

Application Reference: FPL/2021/349

Applicant: Mrs. Bente Whyatt

Description: Full application for the creation of a private equestrian manège together with the change of use of agricultural land into an all year camping site at

Site Address: Caerau, Llanfairynghornwy, Cemaes



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 Local Member Cllr. Llinos Medi, who showed concern that the scheme would be tantamount to over-development of the site.

In the meeting held on the 15th June, 2022, members resolved to visit the site. The virtual site visit was conducted on the 29th June, 2022, and the members will now be familiar with the site.

At the meeting held on the 6th July, 2022, members resolved to defer the application to the next committee until the officer has revisited the application and made comparisons to application FPL/2019/223.

Proposal and Site

The proposal is made for the creation of a year round camping site together with the creation of a private ménage.

The camping site is located in the open countryside of the Llanfairynghornwy area and directly North of Caerau house, with access afforded to the site via a series of single width lanes which lead from the A5025 highway. Agricultural use is currently made of the application site, with improved grassland forming the entirety of the site itself and hawthorn hedges/drystone walls forming the boundaries. The site is set back from the highway and is well screened due to mature vegetation, intervening buildings and local topography. The site includes a slight gradient, which runs from the south-east to the north-west.

The private ménage directly adjoins the cluster of buildings which are part of the Caerau site and more specifically directly to the south east the recently approved and erected stable block. This site is currently used for private horse training, with electric fencing dividing the enclosure into smaller pens. Boundaries are defined by mature vegetation and traditional 'clawdd' and provides effective screening. The site follows the same gradient as the camp site, with the higher land in the south east gently sloping to the north west and onto the current yard area.

Key Issues

The key issues as expressed by the local member and residents are as follows:

- Principle of development
- Effect on Listed Building
- Traffic
- Ecology
- Effect on Area of Outstanding Natural Beauty

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

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

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

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 5: Local Biodiversity Conservation

Policy TWR 5: Touring Caravan, Camping and Temporary Alternative Camping Accommodation

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	Satisfied with landscaping scheme
Cynghorydd Llinos Medi Huws	Called in
Cyngor Cymuned Cylch-y-Garn Community Council	No response

Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Dim ymateb
Ymgynghorydd Tirwedd / Landscape Advisor	Condition securing landscaping
Cyfoeth Naturiol Cymru / Natural Resources Wales	Condition requiring landscape management plan
Ymgynghoriadau Cynllunio YGC	Developer should be aware of risk from surface water flooding
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments
Dwr Cymru/Welsh Water	No objection
Iechyd yr Amgylchedd / Environmental Health	No objection
Cynghorydd Llio Angharad Owen	No response
Cynghorydd Jackie Lewis	No response

Publicity was afforded to the scheme by the posting of personal letters to local residents, together with the placing of an advert in the local newspaper and the placing of a notice in the vicinity of the site. The latest date for representations to be made in response to the above was the 08/06/2022. At the time of writing this report, 14 letters of objection had been received which raised issues as highlighted in the key issues section of this report (above).

Relevant Planning History

LBC/2020/20 - Caniatâd Adeilad Rhestredig ar gyfer addasiadau mewnol yn/ Listed Building Consent for internal alterations at - Caerau, Llanfairynghornwy - [object Object] - Caniatáu / Permit

18C223G/SCR - Screening Opinion - Barn Sgrinio i newid adeilad allanol i lety gwyliau ynghyd a gosod tanc septic yn / Screening Opinion for conversion of an outbuilding into a holiday unit together with the installation of a septic tank at - Caerau, Llanfairynghornwy

18C223K - Full Planning - Cais llawn i newid defnydd adeilad allanol i lety gwyliau ynghyd a gosod tanc septic newydd yn / Full application for the conversion of outbuilding into a holiday accommodation together with the installation of a septic tank at - Caerau, Llanfairynghornwy

18C223D/LB - Listed Building Consent - Cais am Ganiatâd Adeilad Rhestredig ar gyfer newid adeilad allanol i lety gwyliau ynghyd a gosod tanc septic yn / Application for Listed Building Consent for conversion of an outbuilding into a holiday unit together with the installation of a septic tank - Caerau, Llanfairynghornwy

18C223E - Full Planning - Cais llawn i newid adeilad allanol i lety gwyliau ynghyd a gosod tanc septic yn / Full application for conversion of an outbuilding into a holiday unit together with the installation of a septic tank at - Caerau, Llanfairynghornwy

18C223H/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer newid defnydd adeilad allanol i lety gwyliau yn / Listed Building Consent for conversion of an outbuilding into holiday accommodation at - Caerau, Llanfairynghornwy

18C223A - Full Planning - Cais llawn i ail-doi'r to llechi presennol gyda llechi Cymreig naturiol, ail-rendro ac ail-bwyntio'r simneiau ynghyd â gosod ffenestri gromen yn / Full application to re-roof the existing slate roof with natural Welsh slate, re-render and repoint the chi - Caerau, Llanfairynghornwy

18C223/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig i ail-doi'r to llechi presennol gyda llechi Cymreig naturiol, ail-rendro ac ail-bwyntio'r simneiau, gosod ffenestri gromen ynghyd a gosod nwyddau dwr glaw newydd yn / Listed Building Consent to re-roof the existing slate roof - Caerau, Llanfairynghornwy

18C223B/LB - Listed Building Consent - Cais Adeilad Rhestredig ar gyfer gwaith newidiadau mewnol ac ailwampio yn / Listed Building Consent for internal alterations and refurbishment at - Caerau, Llanfairynghornwy

18C223L/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer dymchwel ac addasiadau i dau simneiau yn / Listed Building Consent for demolition and alterations to two chimneys at - Caerau, Llanfairynghornwy

18C223N/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer gwaith altro mewnol yn / Listed Building Consent for internal alterations to - Caerau, Llanfairynghornwy

Main Planning Considerations

Principle of Camping Development

Under the Anglesey and Gwynedd Joint Local Development Plan, Policy TWR 5 is the relevant policy whilst considering the principle of camping type developments. Policy TWR 5 supports the creation of new camping sites providing that they conform with the following criteria:

1. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;
2. Avoids excessive areas of hard standing;
3. Have limited physical connection to the ground and is capable of being removed off the site out of season;
4. Any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated and commensurate with the scale of the development.
5. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features;
6. Occupation is limited to holiday use.
7. That the site is used for touring purposes only and any units are removed from the site during periods when not in use."

