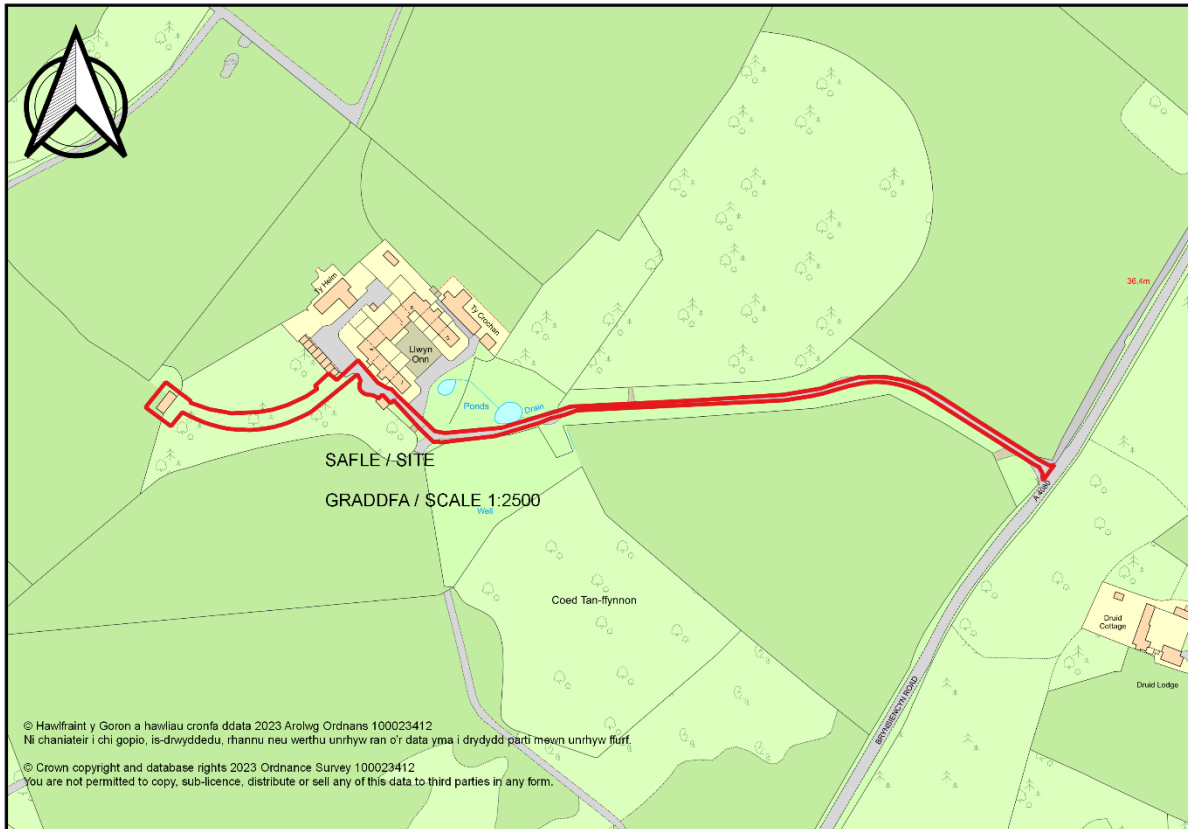


**Application Reference:** FPL/2023/155

**Applicant:** Grŵp Amos Cymru Cyf

**Description:** Full application for the conversion of the outbuilding into holiday unit together with associated works at

**Site Address:** Llwyn Onn, Llanfairpwll



### 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 Dafydd Roberts. At the committee meeting held on the 6th September 2023, the members resolved to visit the site. The site visit took place on the 20th September 2023 and therefore members will now be familiar with the site and its surroundings.

