the application be referred to the Planning and Orders Committee for determination.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional approval.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response at the time of writing the report.
Dwr Cymru Welsh Water	Conditional approval.
Ymgynghoriadau Cynllunio YGC	Comments in relation to SuDS requirements.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Conditional approval.

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 24/06/2022.

At the time of writing the report, one representation had been received.

The objection received was on the basis of the initial submission for a two storey, 8 bedroom ancillary building and which has since been amended to a single storey, 6 bedroom ancillary building. The amended plans have been subject to additional statutory publicity and no further representations have been received.

Relevant Planning History

17C464/LB - Caniatâd Adeilad Rhestredig i ail-leoli piler y giât garreg i ledi'r fynedfa / Listed Building Consent to relocate the stone gate pillar to widen the access at Plas Rhianfa, Glyn Garth - Granted 18.08.2011

17C464A/LB - Caniatâd Adeilad Rhestredig ar gyfer gwaith amrywiol yn / Listed Building Consent for various works at Plas Rhianfa, Glyn Garth - Caniatáu/Granted 15.09.2011

17C464B/LB - Caniatâd Adeilad Rhestredig i gael gwared ar 2 falconi presennol yn / Listed Building Consent for the removal of 2 no existing balconies at Plas Rhianfa, Glyn Garth - Caniatáu/Granted 10.11.2011

17C464C - Newid o defnydd breswyl i letygarwch, digwyddiadau a swyddogaethau cysylltiedig gan gynnwys llety cysgu atodol ynghyd â dymchwel adeilad o fewn y cwrt, adeiladu maes parcio newydd ac estyniad i gwrtil yn / Change of use from residential into a hospitality, events and related functions including ancillary sleeping accommodation together with the demolition of a building within the courtyard, construction of a new car park and extension to curtilage at Plas Rhianfa, Glyn Garth - Caniatau/Granted 01.05.2012

17C464D/LB -Caniatâd Adeilad Rhestredig ar gyfer newid o defnydd breswyl i letygarwch, digwyddiadau a swyddogaethau cysylltiedig gan gynnwys llety cysgu atodol ynghyd â dymchwel adeilad o fewn y cwrt yn / Listed Building Consent for the change of use from residential into a hospitality, events and related functions including ancillary sleeping accommodation together with the demolition of a building within the courtyard at Plas Rhianfa, Glyn Garth - Caniatau/Granted 14.05.2012

17C464E - Newid defnydd yr annedd presennol i 8 ystafell wely yn gysylltiedig â 'Chateau Rhianfa' yn / Change of use of dwelling into 8 bedrooms linked to Chateau Rhianfa at Coed Celyn, Glyn Garth - Caniatau/Granted 21.09.2015

SCR/2022/51 - Barn sgrinio ar gyfer codi adeilad llety ategol 8 lloft ynghyd a datblygiadau cysylltiedig yn / Screening opinion for the erection of a 8 bedroom ancillary accommodation building together with associated development at Plas Rhianfa, Glyn Garth - Dim angen AEA/EIA Not required 09.03.2022

LBC/2022/5 - Caniatâd Adeilad Rhestredig ar gyfer codi adeilad llety ategol 8 lloft ynghyd a datblygiadau cysylltiedig yn / Listed Building Consent for the erection of a 8 bedroom ancillary accommodation building together with associated development at - Plas Rhianfa, Glyngarth, Porthaethwy / Menai Bridge - Heb Benderfyniad / Not yet determined

Main Planning Considerations

The application is for the erection of a 6 bedroom ancillary accommodation building together with associated development.

The proposal building will be located on the site of the existing disused tennis court within the Victorian ornamental garden grounds of the existing Plas Rhianfa hotel in Glyn Garth which is on the Register of Landscapes Parks and Gardens of Special Historic Interest in Wales Ref: PGW(Gd)49(ANG). The site also lies within the Anglesey Area of Outstanding Natural Beauty (AONB).

The proposal is also subject to a separate application for Listed Building Consent (Ref LBC/2022/5).

The application was initially submitted for a two storey, 8 bedroom ancillary accommodation building, but has been amended due to concerns from consultees in relation to the design, scale and impact of the proposal upon the character and appearance of the adjacent Listed Building and the locality.

Under the revised proposals, following discussions with the relevant consultees, a single storey, 6 bedroom building is proposed.

The revised proposal is now clearly subservient in terms of height, being wholly single-storey, and scale. Other amendments include the addition of two oriel windows, and the introduction of contrasting stone cladding to west elevation. It is considered that these amendments address the LPAs original concerns that the initial proposed gable end of the extension, which is the principal view from the gardens, was somewhat stark in its appearance.

