

Application Reference: FPL/2022/60

Applicant: Head of Housing Services

Description: Full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former site of

Site Address: Newborough School, Pen Dref Street, Newbrough



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is recommended to be deferred as the Local Planning Authority have received further highway information. The planning application will be presented to the March Planning Committee following a re-consultation process with statutory consultees and neighbouring properties.

Proposal and Site

The proposal is a full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former Primary School Site at Pendref Street, Newborough. The former primary school has been demolished but the electrical sub-station building still

remains on site at present. There are residential properties located to the North, South and West, with an area of undeveloped land to the East.

The land is located within the development boundary of Newborough as identified within the Joint Local Development Plan (JLDP).

There will be a mixture of single and two storey dwellinghouses across the site with various number of bedrooms. The proposal entails semi-detached, terrace of 4 properties and flats. All units are provided with designated parking and private amenity spaces. No public open space will be provided within the site; however there will be a need to provide a financial contribution of £2947.19 towards informal and equipped play space.

This is a major planning application which has been subject to statutory pre-application consultation process. The requirement to carry out a pre-application consultation is set out in Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order.

Key Issues

- Principle of Residential Development
- Highway Considerations and Sustainability
- Relationship with the Surroundings
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations

Policies

Joint Local Development Plan

Joint Local Development Plan

Policy TAI 3: Housing in Service Villages
Policy TAI 8: Housing Mix
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 6: Water Conservation
Policy PCYFF 5: Carbon Management
Policy ISA 2: Community Facilities
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Strategic Policy PS 2: Infrastructure and Developer Contributions
Policy ISA 1: Infrastructure Provision
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS1: Welsh Language and Culture
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS16: Housing Provision
Strategic Policy PS19: Conserving and where appropriate enhancing the natural environment
Policy AMG5: Local Biodiversity Conservation
Policy AT4 – Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance

Supplementary Planning Guidance Affordable Housing (2004)
 Supplementary Planning Guidance IOCC Design Guide for the Urban and Rural Environment (2008) "SPG Design Guide"
 Supplementary Planning Guidance Parking Standards (2008)
 Supplementary Planning Guidance Housing Mix (October 2018)
 Supplementary Planning Guidance Maintaining and Creating Distinctive and Sustainable Communities.
 Supplementary Planning Guidance Open Space in New Residential Development (2019)

National Policy:

Technical Advice Note 2: Planning and Affordable Housing
 Technical Advice Note 5: Nature Conservation and Planning
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Welsh Language

Response to Consultation and Publicity

Consultee	Response
Draenio Gwynedd / Gwynedd Drainage	Confirmation has been received that an application to the SAB is required to prior to any work commencing on site to ensure that the proposal manages on-site surface water adequately.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval in relation to future management of private gardens and to ensure the landscaping scheme is implemented in accordance with the submitted information.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No response.
Cynghorydd John Ifan Jones	No response.
Cynghorydd Arfon Wyn	No response
Dwr Cymru Welsh Water	Confirmation has been received that Welsh Water is satisfied with the proposal.
Cyngor Cymuned Rhosyr Community Council	No response.
Cadw Scheduled Monuments	No response.
Ymgynghorydd Treftadaeth / Heritage Advisor	No heritage implications.
Cyfoeth Naturiol Cymru / Natural Resources Wales	NRW is satisfied with the proposal with appropriately worded conditions in relation to contamination, piling, and biosecurity.
Strategol Tai / Housing Strategy	No response
Gwasanaeth Addysg / Education Service	Confirmation has been received that there is sufficient capacity in the Primary School to cater for any additional school spaces which development.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal with appropriately worded conditions

GCAG / GAPS	<p>GAPS confirmed that a programme of archaeological evaluation was conducted at the site owing to the moderate potential for archaeological remains in the locale. Niwbwrch is notable for its medieval origins, especially at the central crossroads and the surrounding areas.</p> <p>Despite this, the Trial Trenching confirmed that the creation of the old school has significantly altered the sub-surface deposits of the site. Whilst there is still potential for archaeological remains to the east in the area of the old playing fields – the red lined boundary defined by this application falls within the footprint of the old school, where the archaeological potential is deemed to be low. As such there is no recommendation for mitigation in this instance.</p>
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with the ecological surveys and reptile surveys. The developer should ensure the mitigation and recommendations of the ecological surveys are adhered to.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Standard Policy Comments received
Iechyd yr Amgylchedd / Environmental Health	Standard comments in relation to vibration, contamination of land and hours of working.

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 3rd November, 2022. At the time of writing the report 3 letters had been received at the Department and a further 13 web comments. The main comments as follows:-

- No objection but concerns on site traffic on Pendref Street and traffic should not be permitted to use Pendref Street.
- No pavement on Pendref Street close to playground, cul-de-sac and senior citizens
- Children Safety with back gardens directly onto Pendref Street
- Community Infrastructure Levy
- Additional traffic and Highway Safety and Visibility
- Additional traffic signs, speed limits should be looked at
- Pre-Application Process not undertaken correctly
- Concerns when the former school was demolished
- Overlooking and Loss of light
- Loss of amenity
- Impact on Ecology
- Slate roof should be used
- New plans submitted and everyone should have re-consultation
- Development should be in keeping with the surrounding area, flats not acceptable
- Solar panels should be solar tiles

In response to the comments raised by neighbouring properties:-

- The Highways Authority has confirmed that they are satisfied with the proposal, the access, visibility and parking arrangements. Appropriate conditions will be placed on the permission to ensure that

further information is submitted to the Local Planning Authority to deal with Construction Traffic prior to commencement of work on site.

- Community Infrastructure Levy is not a planning consideration
- It is considered that the PAC process was undertaken and completed prior to the submission of the planning application.
- Concerns over demolishing the former primary school is not a consideration for this planning application.
- Consideration has been given to the impact of the development upon the amenities of adjacent residential properties, this will be further elaborated in the main body of the report.
- An ecology and reptile survey has been submitted with the planning application and NRW and the Ecologist is satisfied with the information provided. Appropriate conditions will be placed on the permission to ensure the work complies with the recommendations of the surveys.
- The roofing materials of the proposed dwellings will be slate
- Adequate consultations have taken place and neighbours have had the opportunity to make comments on all amended/additional information

It is considered that the development is in keeping with the surrounding area and the design of the dwellings have been taken into consideration.