### Proposal and Site

The site is located in the open countryside of the Llanfairpwll area in a position set back from the A4080 highway and adjacent the Llwyn Onn site. Access is provided via an existing vehicular access which

serves the Llwyn Onn site. The building subject to this application is a single storey outbuilding which sits on the edge of a woodland, which is afforded designation as Ancient Woodland. The rear of the site is defined by open agricultural land. Views of the site are for the most part obscured from public view, with the exception of the local footpath network which closely pass the site. The building itself is of single storey stone wall construction, with the mono pitch roof finished in natural slate. It is noted from the site history that works have already occurred on the building and were subject to an enforcement investigation. The investigation concluded that the works could be considered as repair and maintenance and as such no planning permission was required. From the site visit it is also noted that some tree felling has also occurred, although it must be noted that this is a separate issue as no planning permission is required for such activities as the trees are not TPO protected or in a conservation area. It is understood this matter is being dealt with by NRW.

The application is made for the conversion of the outbuilding into a holiday letting unit together with the creation of a parking area. No additional extensions or external works to the building are proposed as part of the scheme. The parking area will be located on the opposite side of the woodland, with some 100m of woodchip path linking the parking area and accommodation.

### **Key Issues**

The key issues of the scheme are as following;

- Principle of the development
- Ecology
- Sustainability
- Welsh language
- Visual impact
- Design

### **Policies**

#### **Joint Local Development Plan**

Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy AMG 2: Special Landscape Areas  
Policy AMG 5: Local Biodiversity Conservation  
Policy TWR 2: Holiday Accommodation

Supplementary Planning Guidance Holiday Accommodation (2007)  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Strategic Policy PS 1: Welsh Language and Culture

Supplementary Planning Guidance - Planning and the Welsh Language (2007)

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

### **Response to Consultation and Publicity**

<b>Consultee</b>	<b>Response</b>
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Cynghorydd Dafydd Roberts	Called in to committee.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives regarding construction.
Henebion Cofrestredig Cadw Scheduled Monuments	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with parking provision and no concerns raised regarding access or impact on local highway network.
Dwr Cymru Welsh Water	Stated development is crossed by water main, however having reviewed the maps it appears the development is well outside of the water main protection area.
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Polisi Cynllunio / Planning Policy	Confirmed TWR 2 as applicable policy.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Additional planting and swallow boxes requested along with a CEMP condition. No concerns raised regarding adequacy of surveys having received an updated survey.
Ymgynghorydd Treftadaeth / Heritage Advisor	Stated proposal will not effect setting of Listed Building.
Draenio / Drainage	SuDS application may be required. Preapplication invited.
GCAG/ GAPS	No recommendation for archaeological work.
Cynghorydd Dafydd Roberts	No response
Cynghorydd Alwen Pennant Watkin	No response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Access should be protected during construction works
Cyngor Cymuned Llanddaniel Fab Community Council	Object on the grounds that there are too many holiday accommodation in the local area.

Publicity was afforded to the scheme by the posting of personal letters to occupiers of neighbouring properties. At the time of writing this report, 15 letters of objection had been received at the department. The issues raised in which is summarised as the following points;

1. Works have already commenced on site and therefore the application form has been answered incorrectly.
2. Trees in the ancient woodland have already been cut down without consent.
3. Scheme will have a negative impact upon the local wildlife.,
4. Headlights from cars will shine into adjacent properties and impact amenities.
5. Scheme will have negative impact on setting of Listed Buildings.
6. Scheme has no right to connect into existing sewerage treatment plant.
7. Design is out of character with existing building.
8. Increase in traffic will effect road safety.
9. Scheme will be an overconcentration of such holiday accommodation.
10. Developer has no right of access to site.

11. Ecology reports are inaccurate.
12. Scheme will negatively effect amenities of existing properties.

In response to these points, the department would comment as following;