The location is considered to be unobtrusive and is well screened from public views. Distant views from the highway are possible from the north east of the site, however a robust landscaping scheme was agreed with the local authority Trees and Landscape Officer which bolsters the existing hedge to ensure a more effective screening over time. It must also be considered that the site is directly adjoining the cluster of buildings at Caerau and as such it is considered that the development will be readily assimilated into the landscape. The camping site is located in somewhat of a natural depression in the land and is not considered to be a prominent location. Any views of the site will be seen in the context of the existing development of Caerau and would not incur any additional visual impact that would be of an extent that would warrant refusal.

Traffic

Traffic generated by the development was a major concern of local residents and also by the local members. Having raised this concern with the highways department, it was requested that a transport survey was carried out which assessed the current traffic on the affected roads, the traffic generated by the development (and other developments on site) and the capacity of highway network to accommodate this traffic. Having completed this survey, it was found that the traffic generated by this development and the 9 holiday lodges on site would not have a material impact on the surrounding highway network. The survey was completed on an Easter bank holiday weekend therefore the highway department was satisfied that the survey was fit for purpose and accounted for current traffic peaks. Highways had no further objection to the scheme.

Listed Building and Area of Outstanding Natural Beauty.

Myself as the case officer and the County Council's Tree and Landscape Officer visited the site to ascertain the possible visual impacts of the scheme upon the AONB and to agree a suitable landscaping scheme. Having finalised a landscaping scheme to the satisfaction of the local authority Landscape Officer, it is considered that the development at minimum conserves the natural beauty of the area of outstanding natural beauty and to that effect, conforms with policy AMG 1 of the joint local development plan which seeks to ensure that all developments in the AONB either conserve or enhance natural beauty.

The County Council's Heritage Officer was of the opinion that the private ménage would not materially effect the setting of the listed buildings on site. The landscaping scheme submitted was also considered by the Heritage Officer to be sufficient mitigation to prevent harm to the setting of the listed building adjoining the proposed camp site.

Ecology

Under policy AMG 5 and The Environment (Wales) Act, all proposals are expected to show a net gain in biodiversity. The proposal includes the planting of a substantial amount of native hedgerow which is considered to be appropriate and sufficient mitigation and provides biodiversity enhancement.

Sustainability

Paragraph 3.39 of Planning Policy Wales states that:

"In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys."

This is supported by paragraph 3.11 of Technical Advice Note 18: Transport which states that development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.

Paragraph 3.15 of Technical Advice Note (TAN) 18: Transport, states that tourism proposals, particularly in rural areas, should demonstrate access by a choice of modes to avoid locking in the requirement for travel by car, and, in rural areas a lack of public transport access needs to be balanced against the contribution tourism makes to the rural economy in the specific area.

The principle of siting new developments in sustainable locations is reiterated in the Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020) which states that:

“The planning system needs to support developments which are sited in the right locations, where they can be easily accessed by active and sustainable travel modes without the need for a car. The planning system must ensure the chosen locations and resulting design of new developments support sustainable travel modes and maximise accessibility by walking and cycling. New development should improve the quality of place and create safe, social, attractive neighbourhoods where people want to walk, cycle and enjoy. We should not be promoting sites which are unlikely to be well served by walking, cycling and public transport.”

The development is located in the open countryside of the Llanfairynghornwy area, however it must be noted that the village itself includes a bus stop which is within 1.1km walking distance of the site. As such it is considered that the proposal is accessible by a range of modes of transport.

Comparison with FPL/2019/223

As mentioned earlier in the report, the members resolved to defer the application until comparisons had been made between this proposal and another which was refused in 2019. Application FPL/2019/223 was made for the creation of a seasonal camping site at Pen-Wal Bach at Newborough and refused on the 3 following grounds:

1. Harmful impact upon Area of Outstanding Natural Beauty
2. Unacceptable impact upon residential amenity
3. Proposal is sited in an unsustainable location.

It is acknowledged that both sites are located in the Anglesey Coastal Area of Outstanding Natural Beauty, however the character of the AONB in these 2 locations are vastly different. Pen-Wal bach is located in the Penlon area of Newborough and in close proximity to the highway leading to a public carpark and also closely adjoining the Newborough Warren sand dunes. The landscape in this area is flat and open in nature, with very little topographic features aside from hedgerows which provide screening. The area also includes a number of other established camping and caravan sites and did not propose any additional screening. The local authority landscape advisor made the following comments as a formal response to the Pen-Wal bach application:

'The proposal would affect the sense of openness locally with local effects on expansive views and peace and tranquillity. There would consequently be localised seasonal effects on natural beauty with seasonal obtrusiveness. The removal and likely reduction of the roadside hedge above would reduce the screening present and add to the obtrusiveness of the site and fail to comply with the landscape and visual related criteria of TWR 5, PCYFF4 and AMG 1.'

Caerau is located in the open countryside of the Llanfairynghornwy area of the AONB. The area is typically characterised by a highly undulating topography, with the site of the proposed camping pitches being in a natural depression in the land and the land beyond the site rising in elevation to a hill. The site also includes mature vegetation to a substantial height. The site is distant from the nearest public highway and the boundary with which is also defined by a mature hedgerow. When the site is viewed from the public highway, it is seen against the backdrop of mature trees, hills and the cluster of buildings at Caerau. Due to the above, the proposal would not harm the sense of openness of the AONB as was the case with the Pen-Wal Bach application. Whilst the site includes a substantial amount of screening, a comprehensive landscaping scheme has been agreed with myself as the officer and the landscape officer. Subject to a condition securing the landscaping scheme, the landscaping officer had no objections to the scheme.

As can be seen from the above, the schemes are incomparable in their context and settings and due consideration was given in each circumstance to the AONB and the effects the respective schemes would have upon it. Having liaised with the Landscape officer on the proposed scheme at Caerau, it was deemed that the proposal was acceptable in terms of its impact upon the AONB.

The proposed site at Caerau is some 480 metres away from the nearest neighbouring property and therefore it cannot be reasonably deemed that the scheme would impact residential amenity. The final

reason for refusal at Pen-Wal Bach was that the site was located in a unsustainable location and users of the site would be dependent on private transport. Since this decision in 2019, the local authority have been in receipt of several appeal decision which have subsequently amended our interpretation of sustainability. Most recently, an appeal was lost at Wern Farm, Llanddona, which a greater distance away from the village of Llanddona than what Caerau is from Llanfairynghornwy. It was further acknowledged in the appeal that the site was some 2km away from the nearest bus stop, whilst Caerau is closer to a bus stop at 1.1km. Having been guided by appeal decisions, it cannot be reasonably said that Caerau is sited in an unsustainable location.