Relevant Planning History

DEM/2020/4 - Application to determine whether prior approval is required for the demolition of the former school at - Newborough Primary School, Newborough - Permission Required 7/10/20

Main Planning Considerations

In the JLDP Newborough is identified as a Service Village under policy TAI 3 (Housing in Service Villages). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary and provided that the size, scale type and design of the development corresponds with the settlements character. This site lies within the Newborough development boundary as identified in the JLDP and represents the site of the old primary school the proposal can therefore be considered against Policy TAI 3.

Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of this proposal (14 units) is approximately 35 units per hectare which complies with the requirements of the Policy.

Affordable Housing

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 30% affordable housing for 2 or more units within Service Villages such as Newborough. This would equate to 4.2 dwellings having to be affordable.

It is also worth noting that this application is made by the Isle of Anglesey County Council's Housing Department, the development will therefore be for 100% affordable housing which will comply with the requirement of the Policy.

Housing Considerations

The indicative supply level for Newborough over the Plan period is 40 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc. During the period of 2011 to 2021, a total of 21 (6 on allocated sites and 15 on windfall sites) units have been completed in Newborough. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2021 stood at 9 units). This means that at

present there is insufficient capacity within the indicative supply for the settlement of Newborough for this development,.

The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and open countryside. The indicative growth level (including 10% slippage) for Villages, Clusters and open countryside is 1953 units. 1,422 units were completed between 2011 and 2021 in the Villages, Clusters and open countryside category and that 708 were in the land bank (and likely to be developed).

However, as the settlement has seen its expected level of growth on windfall sites through units completed in the period 2011 to 2021 and completion of the existing landbank the application needed to justify the need of the proposal within the local community. Further information was submitted by the applicant to prove the need for this development in the area. A Housing Need Survey was undertaken and the proposed mix does address the identified need as identified in the Housing Need Survey.

Since this proposal would result in an unexpected windfall site for a large scale housing development in line with criterion (2) of Policy PS 1 a Welsh language impact assessment had been submitted to the Local Planning Authority.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. The planning application was accompanied by a Housing Need Survey and confirmation that the Housing Department will be offering the 14 units as 'tenure neutral' i.e upon completion, the properties can be let at either social or intermediate rent as well as offered for sale under the shared equity scheme. The aim is to provide a mixed tenure development dependent on the need at the time of developing the site.

The proposed development offers a mixture of semi-detached and terrace properties which can accommodate various number of bedrooms and occupants. Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community.

The mixture include 8no 2 bedroom dwellings (2 storeys), 1 no 3 bedroom semi-detached dwellings (2 storeys), 1no 4 bedroom semi-detached dwellings (2 storeys), 4 no 1 bed flats (2 storeys).

Regard is given to the Local Housing Market Assessment (LHMA), Council Housing Register and Tai Teg Register to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market.

The proposal would increase the provision of semi-detached and terraced houses in Newborough. and would this increase in provision would contribute towards actions set out within the LHMA. The proposed housing mix would complement the housing mix provided within the area and in light of the above, it is considered that the proposal can be supported on the grounds of need in the locality.

Welsh Language and Culture

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that

application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

In line with criterion (1b) of Policy PS 1 'Welsh Language and Culture' since this development would cumulatively provide more than the overall indicative housing provision for the settlement, a Welsh Language statement should be submitted in support of the application. It is noted that a Welsh Language Statement has been submitted with the application.

The Policy and Welsh Language Manager had not responded to the consultation response, however, it is considered that the impact upon the Welsh Language will be comparatively low and the fact that the dwelling houses will be 100% affordable will mean that the occupiers will remain local.

Provision of Open Spaces in New Housing Developments

As this is a development of 14 dwelling houses it triggers Policy ISA 5, which states that: "New housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust (FiT) benchmark standards of 2.4 hectares per 1000 population."

The Open Spaces in New Residential Developments Supplementary Planning Guidance (SPG) (March 2019) states that the benchmark standard proposed by the FiT consists of a minimum 2.4 hectares per 1000 population.

Following an assessment of the proposed development and the surrounding area and that no open space is provided within the site, the developer should provide a financial contribution of £2,947.19 towards informal and equipped children's play area off site.

Infrastructure Policy

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration is given to the capacity within local schools to accommodate the anticipated number of children on the site. It is also important to consider the effect of the proposed development on the capacity of local schools. The cumulative impact of other developments in the schools' catchment areas is also taken into account when assessing whether an education contribution should be made. The Lifelong Learning Department of Anglesey Council have confirmed that no commuted sum is required in this instance.

Character of the area:

At its core, one of the most fundamental consideration is whether this residential development is acceptable in respect of its design and layout is whether it can comply with the provisions of the JLDP and whether there are any other material considerations which must be taken into account. Policy PCYFF2, PCYFF3 and PCYFF4 are the primary consideration in assisting the proposal from this aspect.

The development is located within the development boundary of Newborough adjoining existing dwellinghouses. Within this context, achieving the correct design and appearance is important and it is noted that a mixture of development are located within the vicinity. These include a mixture of single and two storey dwellings of various designs.

The design and appearance (a mixture of stone/off white render, grey and slate roof) of the proposed units are considered acceptable in terms of their impact on the townscape which will acceptably integrate

into the surrounding area. The proposed development includes a mixture of semi-detached dwellinghouses, a row of terrace housing and flats. It is considered that the proposed development will not harm the character of the area and reflect the relatively dense residential pattern of development within the immediate locality.

Effect upon the amenities of neighbouring properties:

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

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties.

Plot 1 – 4, Plot 12 and Plot13 complies with the guidance set out in the Supplementary Planning Guidance (SPG) Urban and Rural Environment in relation to proximity.

Plot 5 – 8 – These are flats 2 at the ground floor and 2 on the first floor, the distances in the SPG needs to be increased by 3m due to main living accommodation being at first floor level. The flats fail to comply with the distances to the rear boundary; however, consideration has been given to the fact that these flats will overlook the B4421 and Newborough Industrial Units, it is not considered that the flats will have any impact upon the amenities of the adjacent residential property known as 'Bryn Sinc' which is located approximately 25m in a North Easterly direction from the nearest flat.