1. The works were subject to an enforcement investigation where it was found the works were considered as repair and maintenance. Subsequently, the department do not consider it imperative that 'yes' was answered on the application form and do not consider this would have and material affect on considering the scheme.
2. This matter is outside of the planning department jurisdiction and it is understood to be being dealt with by NRW.
3. The scheme was assessed from an ecological point of view by both the Local Authority Ecology Officer and NRW. Neither raised objection and were satisfied with the scheme subject to conditions.
4. The car parking is located to the rear of a garage building. It is not considered that the glare from headlights would be drastically worse than any existing arrangements. The department would like to point out that the proposal is for a single unit only.
5. The Local Authority Heritage officer had no objects and stated the scheme would have no adverse effects on the Listed Buildings.
6. This is considered to be a civil matter.
7. Limited external works are proposed and as such it is not considered the current design/character will be altered.
8. The Local Authority Highways department had no concerns.
9. A business case was provided with the application which demonstrates the scheme is viable and not speculative in nature.
10. This is a civil matter.
11. It was initially raised by the Local Authority Ecology officer that the survey was out of date, however an updated survey has since been provided which was satisfactory to the Ecology officer and NRW. It is therefore considered that the LPA have no valid grounds to object on this basis.
12. The nearest neighbouring property is 100m away from the site. Due to the distance, it cannot be reasonably said that it would have a detrimental impact upon their amenities.

### **Relevant Planning History**

FPL/2020/246 - Cais llawn ar gyfer newid defnydd adeilad allanol i uned gwyliau yn / Full application for the conversion of the outbuilding into holiday unit at Fferm Pont Ronwy Farm, Lon Pont Ronwy Road, Llanfairpwll - Withdrawn 12/07/2021

### **Main Planning Considerations**

#### **Principle of Development**

The principle of such development is assessed against policy TWR 2 of the Joint Local Development plan, with the Replacement Dwellings and Conversions in the Countryside (September 2019) providing additional guidance. TWR 2 supports the creation of new holiday accommodation units subject to adherence with the following criteria;

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

In terms of 'a suitable previously developed site', the proposal intends to utilise an existing outbuilding. In order to demonstrate the suitability of the building, a structural survey was provided. The survey concludes that the building is structurally sound and is suitable for the proposed scheme without the need for any major rebuilding or structural works. Recommendations for further work were limited to minor works such as lintel replacement and strapping the roof structure to meet modern standards. The department are therefore satisfied that the scheme will utilise a suitable site.

In relation to criteria ii. and in the context of defining scale, the SPG provides guidance on this matter. Paragraph 8.1 of the SPG states 'The building in its current form (in terms of size) should be suitable, no extensive extensions should be required to enable the development'. No extensions are proposed as part of the scheme and as such the department are satisfied the scale is appropriate and conforms with the relevant sections of the policy and SPG.

In terms of criteria v., a business case was provided which demonstrates the scheme is viable and non speculative in nature and as such the department are satisfied that the scheme would not amount to an overconcentration of such accommodation.

### **Design and Landscape**

The design of the scheme is considered a key component of the overall acceptability of the scheme due to the fact that the scheme is for the conversion of an outbuilding and also due to the location of the scheme in a designated Special Landscape area. The Replacement Dwellings and Conversions in the Countryside (September 2019) SPG provides guidance in defining appropriate design for conversion scheme. The key points made in the SPG are that roof design is retained and that traditional materials are used, with an emphasis also placed on limiting modern/alien design features. The key theme of the design related comments in the SPG may be summarised as ensuring schemes respect the nature and features that contribute towards a building's architectural value. As the proposed scheme does not propose any extensions or drastic external changes, the department are satisfied the design principles of the SPG are adhered to and as such may be considered acceptable.

As mentioned above, the site lies within a designated Special Landscape area and subsequently, policy AMG 2 of the JLDP is triggered. AMG 2 requires that no significant adverse detrimental impact on the landscape arises from development schemes. The policy goes on to state that proposals should aim to maintain, enhance or restore the recognised character and qualities of the SLA. The proposal site is well screened due to the ancient woodland and is not visible in the wider landscape and as such it is deemed that it would not harm the existing qualities of the SLA. Views of the site will be possible in its immediate proximity from the local footpath network, however owing to the fact that such little external work is proposed, it cannot reasonably be said that it would significantly change any current visual impacts. The department would therefore deem the scheme to at minimum maintain the visual quality of the area.