Conclusion

The proposal conforms with all the relevant policies of the Joint Local Development Plan and has reasonably demonstrated that no material harm will be caused to the local highway network. Having considered the above and all objections received as part of the application, It is considered that the proposed development is acceptable.

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 (Camping) / SH3291NW**
- **Location Plan (Menage) / SH3291NW**
- **Landscape Plan / N/A (Received 22/03/2022)**
- **Proposed Camping Area / BSW 20/12/2021**
- **Proposed Elevations Menage / 1312/MEN/01**
- **Proposed Floorplan Menage / BSW 20/12/2021**

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

(03) The site shall be landscaped strictly in accordance with landscape management plan received 22.03.22 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be 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.

(04) The manege shall be used for the private use of horses incidental to the enjoyment of the dwelling house known as Caerau only and shall not be used for livery or any commercial purpose.

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

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

Reason: To define the scope of this permission.

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, AMG 1, AMG 5, TWR 5, PS 4, PS 5, PS 20.

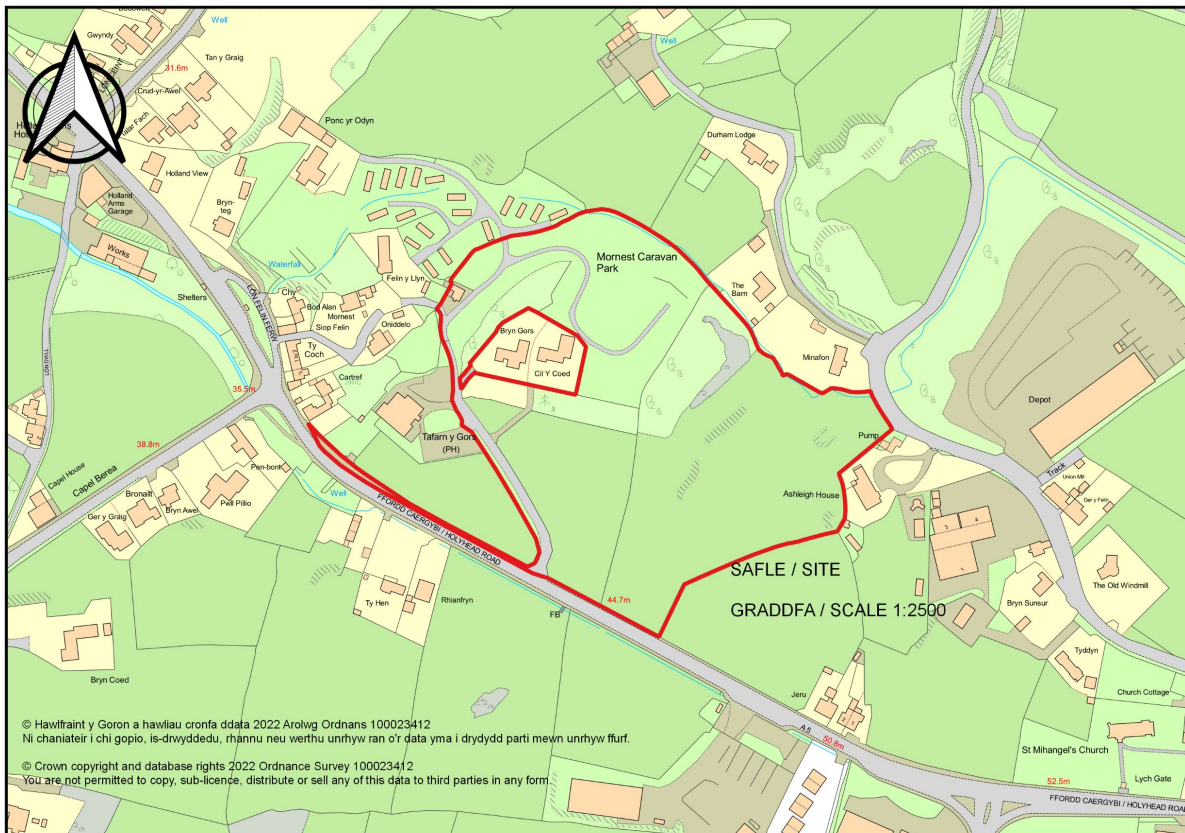
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/7

Applicant: Mr Moris Jones

Description: Full application for the redevelopment of existing caravan park to accommodate static caravans, and extension to site to accommodate touring caravans, together with the erection of a toilet/shower block at

Site Address: Morneist Caravan Park, Pentre Berw



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

Recommendation: Refuse and Permit

Reason for Reporting to Committee

The application was called in to be determined by the planning committee at the request of Local Member Cllr. Dafydd Roberts.

In the meeting held on the 15th June, 2022, members resolved to visit the site. The virtual site visit was conducted on the 29th June, 2022, and the members will now be familiar with the site.

At the subsequent meeting of 6th July, 2022, members resolved to refuse the application contrary to officer recommendation. The given reasons were that the proposal conforms with policy TWR 3 and other material considerations in the form of the lawful use certificate on site indicate approval should be given.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters.

The static caravan element of the scheme was refused purely on the grounds that the 190% increase in numbers is not considered a minor extension as is permitted under the policy. The local member further sited that improvements have been made to the site and thus conforms to TWR 3, which states minor extensions will be permitted providing *'that any increase in the number of static holiday caravan or holiday chalet units is minor and is commensurate with the scale of any improvements to the site'*. Having discussed further with the policy department, they have confirmed that the commensurate improvements are in order to justify the minor extensions (up to 10%) and not over this figure. It is acknowledged that a certificate of lawful use has been granted on the site for the year round siting of the touring caravans and this may indeed allow some additional units over the 10%, however it is not considered that this is a sufficiently material consideration to permit a 190% increase in numbers, which is substantially over the guide figure. The local members stated that the 190% increase was acceptable as it would not create any visual impact and would not be visible from the public realm. Whilst this is indeed true, policy TWR 3 does not include any mechanisms which allows extensions over the minor level based on the visual merits of a proposal.

To conclude, the department retains its stance that the proposal is contrary to policy TWR 3 as the proposed increase in static caravan numbers represent a 190% increase to the units on site, which far exceeds any interpretation of the term minor. Further to this, approval of the scheme would damage the departments ability to consistently apply the policy and would set a dangerous precedent. It is our opinion that the members are recommending approval contrary to policy, with no reasonable or genuine material considerations which indicate that approval should be given.