Plot 9, 10 and 11 fails short of the distances to the boundary; however, as there is a distance of approximately 34m to the property to the rear and that there are existing trees and hedges which will be retained on this boundary, it is considered that there is sufficient distance between the existing property to the rear for these plots not to impact upon the amenities of the adjacent property known as 'Erw Goch'.

Plot 14 falls short of 0.5m to the boundary of the site and side elevation of 1 Stad Hen Ysgol; however, it is not considered that 0.5m short of the distance in a built up area will have a negative impact upon the amenity of this property.

To conclude, by virtue of the separation distanced between the dwellings, the orientation of the proposed units and existing boundary treatments and intervening uses, it is not considered that the proposed development will have a detrimental impact upon the nearby dwelling houses or future occupants of the proposed affordable units. Conditions will be attached to any permission to including measures to mitigate against the impact during the construction phase.

Local Highways Authority:

The Highway Authority has confirmed that they are satisfied with the proposed development with appropriately worded conditions and the need for the applicant to provide a Construction Traffic Management Plan prior to commencement of work on site to ensure that the construction traffic will not impact the highway network and adjacent residential properties. The proposal includes a tactile crossing point adjacent to the site as well as a tactile crossing point adjacent to the playground, this will ensure that children will have access to a footpath from the site which links to the playground, Ysgol Santes Dwywnwen and the facilities in the village.

Sustainability:

Policy PS 5 (Sustainable Development) supports development which is consistent with sustainable development principle, where appropriate, development should "Reduce the need to travel by private transport and encourage opportunities for all user travel when required as often as possible by means of

alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic policy PS 4;" (Bullet point 12, Policy PS 5)"

It is considered that the policies contained within the JLDP are consistent with national planning policy in terms of its approach to sustainable development principles. Paragraph 3.39 of PPW (Edition 11, 2021) states;

"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 further supported by paragraph 3.11 of Technical Advice Note 18: Transport, which states "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."

As previously noted, the application site is located within the development boundary and therefore will naturally be located near sustainable means of travel and facilities. The site is located within a short walking distance to the nearest bus stop, which links Newborough to Menai Bridge, Llangefni and other key destinations.

The application site is also within walking distance to facilities within the village including the local primary school, pub, café, shop and a take away establishment and is within walking distance of the public right of way which links to the Coastal Path and Llanddwyn Beach.

It can therefore be concluded that the proposed development would be in accordance with PPW, TAN 18 and the JLDP, in terms of being in a sustainable location.

Drainage:

In accordance with Policy PCYFF 6 (Water Conservation), as the proposal exceeds the threshold of 10 units, a Drainage Strategy has been submitted with the application. The document provides details of how the development will satisfactorily address how suitable discharge of surface water and foul effluent generated by the proposed development will be dealt with.

The application site is not located within a Flood Zone. Nevertheless, the proposed development will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. The proposal entails the inclusion of soakaways. Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.

The foul water from the site will discharge into public water sewer. Welsh Water have been consulted regarding the application and not raised any objection to this method of disposing of foul water.

Ecology:

Policy AMG5 of the JLDP ensured that proposal must protect and where appropriate enhance biodiversity that has been identified as being important.

A Preliminary Ecological Appraisal and Herpetofauna Survey Report has been submitted with the planning application which confirmed that the electrical sub-station on the site had nesting swallows within the building. The demolition of the building shall only take place outside of the bird breeding season. The reptile survey found no presence of reptiles. The proposal includes the provision of nest

boxes on some of the dwelling-houses as recommended by the ecological survey and two Schwegler bat boxes will be erected in existing trees on the East boundary.

The existing trees and hedges on the East boundary are being retained and new trees, shrubs and community orchard is proposed which will enhance biodiversity.

The Authority's ecologist together with Natural Resources for Wales have assessed the application and are satisfied that the appraisal and mitigation / enhancement measures being proposed. Conditions will be imposed accordingly to secure that the measures outlined within the Preliminary Ecological Assessment are carried out accordingly.

Landscape:

The application is accompanied by detailed landscaping plan which seeks to retain existing trees on the East boundary as well as incorporating new tree planting, shrubs and community orchard.

The Landscape Specialist has assessed the application and is satisfied with the proposed development. Conditions will be attached to any permission to ensure that the proposed landscaping scheme will be carried out within the first planting season after completion or first use of the development, whichever is the sooner. The condition will also insist that 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.

A separate condition will also be attached to ensure that landscaping scheme will be managed accordingly. This will include management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens.

Conclusion

In summary the proposal for 14 residential units on this site within the development boundary of Newborough aligns with material policies and is acceptable having weighted the material considerations described in the report.

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 site shall be landscaped strictly in accordance with Soft Landscape Proposals – 21/19/LP/001 Issue V3 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 accordance with Joint Local Plan Policy PCYFF 4.

(03) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas including the orchard, other than privately owned domestic gardens. The landscape management plan shall also include post establish management of the trees, hedges, grass and ornamental features. Full details shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

(04) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, shall include detail of:

The sustainability of the construction methods to be employed;

Full specification(s) of external lighting (if any)

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Existing hedge and tree protection measures.

Height, specification and colour of any safety all fencing and barriers to be erected in the construction of the development hereby approved.

Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

(05) The estate road and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(06) The dwellings shall not be occupied until the access road shown on plan NHD-LMA-XX-XX-DR-A-7006 Rev P6 has been constructed to the base course level.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(07) The estate road shall be completed to a base course finish with the surface water drainage system complete and fully operational before any work is commenced on the dwellings which it serves.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(08) No surface water from within the development shall discharge onto the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(09) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(10) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(11) 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, 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;**

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

(12) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(13) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(14) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the use hereby permitted is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access

(15) The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the development hereby approved whichever is the sooner.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(16) The details to be submitted for approval in writing by the Local Planning Authority shall include:

- the location and the type of street lighting furniture.

The development shall be constructed with in accord with the details that have been approved in writing by the Local Planning Authority under the provisions of this planning condition.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(17) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority “ Management and Maintenance Plan”. The Management and Maintenance Plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority

(18) The application site shall be developed strictly and entirely in accordance with the recommendations and mitigation measures outlined in the Preliminary Ecological Appraisal by Enfys Ecology dated 15/10/21 Version 1 the Updated Protected Species Survey Report by Alison Johnston Ecological Consultant dated 11th October 2022 and the Herpetofauna Survey Report by Cambrian Ecology Ltd – dated 5th August 2022.