### **Welsh Language**

Policy PS 1 of the JLDP sets out the threshold for when a Welsh Language Impact Assessment is required. The policy unit confirmed that this proposal did not exceed those thresholds and therefore no WLIA is required. However, in line with the 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance, information should be submitted which demonstrates how the Welsh Language was considered as part of the proposal. A Welsh Language statement was provided by the developer which provided information in accordance with the requirements of the SPG. It is therefore considered that the Welsh Language requirements in a planning policy context have been met.

### **Sustainability**

The concept of sustainability in planning is mainly centred around the principle of ensuring that new development is located in places where it would not be overly reliant on private transport and would be accessible by a range of modes of transport. As mentioned above, the site is close to local footpaths, with some of which leading to local bus stops and Llanfairpwll slightly further afield. Llanfairpwll is well

provisioned by local amenities and also benefits from the provision of a railway station. It must also be noted that Plas Newydd is located a short distance down the road from the site. On balance, it is therefore concluded that the site is located in a sustainable location.

## **Ecology**

Ecological matters received significant interest from the public, with specific attention drawn to the alleged unsuitability of the survey conducted. These surveys were assessed by both the Local Authority Ecology Officer and NRW. The Ecology officer was satisfied that no additional survey work was required and that the scheme was acceptable from an ecological point of view providing that certain matters were conditioned (lighting, CEMP and landscaping). Due to this, the LPA consider ecological matters to having been given appropriate consideration. In line with policy AMG 5 and the Councils duty under The Environmental Act Wales (2016), all proposals are required to demonstrate a net gain to biodiversity. The scheme proposes net gain by the installation of swift boxes together with additional landscaping as noted on the accompanying landscape plan and woodland management plan. These measures were considered acceptable by the Ecology Officer and as such the department are satisfied that the scheme is acceptable from an ecological perspective. In the absence of a specialist consultee opinion expressing objection, it is not considered there is any scope to refuse on ecological grounds.

## **Conclusion**

Having assessed the scheme against all relevant policies and considered all material considerations, the LPA found no valid and sufficiently material reasons for refusal and as such are obliged to recommend 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 - Plot 14 / 2016-24-412 Rev D**
- **Landscape Strategy Plan - Plot 14 / N/A (Received 17/08/2023)**
- **Drainage Layout / P14-LE-GEN-XX-DR-CE-500**
- **Proposed Construction Details / P14-LE-GEN-XX-DR-CE-501**
- **Tree Constraints Plan / D.RNT.15.01**
- **Proposed Plans & Elevations / 2016-24-402C**
- **Proposed Site Plan - Plot 14 / 2016-24-411 Rev F**
- **Woodland Survey and Management Plan June 2020 Mancoed**

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

**(03) The site shall be landscaped strictly in accordance with the Proposed Landscape Strategy Plan (Received 17/08/2023) 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) Prior to their installation full details of all external lighting shall be submitted to an approved in writing by the Local Planning Authority. The "lighting scheme" shall include the following details:**

**Full details of all flood and other lights including luminaries, lamp, beam widths and any anti glare hoods.**

**Report on any light spillage (lux levels) onto any surrounding land or properties.**

**The use of the external lights shall not commence until "the lighting scheme" has been installed in accord with the details to be approved in writing by the Local Planning Authority under the provisions of this condition. Thereafter the approved "the lighting scheme" shall be retained to the satisfaction of the Local Planning Authority and no additional external lighting shall be installed.**

Reason: To safeguard the amenities of the area.

**(06) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. All work must proceed in accordance with the approved details:-**

- **Full details of the location of any cement mixing during the construction phase and measures taken to ensure cement/dust will not enter the nearby ancient woodland.**
- **Full details of where materials and waste materials will be stored on site**

Reason: To safeguard against any impact the construction of the development may have on local ecology.

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 2, AMG 5, TWR 2, 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/2022/186

Applicant: Mr & Mrs Brian Jones

**Description:** Change of use of agricultural land into touring caravan park, change of use of existing building to use ancillary to the caravan park together with the installation of a package treatment plant at

**Site Address:** Esgobaeth Bran, Llanbedrgoch



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is presented to the planning committee on the request of two of the local members due to local concern.