Relevant Planning History

FPL/2021/16 - Cais llawn i ail ddatblygu'r maes carafanau presennol i letya carafanau sefydlog ac ymestyn y safle i gynnwys carafanau symudol, ynghyd â chodi bloc toiledau/cawodydd llawn yn / Full application for the redevelopment of existing caravan park to accommodate static caravans, and extension to site to accommodate touring caravans, together with the erection of a toilet/shower block at - Mornest Caravan Park, Pentre Berw - Gwrthod / Refused

LUE/2021/14 - Cais llawn am Dystysgrif Cyfreithlondeb Defnydd Presennol ar gyfer 5 carafan statig ychwanegol yn ogystal a'r carafanau teithiol sydd wedi eu lleoli yn barhaol yn / Full application for a Certificate of Lawfulness of Existing Use for an additional 5 static caravans along with the permanently

Recommendation

Refuse the extension to the number of existing static caravans for the following reason:

(01) The proposal by virtue of the number of new static caravans it proposes would not be minor in nature and therefore would run contrary to the provisions of policy TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan.

Approve the touring caravan element of the application 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 (Touring caravan site only as edged in green on the plan attached) 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 / 2587:18:1**
- **Proposed Site Plan / 001 1**
- **Proposed Site Plan / 2587:18:3E**
- **Proposed Shower/Toilet Block / 2587:20:4b**

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

(03) The site shall be landscaped strictly in accordance with proposed site plan (Reference: 001 1) in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be 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.

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

Reason: To define the scope of this permission.

(05) 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.

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, TWR 3, TWR 5, AMG 5, PS 4, PS 5, PS 19.

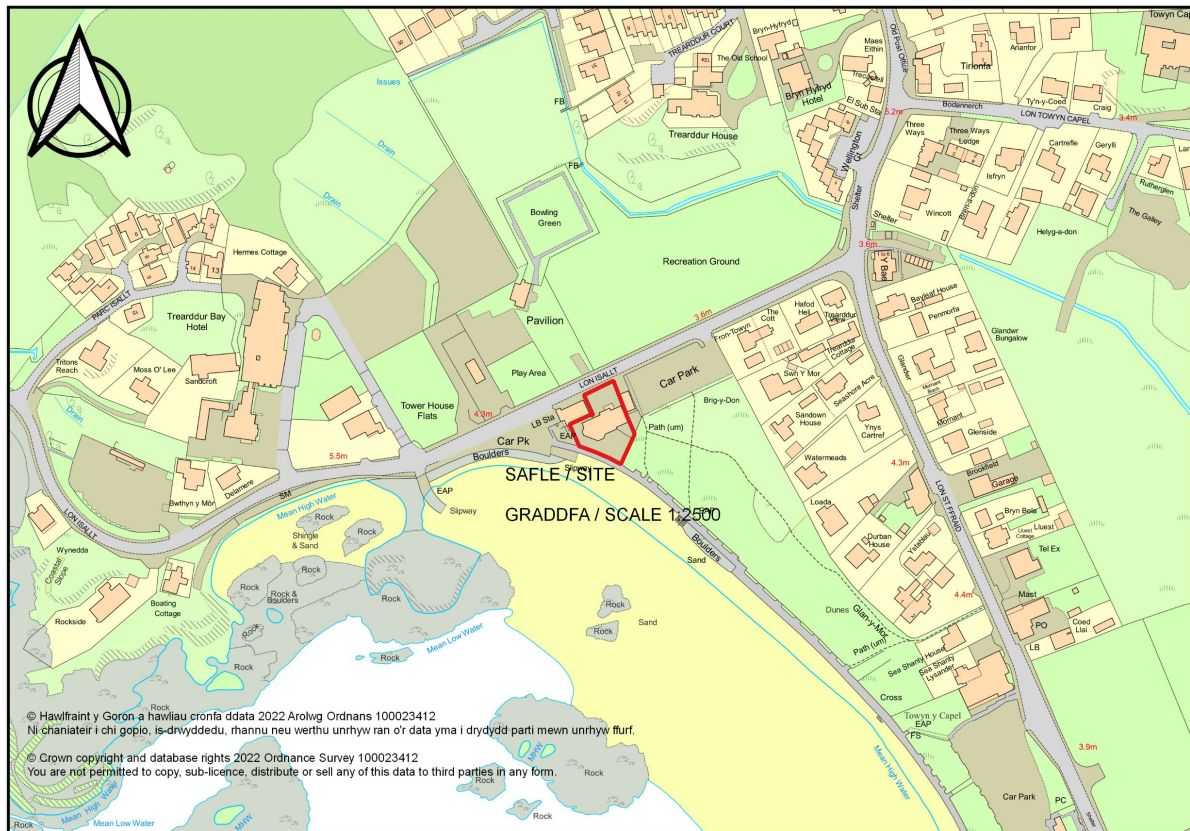
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/63

Applicant: Mrs Maria Watkinson

Description: Full application for the erection of a food and beverage sales kiosk for ice cream, waffles and soft drinks at

Site Address: Ocean's Edge, Lon Isallt, Treaddur 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 Local Member Cllr. Dafydd Rhys Thomas.

At the Planning Committee held on the 15th June 2022, Members resolved to approve the application. However, at the meeting the Officer inadvertently noted that the Highway Department had been consulted and had raised no objection to the proposed development, whereas, in fact, the Highways Department had not been so consulted. Given the highway concerns raised by Members at the June meeting, the Planning Department, on discovering that highways had not been consulted, informed the Chair and the two local Members who participated at the June meeting that Highways would be consulted and the

matter reported again to this Committee. Having now been consulted, the Highways Department confirm that they have no objection.

The application is reported again to Committee in the interest of completeness, openness and transparency and to ensure that all matters have been taken into account in determining the application.

At the subsequent meeting of 6th July, 2022, members resolved to refuse the application contrary to officer recommendation. The given reasons were that the proposal was contrary to policy MAN 6, with specific reference to criterion 2 which states '*The shop will not significantly harm nearby village shops*'.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters.