Reason: In the interests of ecology.

(19) Notwithstanding the roofing material as shown on the plans submitted with planning application FPL/2022/60. Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

Reason: In the interests of amenity.

(20) No development or phase of development, including site clearance, with the potential to impact on invasive species, shall commence until a site wide Biosecurity Risk Assessment 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 on the site.

(21) No development in a specific parcel of land (Electrical Substation at the centre of the site) suspected of contamination, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

(22) No development shall commence until details of piling or any other foundation designs using penetrative methods (sufficient to demonstrate that there is no unacceptable risk to groundwater) have been submitted to and approved in writing by the Local Planning Authority. The foundation designs shall be implemented in accordance with the approved details.

Reason: Foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

(23) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

(24) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:

- the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure that the development provides an element of affordable housing in accord with development plan policy.

(25) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded.

Reason: To ensure the dwellings are retained as affordable dwellings

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

- Proposed Drainage Layout – ECL.8561.D05.001 Rev A
- Access Road General Arrangement and Horizontal Alignment - ECL.8561.D07.001 Rev A
- Proposed Foul Water Drainage Layout and Manhole Schedule – ECL.8561.D05.002 Rev B
- Access Road Vertical Alignment Long Sections - ECL.8561.D07.002
- Proposed Surface Water Drainage Layout and Manhole Schedule - ECL.8561.D05.003 Rev A
- Surfacing and Construction Details - ECL.8561.D07.003 Rev A
- Section 104 Layout - ECL.8561.D007 Rev B
- Kerbing and White Lining Layout and Details - ECL.8561.D07.004 Revision A
- Section 38/278 Layout - ECL.8561.D07.005 Rev A
- Planning_5P3B_House_GA_Plans_Elevations – NHD-LMA-XX-XX-DR-A-7003 Rev P4
- Planning_4P2B_Mid-House_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7002 Rev P4

- Planning 4P2B_House_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7001 Rev P4
- Planning 2P1B_Apartments_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7000 Rev P4
- Planning 6P4B_House_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7004 Rev P4
- Site Plan As Proposed - NHD-LMA-XX-XX-DR-A-7006 Rev P8
- Soft Landscape Proposals – 21/19/LP/001 Issue V3
- Proposed Surface Water Swale Layout – ECL.8561.D05.008
- Site Sections As Proposed - NHD-LMA-XX-XX-DR-A-7007 Rev P10
- Drainage Construction Details Sheet 1 of 2 – ECL.8561.D05.005
- Drainage Construction Details Sheet 2 of 2 – ECL.8561.D05.006
- Proposed Drainage Long sections – ECL.8561.D05.004
- Location Plan and Site Plan - NHD-LMA-XX-XX-DR-A-7005 Rev P2 received 20/1/23
- Preliminary Ecological Appraisal – Enfys Ecology dated 15/10/21 Version 1
- Geotechnical Ground Permeability and Contamination Investigation Report – Egniol Consulting Ltd dated April 2021 – E1351.GGCI.R1
- Geotechnical Surface Water Flooding
- Soakaway Details - Egniol Consulting Ltd dated 28/9/21
- Archaeological Evaluation (Trial Trenching) Gwynedd Archaeological Trust May 2022
- Housing Need Survey – Rural Housing Enabler
- Herpetofauna Survey Report – Cambrian Ecology Ltd – dated 5th August 2022
- Welsh Language Statement – Cadnant Planning Dated July 2022
- Updated Protected Species Survey Report – Alison Johnston Ecological Consultant – dated 11th October 2022

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

(27) No dwelling can be occupied until the developer has contributed towards the provision of Open Spaces in accordance with the policy requirements of ISA 5 of the Joint Local Development Plan Anglesey and Gwynedd (2017).

Reason: To hijack the requirements of ISA Policy 5 of the Joint Local Development Plan

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: TAI3, TAI8, TAI15, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, ISA2, ISA5, PS2, ISA1, PS4, TRA2, TRA4, PS1, PS5, PS6, PS16, PS19, AMG5, AT4

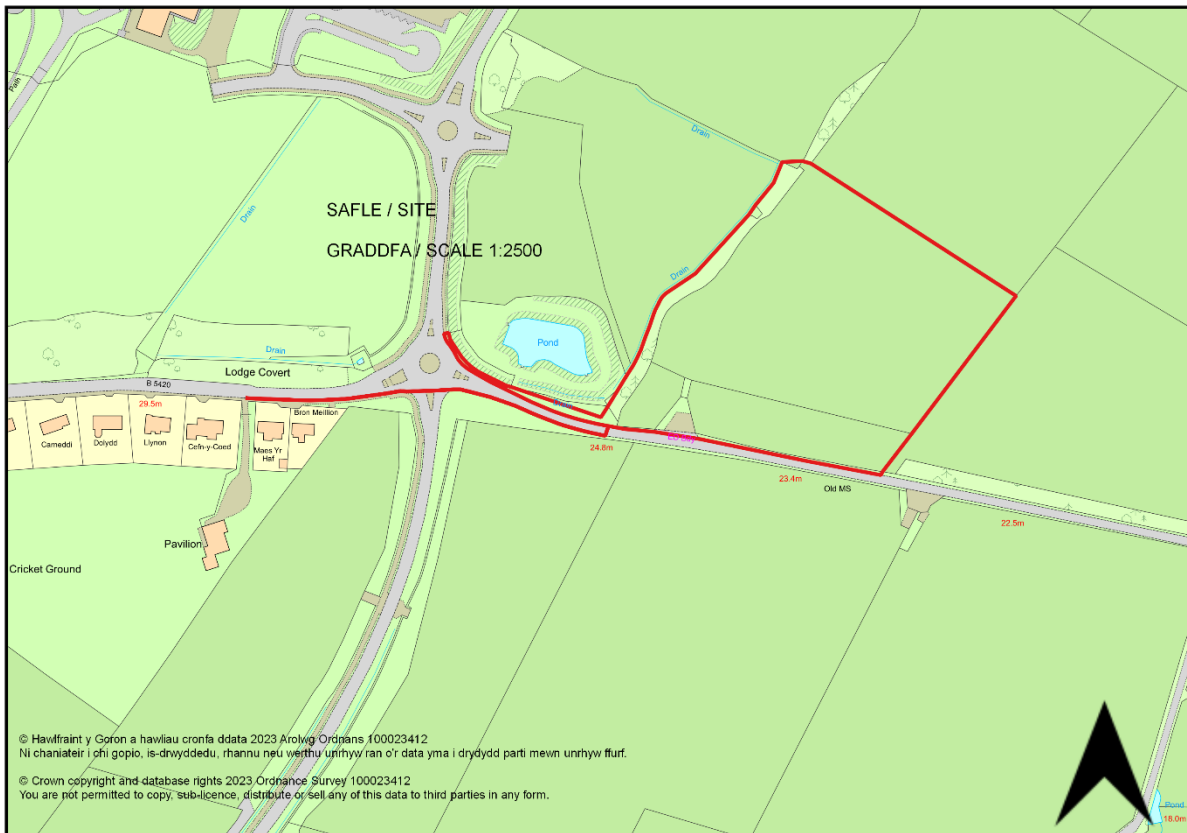
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/173