The proposed contemporary and relatively plain design of the extension, together with its subservient scale and height, will allow the larger scaled and extravagantly elaborated detailed heritage asset to continue to dominate its setting.

Additionally, it is considered that the proposed green roof and parapet wall will limit the visual impact of the extension from the principal building viewpoints whilst the existing tall stone wall will greatly obscure views from the North. Existing vegetation and substantial mature trees will reduce the proposed extension's impact from the S and W.

The proposed contemporary palette of materials are considered to be of high quality and sympathetic to the heritage asset and its setting and it is not considered that the proposals would harm the special character or setting of the listed building, adjacent listed buildings, the Registered Historic Garden or the designated AONB.

The proposal is therefore considered to accord with the provisions of policies PCYFF2, PCYFF3, AMG1, PS20 and AT1. The green roof proposed will also lead to a biodiversity enhancement and satisfy the Section 6 Duty of the Environment Wales Act 2016.

Strategic Policy PS 12 relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by protecting and enhancing existing serviced accommodation and supporting the provision of new high quality serviced accommodation....

Policy TWR 2 relates to Holiday Accommodation and Criteria 3 states that proposals for extending existing holiday accommodation establishments will be permitted, provided they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:

- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;*
- ii. That the proposed development is appropriate in scale considering the site, location and/or settlement in question;*
- iii. That the proposal will not result in a loss of permanent housing stock;*
- iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;*
- v. That the development does not lead to an over-concentration of such accommodation within the area.*

In terms of criterion (i), the development is located within the curtilage of the existing hotel and therefore falls within the definition of previously developed land as defined in section 3 of PPW 11.

For the reasons outlined above, the proposal is considered to be appropriate and accords with the criterion (ii).

Criterion (iii), (iv) and (v) are not relevant to this particular development which comprises an extension to an existing business.

The proposal therefore accords with the relevant provisions of policy TWR 2.

In terms of the landscape impact of the proposal, the submitted photographs indicate a limited amount of visibility from within the historic gardens of Plas Rhianfa, principally from viewpoints 1 and 2 and minimal visibility near the shore at viewpoints 8 and 9. Photos 12-17 from the opposite shore of the Menai Strait and 18 from Bangor Pier show minimal visibility, with the proposal largely screened by mature trees in the gardens and along the shore. The garden trees are a mixture of conifer and broadleaves and there is likely to be increased visibility during the winter months, however there is still likely to be considerable screening. The proposals would not therefore have an adverse visual impact in views across the Menai Strait towards the AONB.

The proposals should conserve and enhance the character of the AONB, in particular the historic gardens and mature trees associated with the site consequently any approval will include a condition in relation to the long term management of trees.

The Highways Department have also been consulted in relation to the proposals and have raised no objections subject to a condition requiring the submission of a Construction Traffic Management Plan (CTMP).

Conclusion

The proposal is therefore considered to be acceptable and accords with relevant development plan policies and have considered the character and significance of the listed building and its setting, as well as the setting of adjacent listed buildings, and submitted a proposed design that both protects and enhances the listed building and adjacent listed building, the registered historic garden and designated AONB subject to conditions.

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 ancillary accommodation shall only be occupied in connection with the use of the existing hotel.

Reason: To ensure that inappropriate uses do not take place in this locality.

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

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

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

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

(04) Prior to the commencement of the development hereby approved a scheme for the protection of trees (Tree Protection Plan) in accordance with BS 5837:2012, for all trees within 20metres of the proposed development and site access route, shall be submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall include a specification for the

protective fencing to safeguard trees during the construction and a plan indicating the alignment of the protective fencing. It shall include details of site access, temporary parking, loading, unloading and storage of equipment, materials, fuels and waste as well as concrete mixing. The Tree Protection Plan shall be implemented as approved throughout the duration of the development works.

Reason: In accordance with PCYFF 4 to ensure retained trees are not harmed by the proposal.

(05) No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

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.

(06) 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.

(07) 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: 20-762 3 001**
- **Block Plan Proposed: 20-762 3 001 Rev A**
- **Site & Roof Plan Proposed: 20-762 3 005 Rev B**
- **Lower & Upper Floor Plans Proposed: 20-762 3 010 Rev F**
- **Elevations Proposed: 20-762 3 011 Rev D**
- **Sections Proposed: 20-762 3 012 Rev C**
- **Access Statement, Gary Johns Architects, May 2022**
- **Design Statement, Gary Johns Architect, May 2022**
- **Heritage Statement, Barton Willmore, now Stantec, May 2022**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS14, PS19, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF2, PCYFF3, PCYFF4, TWR2, AMG1, AMG5 AT1.

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.