The local members allege that the scheme is contrary to policy MAN 6 of the Joint Local Development Plan by virtue of contravening criterion 2 of the policy, which states proposals will only be supported providing '*The shop will not significantly harm nearby village shops*'. At the committee, members made specific reference to a 'Mr Whippy' ice cream van which parks up and trades in the vicinity of the site. The department would contest that a mobile ice cream van does not constitute a 'village shop' as is cited in the policy as it is a temporary use that can relocate with ease. Indeed, the local member himself stated that 'Mr Whippy' departs the site every evening and returns the following morning. It is considered that the local Spar shop would be much more innkeeping with what is considered as a 'village shop' as sited in the policy. Nonetheless, Treaddur Bay is a popular tourist destination and it was stated by the local members that the area is gridlocked with traffic and people in the summer months therefore the department would question if a small ancillary unit would amount to over provision of such facilities to an extent that would '*significantly harm nearby village shops*' in consideration of the level of demand for such facilities. Further to the above, I would direct the members to paragraph 119 of Planning Policy Wales (11th edition) which states '*It is not the function of the planning system to interfere with or inhibit competition between users of and investors in land*' and again remind the members that competition is not a material planning consideration. As such, it is not considered that members are voting for refusal on a material basis and therefore risk costs and being overturned at appeal as set out in 4.6.12.1 of the Council's Constitution.

The planning department maintain their stance that the proposal is in accordance with all relevant policies as set out in the previous committee report.

Conclusion

The proposal conforms with the relevant policy of the JLDP and therefore will be recommended for approval.

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 / TQRQM21335124942801**
- **Proposed Kiosk / DWG No: 14**

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

(03) The retail kiosk hereby approved shall only be used ancillary to restaurant as shown in the red line provided on the location plan (Reference: TQRQM21335124942801).

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

(04) The retail kiosk shall be used for food and drink and for no other purpose (including any other purpose in class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

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

(05) 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.

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, MAN 6, PS 1, PS 4, PS 5.

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/2021/266

Applicant: Mon Developers

Description: Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to

Site Address: Garreglwyd Road, Holyhead



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 Local Member Cllr. Trefor Lloyd Hughes amid local concern for highway safety, overdevelopment of the site and the developments appearance in the locality.

In the meeting held on the 15th June, 2022, members resolved to visit the site. The virtual site visit was conducted on the 29th June, 2022, and the members will now be familiar with the site.

At the meeting held on the 3rd July, 2022, members resolved to defer the application to allow further highways information to be consulted upon.

Proposal and Site

The site is located in the town of Holyhead and its associated development boundary. The site is located in a dense urban area, with Maes Cybi flanking the east of the site and other residential development on South stack and Carreglwyd Road defining the west and northern boundary. The remaining boundary is bound by Carreglwyd road itself, which also provides a means of access to the site. Unmaintained vegetation covers most of the site at present with several rocky outcrops located throughout the site. The gradient of the site follows that of Carreglwyd Road, with higher ground in the east gently sloping to the west.

The proposal is made for the reducing of the level of the site together with the erection of an 8 unit block of flats together with the creation of an internal access road and associated parking area.

Key Issues

The key issues of the proposal are as below:

- Principle of housing development
- Design of proposal
- Effect on neighbouring amenity
- Effect on local highway network.
- Effect on ecological matters.

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
Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 16: Housing Provision
Policy AMG 5: Local Biodiversity Conservation
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TAI 8: Appropriate Housing Mix

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Affordable Housing (2004)
Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd Keith Robert Roberts	No response
Cynghorydd Trefor Lloyd Hughes	Called in to committee.

Cyngor Tref Caergybi / Holyhead Town Council	Object with concerns in regards to privacy.
Iechyd yr Amgylchedd / Environmental Health	Advisory in regards to contaminated land and vibration from rock pecking.
Gwasanaeth Addysg / Education Service	No contribution required
Dwr Cymru Welsh Water	No objection in principle
Ymgynghoriadau Cynllunio YGC	No objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Capacity in windfall indicative provision for development
Strategol Tai / Housing Strategy	Satisfied with proposed housing mix.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Construction traffic management plan condition
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection provided ecological survey is included on list of approved plans
Gritten Ecology	Mitigation and enhancement measures suggested in ecological survey need to be followed.

The proposal was afforded publicity by the posting of personal letters to the occupiers of neighbouring properties, with a latest date of 27/10/2021 for observations to be made in response. At the time of writing this report, 7 letters of objection had been received and their contents will be addressed later in this report.

Relevant Planning History

FPL/2021/42 - Cais llawn ar gyfer codi 8 fflat preswyl fforddiadwy, adeiladu mynedfa newydd i gerbydau, adeiladu ffordd newydd ar y safle ynghyd â thirlunio caled a meddal ar dir ger / Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to - Ffordd Garreglwyd Road, Caergybi/Holyhead - Tynnwyd yn ôl / Withdrawn

Main Planning Considerations

Principle of Development

Under the adopted Anglesey and Gwynedd Joint Local Development Plan, Holyhead is defined as an Urban Service Centre and therefore any housing proposals will be considered against policy TAI 1 of the plan. Policy TAI 1 aims to deliver a strategic level of housing in urban service centres through allocated housing sites and suitable windfall sites subject to the indicative provisions set out in table (ii) of the policy. The site subject to this proposal is outside of any housing allocations and therefore is considered as a windfall site. Current figures provided by the policy department indicate that there is capacity within the Holyhead windfall indicative provision to accommodate the proposal and therefore it is considered that the scheme is in accordance with policy TAI 1.

Policy TAI 8 of the Joint Local Development Plan seeks to ensure that housing developments contribute to improving the balance of housing stock and meets the identified needs of the whole community. The application was accompanied by a housing mix statement which justified the units proposed and supplementary to this, it was confirmed by the local authority housing department that the proposed mix of flats was satisfactory and that there was a strong demand for socially rented flats in the Holyhead area. Due to the above, it is considered that the scheme is in accordance with policy TAI 8. The local authority housing mix supplementary planning guidance document is consistent with TAI 8 in aiming to *provide a*

mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population."

Policy TAI 15 of the Joint Local Development Plan seeks to secure an appropriate provision of affordable housing on housing developments of 2 or more units. Under the policy, it is noted that an affordable housing provision of 10% is viable in the Holyhead area. It has been noted as part of the application that the proposal is to be 100% affordable and therefore conforms with policy TAI 15. As the policy requirement is 10% affordable, it is only this percentage that can be secured via a section 106 legal agreement. The remainder of the development will be affordable at the discretion of the developer.

PCYFF 1 of the adopted Anglesey and Gwynedd Joint Local Development states 'Proposals within Development Boundaries will be approved in accordance with the other policies and proposals of this Plan, national planning policies and other material planning considerations'. Due to the above considerations, it is considered that the proposal effectively accords with the provisions of policy PCYFF 1.