Applicant: James France-Hayhurst

Description: Full application for the change of use of agricultural land to site 32 holiday lodges, reception building, construction of new vehicular access, construction of new on site roads and parking areas and associated works on land adjacent to

Site Address: Lon Penmynydd, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

At the planning committee on the 1st February it was decided that a physical site visit should be undertaken. The site visit took place on the 15th February and members are now aware of the site and its settings.

The planning application has been called into the planning committee by three local members due to the following:-

- Local concern and its location near Ysgol y Graig and the College.
- Increase in traffic,
- Noise

- Pollution
- Gorse land and not adequate to develop
- Impact on Ecology

Proposal and Site

The proposed development is located in an open countryside location. The proposal involves the development of 32 holiday lodges, reception building, construction of a new vehicular access, construction of new on site roads and parking areas together with associated works such as landscaping.

The application site is currently an open field used for grazing animals and is defined by existing trees and hedges. There is an existing access/large pull in located off the Penmynydd Road and this access will be increased and improved. The site is located on the outskirts of Llangefni town and a short distance away from the Llangefni Link Road.

Key Issues

The key issues are as follows:-

- Principle of development and Policy Considerations
- Location and relationship of the development with its surroundings
- Sustainability
- Highway Considerations
- Impact on adjacent residential properties
- Welsh Language
- Landscape/Ecology and Biodiversity

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 14: The Visitor Economy
 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 TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation
 Policy AMG 5: Local Biodiversity Conservation
 Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting
 Policy TRA 1: Transport Network Developments
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 11: Noise (1997)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 13: Tourism (1997)
 Technical Advice Note 18: Transport (2007)

Technical Advice Note 20: Planning and the Welsh Language (2017)
 Technical Advice Note 23: Economic Development (2014)
 Technical Advice Note 24: The Historic Environment (2017)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
 Supplementary Planning Guidance - Planning and the Welsh Language (2007)
 Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021
 Supplementary Planning Guidance Holiday Accommodation (2007)
 Supplementary Planning Guidance Maintaining Distinctive and Sustainable Communities (July 2019)

Response to Consultation and Publicity

Consultee	Response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Standard Policy Comments in relation to the Joint Local Development Plan.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to hours of working.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval.
Dwr Cymru Welsh Water	Conditional Approval.
Ymgynghoriadau Cynllunio YGC	No record of flooding and the proposal will require a SuDS approval to manage on-site surface water..
Cyfoeth Naturiol Cymru / Natural Resources Wales	Supportive of application with appropriate worded condition to ensure ecological works are carried out.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Comments in relation to position of the public right of way.
Cynhorydd Geraint Ap Ifan Bebb	Call in requested due to local concern and the location near Ysgol y Graig and Pencraig College
Cynghorydd Nicola Roberts	Call in requested due to local concern.
Cynghorydd Non Lewis Dafydd	No response at the time of writing the report.
Cynghorydd Paul Charles Ellis	Call in requested due to local concern.
Cynghorydd Dylan Rees	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	Recommendation to refuse the application. Concern on impact on the town. The development too much for the needs of the town - need more affordable housing and flooding concerns.
GCAG / GAPS	Conditional Approval.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Comments in relation to specific conditions to ensure Welsh signage and considerations of the Welsh Language.

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 04/01/2023. At the time of writing the report a total of 39 letters had been received, some letters with multiple names and addresses. The main comments as follows:-

- Existing surface and rain water issues and flooding exacerbating flooding issues at RSPB reserve at Cors Ddygau which leads to Malltraeth Marsh SSSI.
- Over-provision of this type of development on Anglesey
- The development will impact future generations to farm the land
- No need for this type of development, more affordable housing needed
- Road safety and increase in traffic
- Impact on ecology
- The development is not in the correct place
- Impact on Welsh Language
- Expanding Llangefni boundary into the open countryside
- Set a precedent for further development
- Not sustainable location
- Chalet site not suitable for the area
- Impact on the countryside (urban intrusion)
- No benefit to the town or community
- Impact on public footpath
- Ash dieback will impact screening of the site
- Noise and general disturbance to neighbouring properties
- Visual Impact
- Highway Survey carried out during lockdown and midwinter and figures not true reflection of traffic volumes and speeds
- Greater demand on GP Surgeries and Hospitals
- Hedgerows destroyed
- Visibility inadequate

In response to the main objections:-

- NRW and Welsh Water are satisfied with the development, the site is not in a C2 flood zone and any surface water will be dealt with via the SuDS authority to ensure the proposal deals with surface water appropriately.
- It is not considered that there is an overprovision of this type of development in the Llangefni area.
- The agricultural grade ALC has been considered in the main body of the report.
- This is a planning application for holiday units; therefore it is not possible to consider affordable housing as part of the planning application.
- The Highways Authority has confirmed that they are satisfied with the information submitted with the planning application and have recommended conditional approval.
- The ecological advisor and NRW are satisfied with the ecological information submitted with the planning application and several conditions will be placed on the permission to ensure the development is carried out in accordance with the ecological and landscaping information received.
- Each planning application is considered on its own merits and in accordance with the policies of the JLDP
- Consideration has been given to the location of the site and whether it is a suitable site to develop for this type of development in the main body of the report.
- It is considered that the site is in a highly sustainable location, this is explained further in the main body of the report.
- Visual impact is also addressed in the main body of the report as well as the landscaping scheme and the need to remove the hedge at the front of the site for adequate visibility.
- The development may have greater demands on hospitals but this alone is not a reason to refuse the planning application