At the planning committee held on the 6th September, 2023 the Planning Committee Members recommended that a physical site visit should take place in order that members had an opportunity to see the road leading from Llanbedrgoch to the site. The site visit took place on the 20th September, 2023 and the members are now aware of the site and its settings.



## **Proposal and Site**

This is an application for the change of use of agricultural land into touring caravan park for up to 14 caravans, change of use of existing building to use ancillary to the caravan park together with the installation of a package treatment plant at Esgobaeth Bran, Llanbedrgoch.

The land is currently vacant and used for grazing of animals.

## **Key Issues**

The key issues are:-

- Policy Considerations
- Highway Considerations
- Sustainability
- Landscape
- Drainage
- Protected sites and Ecological Considerations
- Welsh Language
- Impact on Adjacent Residential Properties
- Archaeology
  - Best and Most Versatile Agricultural Land

## **Policies**

### **Joint Local Development Plan**

- PS 1: Welsh Language and culture
- PS 4: Sustainable transport, development and accessibility
- TRA 2 Parking standards
- TRA4: Managing Transport Impacts
- PS 5: Sustainable Development
- PS6: Alleviating and Adapting to the Effects of Climate Change
- PCYFF 1: Development Boundaries
- PCYFF 2: Development Criteria
- PCYFF 3: Design and Place shaping
- PCYFF 4: Design and Landscaping
- PS 14: The Visitor Economy
- TWR 1: Visitor attractions and facilities
- TWR5: Touring caravan, camping and temporary alternative camping accommodation
- PS 19: Conserving and where appropriate enhancing the natural Environment
- AMG3: Protecting and enhancing features and qualities that are distinctive to the local landscape character.
- AMG 5: Local biodiversity conservation

Planning Policy Wales Edition 11

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 6: Sustainable Rural Communities

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

Technical Advice Note 18: Transport

Technical Advice Note 23: Economic

Technical Advice Note 20: Planning and the Welsh Language

### Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanddyfnan Community Council	The road leading up to the site is not adequate for cars towing a caravan. The road is used by pedestrians walking, cyclists and people riding horses.
Cynghorydd Non Lewis Dafydd	A request to call in the planning application to the planning committee due to local concerns.
Cynghorydd Paul Charles Ellis	A request to call in the planning application to the planning committee due to local concern.
Cynghorydd Dylan Rees	No response at the time of writing the report.
Draenio Gwynedd / Gwynedd Drainage	No observations to offer in terms of land drainage or local flood risk.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Highways has confirmed that the entrance is able to provide sufficient visibility, they have also confirmed that the additional traffic would not cause any highway concern due to the road being very lightly trafficked. The travel plan will also help with ensuring a reduction in larger vehicles meeting on the road and the Highways Authority has confirmed that they are satisfied with the passing bays identified as part of the planning application.
Polisi Cynllunio / Planning Policy	Standard Policy Comments
GCAG / GAPS	Despite some archaeological potential in the broader landscape, there are no recommendations in this instance.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional approval to ensure planting scheme is completed.
Ymgynghorydd Ecologol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional approval to ensure the ecological mitigation is carried out.
Iechyd yr Amgylchedd / Environmental Health	Standard comments in relation to hours of working and general information regarding the need to comply with the Caravan Sites and Control of Development Act 1960 and Caravan Site Licence Conditions.
Cyfoeth Naturiol Cymru	NRW has provided comments in relation to Protected Sites such as the SAC, SSSI and Protected Species Survey. NRW recommend conditional approval of the application.

Dwr Cymru Welsh Water	Standard Advice and confirmation that the proposal is to utilise an alternative to mains drainage.
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The application was advertised by posting letters to neighbouring properties, the expiry date to receive representations was the 28/9/23. At the time of writing the report 56 web comments had been received and 67 formal letters received.

A petition containing 34 names, a video from residents showing the difficulty of a car towing a caravan coming into contact with other vehicles such as cars and a tractor and trailer and photographs of the road was also submitted to the LPA.