Design of Proposal

The proposed building is spread over two storeys and will include a pitched anthracite standing seam roof. The walls of the building will be finished in facing brick or white render with rainwater goods and windows/doors in anthracite to match the roofing material. The above materials are locally prevalent and as such it is not considered that the design of the building would be incongruous with the general appearance of the area. It must also be considered that there are a range of materials and dwelling types locally and as such it is not considered that the area has a set pattern or type of development. The design of the building was an observation raised in the letters of objection along with concerns in regards to the proposal amounting to overdevelopment to the site due to its massing.

As detailed above, the department considers the proposal to be of an acceptable design which does not cause harm to the appearance of the local area. The building does not dominate the site in terms of its footprint and includes amenity area surrounding the building along with parking and refuse areas.

Subsequently, the local authority do not consider the development to amount to overdevelopment. Policy PCYFF 2 of the plan also states that proposals should make the most efficient use of land. As a vacant plot within the development boundary, it is considered that the use of the site for housing purposes is the most efficient use of land. Further to this, the use of windfall sites for housing is an important aspect of the Joint Local Development Plan's strategy for delivering strategic levels of housing as noted in policy PS 16 (Housing Provision).

Residential Amenity

The application was previously withdrawn amid concern that the scheme would be an oppressive structure which would overlook and effect the outlook of the dwellings on Cybi Street, which define the eastern boundary of the site. This revised scheme has been amended by reducing the level of the site so as to ensure the finished floor levels of the proposal and the dwellings on Cybi Street are similar and thus will not overbear upon the neighbouring properties. A 1.8m boundary fence will also be provided on this boundary which together with the reconfiguration of the building to set back primary and secondary windows the required distance away from the neighbouring properties as set out in the supplementary planning guidance design guide, ensures that any overlooking is sufficiently mitigated against. The 1.8m boundary fence will also prevent the headlights of vehicles within the site from negatively affecting the amenities of neighbouring properties. Due to the above, it is considered that the scheme conforms with policy PCYFF 2 of the Joint Local Development Plan, which states planning permission will be refused where the proposed development would have an unacceptable adverse impact on residential amenity.

The supplementary planning guidance design guide sets out recommended distances between properties so as to avoid unacceptable impacts upon residential amenity. In this circumstance, the distances required is 12 metres from the ground floor main to side (blank wall) and 18 metres from ground floor

main to secondary. 16 and 19.5 metres are provided respectively and therefore it is not considered that the proposal would overlook the properties on Cybi Street to an extent that would warrant refusal. In this dense urban setting it must also be considered that there is an existing baseline of overlooking.

Concern was also raised by the community council in regards to the effect of the proposal on the privacy of the bungalows in the locality of the site. The properties on the north and west boundaries of the site are bungalows, however due to the orientation and distance of the building to these properties, it is not considered that any overlooking that would occur would do so to an unacceptable extent.

Impact upon residential amenity formed the basis of objections in response to the publicity afforded to the scheme, however due to the above it is not considered that there is grounds for refusal on this basis.

Effect on Local Highway Network

Concern was raised by the local member and by local residents that the scheme would overload the local highway network. Having consulted the highways department of the local authority, they had no concern in regards to the scheme and only requested additional information regarding parking spaces, refuse collection and estate road management and maintenance. The required spaces in line with local authority parking standards is 10 spaces, however only 8 are provided. Despite the shortfall of 2 parking spaces, it is considered the proposal is acceptable as it is located in a highly sustainable location which is accessible by bus and rail with local amenities also within walking and cycling distance. Subsequently, occupiers of the development are not reliant on private transport and as such private transport is not considered a necessity in this location. A construction traffic management plan will also be conditioned so as to ensure the construction phase causes the least amount of disruption to the local highway network.

Ecology

Concern was also raised as part of the objection that the accompanying ecological survey was incorrect and did not consider all relevant ecological issues on site. Having consulted the local authority ecological advisor, no objection was raised with the survey and only commented that the enhancement measures should be included on the proposed plans. The ecological survey will be included in the list of approved plans to ensure that biodiversity enhancement and mitigation is adhered to. Due to the above, the proposal is considered to adhere to policy AMG 5 of the joint local development plan and also fulfils the local authority's duty under the Environment (Wales) Act to attain net gain to biodiversity in the carrying out of its functions.

Other Matters

Objections were also raised in relation to the capacity of the local sewerage network to accommodate the additional flows. Having consulted the local authority drainage department and Dwr Cymru as the statutory undertaker, no objection was received. It is therefore considered that this objection does not form grounds for refusal. As the application is for new dwellings, a SUDs application will be required which will give closer scrutiny to the drainage of the site.

As mentioned earlier in this report, the site will be reduced in level so as to allow the finished floor levels of the building to be similar to that of the dwellings on Cybi Street, which will require ground breaking and rock pecking. A condition will be imposed on the consent which requires details of the construction methods along with a condition which limits the hours of pecking. As set out in the Environmental Health response, an advisory will also be imposed on the consent which recommends the developer to undertake pre condition surveys of the nearest neighbouring dwellings. The surveys will protect the developer from future legal claims and also provide the residents a degree of comfort that any issues caused can be identified and addressed. With regard to paragraph 3.47 of the Welsh Government Circular WGC 016/2014, these surveys cannot be conditioned as its requirements extend outside of land owned by the applicant and therefore would have no reasonable prospect of being able to adhere to the requirements of the condition.

Conclusion

Having considered all objections received as part of the statutory publicity alongside the relevant policies and supplementary planning guidance, no valid reasons for refusal have been encountered. The proposal will make the best and most efficient use of a suitable windfall site within the development boundary in order to contribute to delivering an identified local need for housing.

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.

- Site Location / A-03-01
- Proposed Site Layout / A-03-03
- Proposed Elevations / A-03-05
- Fence Detail / A-03-07
- Proposed Floor Plans / A-03-04
- Site Sections / A-03-06 Rev 01
- Garreglwyd Road, Holyhead Ecological Impact Assessment for Mon Developers February 2020 Updated June 2021 3129/11

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

(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;
- (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.

(04) No development shall commence, including any works of ground breaking or rock pecking, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;**
- ii. loading and unloading of plant and materials;**
- iii. storage of plant and materials used in constructing the development;**
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v. wheel washing facilities;**
- vi. measures to control the emission of dust and dirt during ground breaking / rock pecking ;**
- vii. a scheme for recycling/disposing of waste resulting from ground breaking / rock pecking works;**
- delivery, demolition and construction working hours;**
- viii. details of all machinery being used including measures to control noise, vibration and pollution control impacts and mitigation**

The approved Construction Method Statement shall be adhered to throughout the ground breaking / rock pecking and construction period for the development.