· Impact on neighbouring properties has been considered in the main body of the report.
The public footpath will not be affected by the proposed development

Relevant Planning History

32C263J/SCR - Screening Opinion - Barn sgrinio ar gyfer lleoli 128 o gabanau gwyliau, 66 o unedau glampio a defnyddio'r tir ar gyfer lleoli oddeutu 119 o garafanau/faniau gwersylla (lleiniau caled), darparu blociau mwynderau/derbynfa, gwaith tirlunio, ffurfio lonydd mynediad yn Dafarn Newydd, Llangefni – EIA required – 22/02/2019

SCR/2021/29 - Screening opinion for the use of agricultural land for the siting of 32 holiday lodges, construction of new vehicular access and private roads, erection of a reception building, installation of foul water and surface water drainage systems together with soft landscaping on land at - Dafarn Newydd, Lon Penmyndd Road, Llangefni - EIA Not Required – 20/07/2021

Main Planning Considerations

Proposal

This is a full application for the change of use of agricultural land to site 32 holiday lodges, reception building, construction of new vehicular access, construction of new on site roads and parking areas and associated works on land adjacent to Dafarn Newydd, Llangefni. The proposal was screened under planning application reference SCR/2021/29 and it was deemed not to constitute EIA development by the Local Planning Authority.

The main elements of the planning application are summarised below:-

- * 32 single storey lodges with associated decking and off-road parking areas for 2 cars per unit
- * Reception Building
- * Improvements to the existing access to serve the site
- * Pedestrian Link onto the existing Llangefni Link Road
- * Formation of internal access road and field access to the adjoining land
- * Landscaping Scheme
- * Installation of a surface water drainage system and surface water drainage pond
- * Pumping station to connect the proposal to the existing sewer
- * Erection of 2 no low stone walls either side of the entrance with planting behind

Principle of Development

In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) it is necessary to ensure that planning applications conform to the adopted development plan unless material planning considerations indicate otherwise. The development plan comprises the JLDP and other material planning considerations will include Planning Policy Wales (Edition 11) and the TAN's listed previously in this delegated report in addition to the Supplementary Planning Guidance.

This is a major planning application which has been subject to statutory pre-application consultation process. The requirement to carry out a pre-application consultation is set out in Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order

The application site is located in the countryside under the provisions of policy PCYFF 1 of the JLDP and the policy states that outside development boundaries development will be resisted unless it is in accordance with specific policies in the plan or national planning policies and other material planning considerations. The policy is reflective of national planning policies and that new developments in the open countryside should be strictly controlled, and should be located within or adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape

conservation and that in rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes.

Paragraph 4.1.11 of Planning Policy Wales (PPW) 11 states that it is Welsh Government policy to require the use of sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles, this is re-iterated in paragraph 3.2 of TAN 18.

The SPG Tourism lists factors which will be assessed in determining whether a development is high quality under paragraph 3.1.3. One of the considerations includes sites being in a sustainable location i.e. within or close to existing settlements and not lying in open countryside unless there is robust justification for this.

In terms of the sustainability credential of the proposed development having regard to the policy considerations described above the following are considered material considerations. The planning application is made for a major development of 32 units in an open countryside location. The application site encompasses approx 2.6 hectares of greenfield agricultural land, according to ALC survey information the land is mostly grade 3b with only a small area of the corners of the site in grade 3a. Criterion 6 of Policy PS6 'Alleviating and Adapting to the Effects of Climate Change' aims to protect the best and most versatile agricultural land and Planning Policy Wales states Grade 1, 2 and 3a agricultural land should only be developed if there is an overriding need for the development.

It is the LPA's view that the proposal is well related to Llangefni town's public transport network. The site is approximately 1.48km away from the centre of Llangefni. The distance from the proposed development to the nearest bus stop is 0.53km and within easy reach of numerous footpaths and the cycle path is within 1.69km of the site. The proposed development is in a highly accessible and sustainable location within walking distance to Llangefni town centre which provides all the necessary needs of visitors as well as close to key transport routes. The proposal provides a public footpath from the development to the existing public footpath on the link road. The proposal therefore complies with Policies PS4, PS5 and advice contained in PPW and TAN18.

The scope of policy TWR 3 of the JLDP is relatively narrow in that it states that outside Areas of Outstanding Natural Beauty "AONB's" and Special Landscape Areas "SLA's" static caravan or holiday developments will only be granted where the development complies with the criterion i. to iii.

Criterion i. requires it can be demonstrated that the proposed development doesn't lead to a significant intensification in the provision of static caravan, chalet or permanent alternative camping sites in the locality. The supporting text of the policy explains that the proliferation of static caravan and chalet parks has had a detrimental impact on the appearance of the landscape. The JPPU consultation also refers to paragraph 6.3.69 of the JLDP which explains that the Isle of Anglesey, Gwynedd and Snowdonia National Park Sensitivity and Capacity Study (Gillespies 2014) "Capacity Study" concluded that in some areas there may be very limited capacity for static caravan/chalet park developments typically comprising of very infrequent, very small scale, well sited, high quality developments. The Capacity Study defined each "Landscape Character Area" which were used to determine the overall capacity in an area for caravan and chalet park developments. The proposed development falls within LCA17: West Central Anglesey. The Landscape Sensitivity and Capacity study states that the indicative overall capacity in LCA17 "Outside the AONB and SLAs it is considered there may be some capacity for very small to small scale developments, and/or limited capacity for well-designed and sensitively sited larger scale developments, which should, in all cases relate well to the existing built environment/urban landcover". The study defines very small developments as up to 10 units, small developments as 11-25 units and large scale development as 76 – 200 units (typically below 15ha in area).

Due to the scale of the proposed development (32 units), the proposal is classified as being 'large scale'. Therefore the proposal needs to demonstrate that the development relates well to the existing built environment/urban landcover. A Landscape and Visual Impact Assessment has been submitted in

support of the planning application which outlines that the visual impact of the proposal would be negligible.

The second criterion of policy TWR 3 requires 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 the units can readily be assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.