The objections received as follows:-

- Wrong commercial enterprise in the wrong place
- Highway Safety and Increase in Traffic with the road being used by cyclists, walkers, dog walkers and children
- No formal passing places from the start of Lon Gwenfro in the village to the site
- Proposed passing places not accurate and insufficient
- Existing passing places identified are not inter-visible
- Passing bays identified in location 1-4 not adequate
- Impact on neighbours using the entrances identified as formal passing bays
- Narrow lane with blind spots with no verges and road in poor condition
- Car accidents have occurred on this lane
- Operational Traffic Management Plan will not work
- Visual impact
- Noise pollution
- Flooding
- Impact on Biodiversity
- Increase in sewage and waste management
- Waste Water Treatment not addressed sufficiently
- Not a sustainable location
- No economic benefit
- Faulty Traffic Count
- No need for another caravan site
- No public footpaths on the lane
- No public notice placed on site
- The area is of significant conservation interest including one of only 4 sites for the rare Frog Orchid,
- Impact on SSSI, Anglesey Fens SAC, NNR, Ramsar
- Caravan on site that does not have planning permission
- Caravan and Camping has opened within a short distance of the site.
- No notice displayed on the site.
- Using 3rd party land for the passing bays.
- Proposal would be a detriment to the character of the area, adversely increasing the infrastructure density, resulting in the area appearing over-developed.
- Impact on watercourse that feeds the well and commercial waste would feed into wetland areas further downstream, causing risk to wildlife such as water vole, butterflies, dragonfly, birds and adders. A full environmental assessment should be received prior to work commencing.
- Passing Bay details incorrect and misleading, and there would be a need to be removed which would impact the habitat.
- Are the drains strong enough to hold the additional traffic and heavy vehicles.
- The development would restrict access to our private road

- Works to the passing bays requires considerable civil works to maintain the integrity of this natural river running at the side and very close to the existing road.
- Over the years since being residents we have witnessed vehicles pulling over to allow access for other vehicles and reversing misjudging the stream and becoming stuck and collapsing the river bank.

In response to the comments raised

- The proposal has been considered against the relevant policies of the JLDP
- The Highways Authority has confirmed that the access and road leading to the site is sufficient to cater for the development and they are also happy with the Operational Travel Plan provided with the application. The Highways Authority has not expressed concern on the traffic count information submitted with the planning application. The Highways Authority is also satisfied with the passing bays identified as part of this planning application.
- It is not considered that the proposal will cause visual impact and this will be addressed further in the report.
- There will be some noise pollution but it is not considered that the development would cause noise impact which would impact the amenities of adjacent residential property due to the distance away from residential properties and the intervening uses such as trees, hedges and the road
- Drainage will be dealt with via a Treatment Plant and Waste will also be dealt with appropriately through a commercial waste proposal. NRW and the ecologist is satisfied that the drainage scheme will not impact on the SAC or SSSI.
- It is considered that there is a choice of travel modes in the vicinity of the site, this will be addressed further in the report.
- The application site is not within the flood zone, and existing flooding problems on the road is a matter for the Highway Authority to investigate, not something that should be resolved with this particular planning application.
- The regulations do not state that a site notice must be placed on site. Adjacent residential properties have been notified of the development on numerous occasions.
- An ecological report has been received with the planning application and ecological mitigation measures have been outlined in the report. These will be conditioned as part of any approval.
- There will be economic benefit from the proposal as holiday makes will make use of tourist attractions, shops, restaurants etc
- Even though there are caravan sites nearby, this is not a consideration under Policy TWR 5 of the JLDP
- It is acknowledged that there are no footpaths on the lane.
- The caravan on the land is not part of this planning application; however, the enforcement team have been notified of this caravan.
- The recent caravan and caravan club site has had approval through the camping and caravanning club and not by the local planning authority.
- There was no requirement to display a notice on the site as the development does not impact a PROW.
- The Highways Authority has confirmed that the passing bays are all on highway land and not on third party land.
- The Highways Authority have measured the passing bays, and confirmed that some measurements may be different due to the undefined nature of the edge of the carriageway; however, improvements have been requested to 2 no passing bays to ensure that they are sufficient for this proposal.
- Heavy vehicles such as large tractors and trailers currently use the road, if any problems arises with the drain in the Highway, this will be a matter for the Highway Authority to look into.
- The development will not restrict access to any private road. Any planned works to improve the passing bays will be temporary and should not cause any nuisance private properties.