Reason: To protect the amenity of nearby occupants

(05) In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site. The Remediation Strategy shall be submitted and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the Remediation Strategy.

Reason; To safeguard the amenities of future occupants.

(06) Ground breaking / rock pecking or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

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, TAI 1, TAI 8, TAI 15, PS 16, PS 1, PS 4, PS 5, AMG 5, PS 19.

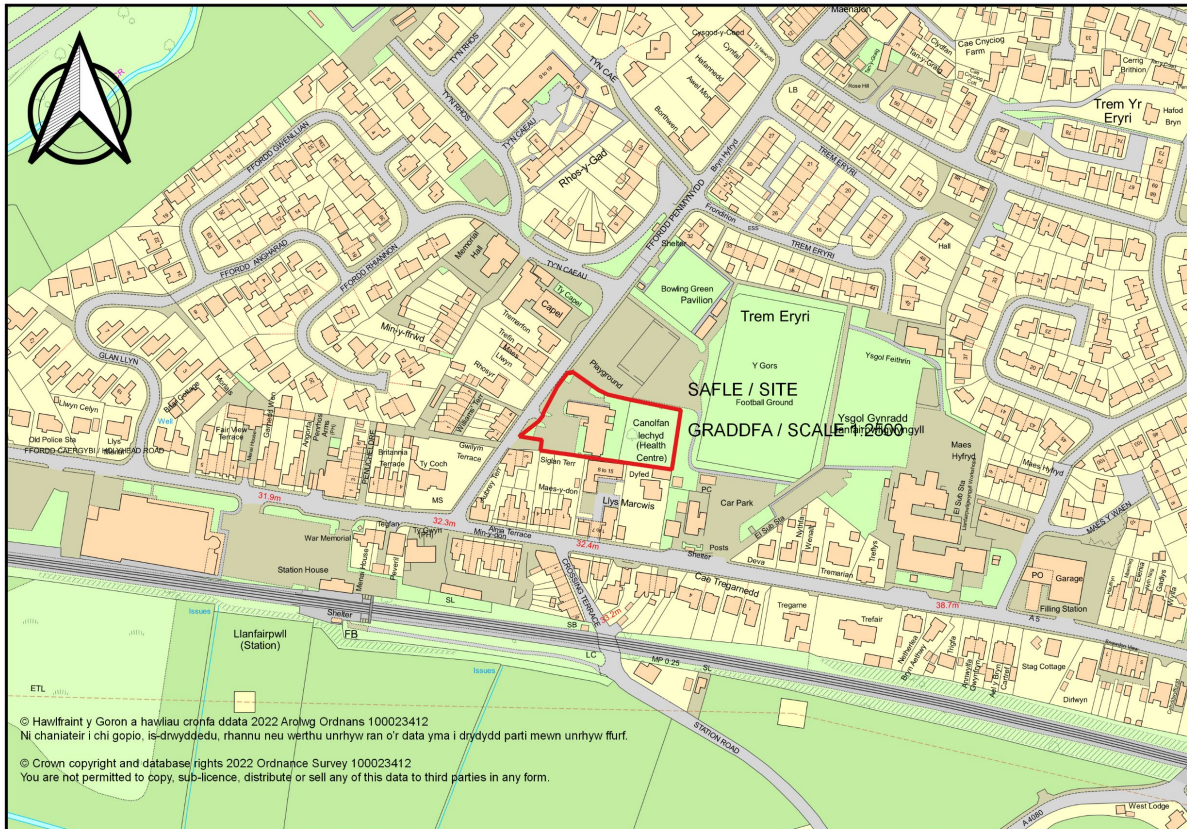
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/336

Applicant: Ms. Liz Ormerod

Description: Full application for alterations and extensions to health centre, the construction of new parking spaces together with soft landscaping at

Site Address: Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll



Report of Head of Regulation and Economic Development Service (Owain Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee on the request of the Local Member – Councillor Alun Wyn Mummery.

The planning application was presented to the planning and orders committee on the 6th July 2022, where members requested a site visit. The site visit has taken place on the 20th July 2022, and the members are now aware of the site and its settings.

Proposal and Site

The application is made for an extension to the existing Health Centre. Other associated development comprises the creation of five additional car parking spaces together with soft landscaping in the form of a paved path.

The application site is the Llanfairpwll Health Centre, located along Ffordd Penmynydd within the development boundary of Llanfairpwll, as defined by the Joint Local Development Plan.

Key Issues

The key issues are if the proposal complies with current policies, and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

Policies

Joint Local Development Plan

Policy ISA 2 - Community Facilities
Policy PCYFF 2 – Development Criteria
Policy PCYFF 3 – Design and Place Shaping
Policy PS 1 – Welsh Language and Culture
Policy TRA 2 – Parking Standards
Policy TRA 4 – Managing Transport Impacts

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 15: Development and Flood Risk (2004)

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the application and requested that a Construction Traffic Management Plan (CTMP) be placed as a condition.
Ymgynghoriadau Cynllunio YGC	Initially objected to the application as the site is within an area at risk of flooding from surface water and small watercourses. At their request, a Flood Consequence Assessment was produced, which highlighted that the proposed development would have minimal risk of flooding. No objection during the second consultation period, and provided SuDS advice for the applicant.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections if the ecology report is included in the list of approved plans. Acknowledge that bats are present at the application site, but the proposed development represents a lower risk for bats.

Ymgynghorydd Tirwedd / Landscape Advisor	The trees to be removed (G1 and W1) are not high value amenity trees. Removal of these trees would have negligible effect on wider amenity and it is considered that felling is justified in relation to the proposed extension. Clarification was sought regarding the future status of willow tree TN 1, with the agent confirming that this tree is to be retained, as shown on the proposed site plan.
Iechyd yr Amgylchedd / Environmental Health	Informatives for the applicant.
Dwr Cymru Welsh Water	Informatives for the applicant, and requested a condition regarding surface water.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments regarding relevant policies.
Cynghorydd Meirion Jones	No response at the time of writing the report.
Cynghorydd Alun Wyn Mummery	Supportive of this long awaited application, but called in to Planning Committee due to concerns regarding the parking situation.
Cynghorydd Robin Wyn Williams	No response at the time of writing the report.
Cyngor Cymuned Llanfairpwll Community Council	Supportive of this long awaited application, but concerned over lack of parking spaces.