There are also more generic policies which are material considerations in determining whether the proposal can be regarded as high quality development. PCYFF 3 (Design and Place Shaping) requires that all proposals are expected to demonstrate high quality design taking into account the natural environmental context. The policy states that proposals will only be permitted where the proposal conforms to all relevant criterion. The first criterion requires that the proposal complements and enhances the character and appearance of the site together with considerations of scale and appearance. The second criterion requires that the proposal respects the context of the site and its place within the local landscape including its impact on principal gateways into Anglesey. Policy PCYFF 4 (Design and Landscaping) requires that all proposals should integrate into their surroundings and that proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

In terms of the first part of the criterion which deals with design, layout and appearance it is material that as explained in the preceding section the proposal entails a major development and that the application site has an area of nearly 2.6ha of agricultural land.

The second part of criterion ii requires that the application site is located in an unobtrusive location which is well screened by existing landscape features and/or units can readily be assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape. A definition of an unobtrusive location can be obtained in the JLDP at paragraph 6.3.88 (albeit in the context of policy TWR 5) as one which is well screened by existing landscape features and/or where touring units can be readily assimilated into the landscape without the need for excessive man made features such as hard-standing and fencing. This definition is also referred to in the SPG Tourism as being applicable.

The Local Planning Authority has been working with the applicant to ensure that an effective landscaping scheme can be achieved. Part of the existing bund/hedge at the front of the site will need to be removed and set back to ensure the site has the required visibility splay. To ensure an adequate landscaping scheme was achieved 2 chalets were removed from the proposal so that the applicant could plant an effective woodland to the Northern boundary adjacent to the Penmynydd Road. The proposal also includes tree planting around the site, wildflower meadow, amenity grass, infilling hedges where required as well as woodland planting to the rear boundary. The planting scheme is achievable and will have a positive impact on biodiversity and ecology.

The site was surveyed for protected species and none were found, there is potential for nesting birds to be present within the site, as well as hedgehogs, and the hedgerows have potential value as flight paths for bats with the mature trees providing possible bat roosts. The protected species survey recommends a mitigation strategy to ensure that bats are not harmed during construction and that any lighting scheme is suitably controlled. Similar measures are set out to avoid impacts upon hedgehogs and nesting birds during construction.

The site is set within 1km of two wildlife sites and a restored ancient woodland. There is no direct impacts upon these sites.

The proposal includes mitigation and enhancements for loss of grassland within the site with a new landscaping and woodland planting scheme. There will be a requirement to remove some trees and hedgerows to ensure adequate visibility out of the site, this will be mitigated through the comprehensive woodland planting scheme proposed.

Some trees within the site will be felled as per the detailed Arboricultural Impact Assessment, the loss will be compensated through the planting of new trees and landscaping within the site

Criterion 1iii. of policy TWR 3 requires that the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features. The access is also on the main highway network and no objections are raised by the council's Highways and on this basis the proposal is considered compliant with policy. An additional technical note was received from SCP Transport with recent speed surveys undertaken over a 7 day period between 10/2/23 and 16/2/23 during term time. The results are a clear and accurate representative of speeds on the highway. The results of the recent speed survey confirms that the recent speeds were lower than at the time of the original survey. The proposal will include relevant Highway Conditions.

Drainage

The Drainage information submitted with the planning application stated that the land is not suitable for soakaways therefore, surface water runoff will follow the natural topography of the site and discharge to the watercourse. The proposal also includes attenuation storage to restrict surface water runoff generated across roofs and hardstandings. Due to the scale of the proposal it will be necessary for the applicant to provide an application to the SAB for approval prior to the commencement of the building work.

The proposal will be connected to Welsh Water's public sewerage system and Welsh Water has confirmed that they are satisfied with the proposal to discharge into the public sewerage system.

Gwynedd Archaeological Planning Service

Policy AT4 of the Joint Local Development Plan is relevant as well as Technical Advice Note 24: The Historic Environment. Paragraph 4.2 of TAN24 states that 'The conservation of archaeological remains is a material consideration in determining a planning application'. Gwynedd Archaeological Planning Service has confirmed that a condition should be imposed on the permission to ensure that suitable archaeological mitigation is undertaken prior to any development commencing on site.

Impact on adjacent residential properties

The impact of the proposal, especially upon the amenity of nearby land users should be considered in accordance with the criteria as set out in policy PCYFF 2 (Development Criteria). Specific consideration is given to criteria 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupiers of local residences or other land and property users.

There are no immediate neighbours to the application site. Agricultural Land lies to the North and East of the site, the main road is located to the South with agricultural fields beyond. To the West is Coleg Menai and the link road. The nearest dwelling is located approximately 189m away to the South West, there are trees, hedges and a main road between the site and neighbouring properties.

It is not considered that the proposal will have a negative impact upon adjacent residential properties as the proposed site is some distance away from residential properties and has intervening uses such as trees, hedges and main roads.

The Welsh Language

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported in Planning Policy Wales (Edition 11) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

A Welsh Language Statement has been submitted to support the Planning application which confirms that the applicant acknowledges the importance of having Welsh language signs and the use of the Welsh language, a condition will be placed on the permission to ensure signs are bilingual. The applicant acknowledges the importance of employing Welsh Language speakers and the importance of marketing and visitor material to be bilingual.

Other Considerations

Economic benefits of the development have been provided in the Planning Support Statement. Further that the economic impact of this spend would be equivalent to between 49 and 56 jobs. The proposal would also support employment directly through employment of people and businesses at the site with 2 persons expected to be employed on a full-time basis and a further 4-6 on a part time basis at the site in administrative and customer service roles. In addition, further jobs will also be supported and provided through other roles such as cleaning, site and building maintenance, and other such contracted work. Weight has been attributed to the economic benefit of the development having regard to Planning Policy Wales and TAN 23.

A Water Conservation Strategy was provided with the planning application in accordance with Policy PCYFF6. This policy aims to protect and improve water resources through increased efficiency and demand management of water. The strategy explains how the proposal will aim to reduce water usage and encourage water recycling in the proposed units. The information satisfies the requirements of the Policy.

Strategic Policies PS5 and PS6 also encourage using low or zero carbon energy technology and Planning Policy Wales encourages the use of Ultra Low Emission Vehicles (ULEVs). Paragraph 4.1.39 of PPW states that the planning system should encourage and support the provision of ULEV charging points as part of new developments. The proposal provides 4 charging points and Solar PV panels will be placed on the roof of each chalet. The proposal therefore complies with the requirements of Strategic Policy PS5 and PS6 of the JLDP.