- The improvements to the passing bay will not impact the river. A condition has been imposed on the permission to ensure that information is provided to the LPA to ensure that the works will not impact the nearby river.
- The proposal has identified 4 no formal passing bays which can be used for the proposal which the Highways Authority has confirmed is sufficient for this development.

### **Relevant Planning History**

None

### **Main Planning Considerations**

#### **Proposal**

The proposal is a change of use of agricultural land into touring caravan park for up to 14 caravans, change of use of existing building to be used as a WC/shower, plant and store room together with the installation of a package treatment plant at Esgobaeth Bran, Llanbedrogoch.

#### **Policy Considerations**

Policy PCYFF 1 'Development Boundaries' states that development outside development boundaries will be resisted unless it is in accordance with specific policies in this plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The main policy consideration is Policy TWR 5: Touring Caravan, Camping and Alternative Camping Accommodation. The policy states:

Proposals for new touring caravan, camping and temporary alternative camping sites, extensions to existing sites or additional pitches will be granted provided they conform to the following criteria:

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;

There are trees and hedges located on the boundaries of the application site with further trees and hedges located between the site and the highway. A landscape and visual impact assessment has been provided with the planning application to assess the sites visual impact from local views. The application site is not a prominent site, it is considered that the site sits low within the landscape with glimpses of the site coming from a Southern direction; there are some trees on the North Eastern boundary of the site but the site is open on the North and West boundary. The existing dwelling screens the majority of the site and other trees nearby screens the site well, the hedges on the roadside also screens the site well.

#### **Avoids excessive areas of hard standing;**

The proposal does not include any permanent features such as concrete basis or a concrete track. The intension is to have as little permanent features as possible. Grass reinforcement will only be introduced to the entrance of the field otherwise the field will remain as it is at present.

3. Have limited physical connection to the ground and is capable of being removed off the site out of season;

There will be no physical connection to the ground and the touring caravans would be removed off site out of season.

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.

Criteria 4 of Policy TWR 5 states that additional facilities will need to be within existing buildings before considering the erection of a totally new building. The proposal does entail using an existing building on the site to be used as WC and shower facilities for the caravan site.

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;

The application site is close to the main highway network. The Highways Authority have provided comments and this will be discussed later in the report.

6. Occupation is limited to holiday use.

Any permission would be limited to holiday use.

That the site is used for touring purposes only and any units are removed from the site during periods not in use.

Any permission would require the touring units to be removed from the site during periods not in use.

Chapter 5 of Planning Policy Wales recognises that a wide range of activities, facilities and types of development is vital to economic prosperity and job creation and that tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection. It recognises that in rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy.

Technical Advice Note 13: Tourism (1997) and TAN 6: Planning for Sustainable Communities (2010) is also relevant and contains advice such as the location of development.

The overarching strategic policy for tourism in the JLDP is Policy PS14: The Visitor Economy. There are a number of considerations that are relevant to the majority of proposals. These include high quality development in terms of design, layout and appearance. The primary consideration will be the overall quality of the proposal against policies of the JLDP.

## **Highways**

A Transport Statement has been received with the planning application which confirms that the access has a visibility splay of 2.4m x 80m in a South Westerly direction and a 2.4m x 113m visibility splay in the North Easterly direction. The statement confirms that there have been no recorded accidents or near misses along the single lane highway leading up to the site in the last 10 years. The transport statement confirms that the traffic generated by the development will not have a detrimental impact on the Highway.