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 31/12/2021. Three letters of objection were received during this consultation period. The main points raised were:

- Plans submitted in 2019 had 21 new parking bays whereas this application only has 5
- There doesn't seem to be enough space on site to create the proposed parking spaces
- The car park is not big enough to accommodate the extension and increase in patients
- Object to all the trees being cut down and turned into a car park

In response to these comments:

- The Highways Department have no objections regarding the parking situation
- The agent has confirmed that since Covid the number of patients attending the Health Centre has reduced, which should cause less parking issues
- Plans clearly show that only a small section of woodland to the rear is being removed to accommodate the extension

Following the submission of additional information in the form of a Flood Consequence Assessment and an updated ecology report, a second consultation period started. The latest date for receipt of any representations was the 24/06/2022. At the time of writing this report, two letters of objection had been received. The comments made were:

- 5 new parking spaces not enough, and not enough space to create them
- Existing car park is too small, this extension will make it busier

It is considered that the response to the first consultation period comments address these objections, and the points raised will be further addressed in the main body of this report.

Relevant Planning History

31C285 - Minor refurbishment works and office accommodation including enlarging existing windows at Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll. Approved 15/12/2003.

FPL/2019/284 - Full application for alterations and extensions together to the health centre together with change of use of land to the rear to incorporate an extension to car park at Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll. Returned to Applicant.

Main Planning Considerations

The main planning considerations are the design and appearance of the extension, its impact on its surroundings, and the acceptability of the parking scheme. Concerns have been raised regarding the inadequate provision of parking spaces on site.

Llanfairpwll Health Centre is located along Ffordd Penmynydd, within the development boundary of Llanfairpwll as defined in the JLDP. The existing car park is located to the west of the health centre, closest to the highway, with a small woodland located to the east. The proposal is for a rear extension to the health centre. This will allow space for an additional five consultation, which will benefit the Health Care staff and the service users.

The extension will extend approximately 7.4m beyond the rear of the Health Centre, and will be 17m wide, set off both side elevations. This extension will have two different roof pitches, one at 7.4m in height and the other at 6m, with all the eaves at 3.3m in height. It is to be finished with render, with some brickwork to the bottom, which is considered acceptable and will integrate into the surrounding built environment. Additionally, the roof tiles will match the existing building, ensuring integration. Each consultation room will have a rear facing window, looking towards the woodland behind, and creating no concerns of overlooking. The extension has been purposefully set 12m away from neighbouring Lllys Marcwis flats, which complies with the indicative minimum distances set out in the SPG. It is considered that the proposed development will have no greater impact upon the privacy and amenity of any neighbouring properties, and is compliant with policy PCYFF 2.

The principal of development to a community facility is supported by policy ISA 2, subject to it meeting a set criteria. Criteria i, iv and v of ISA 2 are relevant to this application. As the site is located within the development boundary, is of an appropriate scale and is easily accessible by foot, cycle and public transport, it is considered to comply with policy ISA 2. This application must also give consideration to the Welsh Language under policy PS 1. In regards to this specific application, the agent has confirmed that all signage on the application site is to be bilingual, ensuring compliance with policy PS 1.

Six trees are proposed for removal to accommodate this extension as highlighted in the ecological appraisal. The initial version of the report noted potential for bats in the woodland behind the surgery, and suggested a further tree climbing survey to determine bat presence in the trees to be felled. An updated report confirmed that there were no sign of bats or roosts in the trees proposed for felling, but did confirm bat presence in the woodland. As stated by the landscape advisor, the trees proposed for felling are not of high value, and it is considered that the felling is acceptable to accommodate the extension. During the consultation period, an objection was received from the drainage department as the site lies in an area at risk of flooding from surface water or small watercourses. A Flood Consequence Assessment was produced by the agent, which highlighted that the proposed development has minimal risk of flooding, and is compliant with TAN 15.

This site was subject to a previous application, reference FPL/2019/284, for alterations and extensions to the health centre, together with the change of use of land to the rear to create a car park. This included the removal of all the trees to the rear to create a large car park. This application was returned to the applicant as it was considered unacceptable from an ecological perspective and from the point of view of the Environment Wales Act. The site did not offer adequate space to achieve biodiversity gain in relation

to the loss of the whole woodland. This application before us now has taken into consideration the comments from the previous application, with the majority of the woodland to remain.

Objections were received from neighbours and a Local Member regarding the parking situation on site. They are of the belief that this proposal provides inadequate additional parking spaces that the Health Centre needs. The proposal includes the creation of five additional parking spaces, two to the north of the health centre and three outside the main entrance. It is considered that this application provides ample space for parking, whilst maintaining biodiversity on site. Additionally, the Highways Department had no objections towards the development, which is considered to comply with policy TRA 2. Furthermore, the site is in a sustainable location, and is easily accessible on foot, cycle or by public transport. Llanfairpwll also has public car parks in short walking distance. The agent has also confirmed that since Covid the number of patients attending the surgery has reduced, thus reducing the pressure on the car park.

Conclusion

This development is considered a small scale extension that will provide essential additional space within the Health Centre, which will ease the strain on Health Care staff, and will improve its service to its patients and the wider community. It is a simple design that is subservient to the existing building, and will integrate into the site, creating little or no greater impact upon the privacy and amenity of neighbouring properties.

Regarding the parking situation, it is considered that providing an additional five parking spaces is an improvement on the existing situation. Whilst objections were received regarding this, the Highways Department had no objections, and due to changing medical practices as a result of the Covid pandemic, it is anticipated that less patients will be present at the Health Centre at a given time, reducing the strain on the car parking situation.

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:

- 18077 LHC-TACP-EB-00-DR-A-100 Rev P04: Proposed ground floor plan
- 18077 LHC-TACP-EB-01-DR-A-101 Rev P02: Proposed roof plan
- 18077 LHC-TACP-EB-ZZ-DR-A-200 Rev P01: Proposed elevations
- 18077 LHC-TACP-ES-ST-DR-A-702 Rev P01: Proposed site plan
- Enfys Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment - Version V3 - 23/05/2022
- KRS Environmental - Flood Consequence Assessment - March 2022

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

(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;
- (viii) The working days and hours on site.
- (ix) The length of time the proposed works will take to complete on site.

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

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

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: ISA 2, PCYFF 2, PCYFF 3, PS 1, TRA 2, TRA 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.