Conclusion

The application site is located in an open countryside location on the outskirts of Llangefni Town. The site is considered to be in a very sustainable location with access to a range of services, shops, public footpaths, cycle routes and a sustainable transport network. The development would be located on low lying ground, surrounded by trees and hedges, a substantial landscaping and woodland scheme has been proposed as part of the application which will enhance biodiversity and further screen the development from public view. The Highways Department has confirmed that the proposal is acceptable with appropriately worded conditions. In summary the proposal for 32 holiday chalets and associated development on this site aligns with material policies and is acceptable having weighted the material considerations described in the report.

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 holiday chalets hereby approved 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.

(03) The site shall be landscaped strictly in accordance with drawing reference 001H 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 take place in accordance with Section 5 Method Statement Considerations contained within the Tree Survey, Arboricultural Implications Assessment and Method Statement reference 21435/AIA/AMS/A2 rev B by Indigo Surveys dated January 2022 submitted under planning application reference FPL/2022/173.

Reason: To safeguard any protected species which may be present on the site.

(05) No tree or vegetation removal or intrusive works near existing trees and hedges shall take place between 1st March and 31st August in any year unless the trees and vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of this survey shall be submitted to and approved in writing by the Local Planning Authority prior to any vegetation removal between 1st March and 31st August.

Reason: To safeguard any nesting birds which may be present on the site.

(06) No development shall commence until a scheme detailing all external lighting has been submitted to and approved in writing by the local planning authority. The scheme shall be designed to ensure that there is no light spillage onto any surrounding land or properties and shall include full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of the amenity of the locality and in the interest of biodiversity.

(07) Any construction works should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.)

Reason: In the interest of residential amenity

(08) The hedge adjacent to the B5420 as shown on the proposed site plan 001H shall be removed prior to any works commencing on the site. A licenced ecologist should be present on site during the removal of the hedgerow adjacent to the public highway to ensure no protected species are harmed or disturbed. The hedgerow shall not be removed between 1st March and 30th September in any year unless the hedgerow has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of the survey should be made available to the local planning authority prior to commencement.

Reason: To ensure adequate visibility during construction works and to ensure no protected species are harmed or disturbed

(09) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(10) The access shall be constructed with 2.4 metre by 117 metre splay to the West and 2.4 metre x 149 metre splay to the East. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(11) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the use hereby permitted is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(12) The car parking accommodation shall be completed in accord with the details hereby approved before the use hereby permitted is commenced.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(13) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(14) No surface water from within the development shall discharge onto the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(15) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made between manhole reference number SH47750502 and SH47750501 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

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.

(16) The bird and bat boxes shall be installed prior to the occupation of the holiday chalets and shall be placed in existing trees as shown on drawing number 001H. Bird boxes shall be installed between 2-4m above the ground on the North or North-East of the tree and Bat boxes shall be installed at least 3m above ground level on the South or South West of the tree.

Reason: To ensure the development provides biodiversity enhancements in accordance with Policy AMG5

(17) Prior to commencement of work on site a detailed plan should be submitted to and approved in writing by the Local Planning Authority setting out measures to ensure no waste/run off discharges into the watercourse.

Reason: To ensure the development does not impact biodiversity in the watercourse

(18) A Meadow Grass Management Plan for ground preparation, sowing and maintenance for the first 5 years relating to the establishment of the meadow grass as shown on drawing number 001H shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the holiday chalets on the site. The Meadow Management Plan shall be carried out as approved.

Reason: In the interest of ecology

(19) A landscape management plan, noting maintenance schedules for landscaped areas, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the holiday chalets on the site. The landscape management plan shall be carried out as approved.

Reason: In accordance with PCYFF 4.

(20) The development shall take place in accordance with the recommendations contained within the Cambrian Ecology Ltd Preliminary Ecological Assessment updated 27th May 2022 submitted under planning application reference FPL/2022/173.

Reason: To safeguard any protected species which may be present on the site.

(21) Any signs informing and promoting the development both within and outside the site must be Welsh or bilingual with priority for the Welsh language.

Reason: To ensure the proposal complies with Policy PS1

(22) (i) No development (including site clearance, topsoil strip or other ground works) shall take place until a Desk Based Assessment and specification for archaeological mitigation work has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved specification.

(ii) A detailed report on the archaeological mitigation work required by condition (i) shall be submitted to the Local Planning Authority within 6 months of completion of archaeological fieldwork and must be approved in writing by the Local Planning Authority.

Reason 1: To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2021 and TAN24: The Historic Environment.

Reason 2: To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(23) No development shall commence on site until details of the colour and finish of the proposed units have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the colour scheme agreed shall be retained for the lifetime of the development.

Reason: In the interests of the visual amenity of the locality

(24) 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.

- **Landscape General Arrangement – 001 H**
 - **Proposed Layout – 2621:21:3M**
 - **Reception Lodge – 2621L:22:14B**
 - **One Bed Timber Lodge – 2621L:22:10B**
 - **Two Bed Timber Lodge – 2621L:22:11B**
 - **Three Bed Timber Lodge – 2621L:22:12B**
 - **Four Bed Timber Lodge – 2621L:22:13B**
 - **Drainage Assessment – Final Report V1.6 dated December 2022 Westwood**
 - **Transport Statement – SCP dated June 2022**
 - **Design and Access Statement – 1118/12/17**
 - **Tree Survey, Arboricultural Implications Assessment and Method Statement – Indigo Surveys – 21435/AIA/AMS/A2 rev B**
 - **Archaeological Evaluation V2.0 – A0373.1 September 2022**
 - **Archaeological Desk-Based Assessment – June 2020**
 - **Geophysical Survey Report Version 1.0 – Tigergeo – DNL191 – Dated 6th November, 2019**
 - **Preliminary Ecological Assessment – Cambrian Ecology Ltd – 27th May 2022 Update**
 - **Landscape and Visual Impact Assessment – June 2022**
 - **Water Conservation Strategy – 1118/12/17**
 - **Community and Linguistic Statement – 1118/12/17**
 - **Location Plan – 2621:18:1B**
 - **Energy Assessment Statement by EAS (Anglesey) Ltd**
- Planning Support Statement – 1118/12/17**

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

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.