An Operational Travel Plan has been provided with the planning application to ensure that the touring caravans have a staggered arrival and departure times which will negate the possibility of two touring units meeting on the lane. The Travel Plan will be a condition of any such approval.

The Highways Authority has confirmed that they are satisfied with the Transport Statement and Operational Travel Plan provided with the planning application. They have confirmed that the visibility splay for the existing access is sufficient and that the traffic generated from the site would not have a detrimental impact upon road safety. The proposal identifies 4 formal passing bays, two of these will be able to accommodate two cars passing each other and two passing bays will be of sufficient width to accommodate a car passing a vehicle towing a caravan. Passing bays number 2 and 3 will need minor improvements which can be accommodated within the highway boundary in order to provide sufficient

passing width. The works to improve these passing bays will be conditioned to ensure that they have been completed prior to the use of the caravan site. The Highways Authority has confirmed that the 4 passing bays identified are acceptable and meet the needs of this planning application.

It is therefore considered that the proposal complies with Policy TRA4 of the Joint Local Development Plan.

## **Sustainability**

Strategic Policy PS4: Sustainable Transport, Development and Accessibility states that development should be located so as to minimise the need to travel. Proposals should improve and maximise accessibility for all modes of transport, but particularly by foot, cycle and public transport. This will be achieved by securing convenient access via footways, cycle infrastructure and public transport, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car.

Strategic Policy PS5: Sustainable Development also states that development will be supported where it is demonstrated that they are consistent with the principles of sustainable development. Criteria 12 states that reducing the need to travel by private transport and encouraging the opportunities for all users to 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 PS4. Although proposals necessitating the use of private vehicles are not prohibited through the JLDP, Policy PS 5 promotes the application of sustainable development principles in all new developments, including directing development towards the most appropriate locations and reducing the need to travel by private transport.

The site is located in the open countryside, there are several Public Right of Ways (PROW) in close proximity of the site. The nearest bus stop is within approximately 1.45km from the site, Red Wharf Bay is located 3.11km away, Benllech is located 4km away and Llangefni is located 6.15km away. Benllech and Llangefni provides a range of different shops and facilities.

The proposed site is located in close proximity of a number of PROW, while these footpath routes would take longer to navigate, they provide options for those who wish to walk to Red Wharf Bay, Benllech and Llangefni. A bus stop is within walking distance which provides alternative modes of travel to the car. It is therefore considered that there will be a choice of travel modes for holiday makers using the site.

## **Landscape**

An assessment of the sites visual impact from local views has been provided with the planning application which provides an analysis of local landscape character. The land is not a prominent site and the land is low lying within the landscape with glimpses of the site coming from a Southern direction; there are some trees on the North Eastern boundary of the site but the site is open to the North and West. The existing dwelling screens the majority of the site and other trees nearby screens the site well.

Even though the site is not prominent, it is considered that the site should strengthen the landscape on the site. The proposed site plan indicates that a hedgerow will be planted on the North East, South East, North West and South West boundaries with a total of 14 no new trees planted along the boundaries of the site. This will help with any views of the site and also acts as a biodiversity enhancement. An alder hedge is also proposed around the perimeter of the soakaway mound.

A condition will be placed on the permission to ensure that the landscaping work is carried out in the first season after the use commences.

## **Drainage**

The proposal includes the installation of a treatment plant and soakaway to serve the WC and shower building.

There is no main foul sewer network located in the vicinity of the site, the foul drainage will discharge into a drainage mound located in a paddock area north east of the new toilet block. The treatment plans and soakaway will cater for an average 64 persons. As the development is for touring caravans, a 3,000 litre sluice tank will be provided to accept any chemical toilet waste from the units. The sluice tank is a stand alone unit which will contain the waste from the chemical toilets and will be emptied by a licensed carrier and disposed of in a safe and proper manner. The sluice tank will not be connected to the treatment plant system.

A watercourse crosses through the application site, then flows into the Corsydd Mon SAC. The SAC is sensitive to eutrophication and any direct discharge from the Treatment Plant into the watercourse may have an adverse impact on the protected site. The proposal therefore intends to discharge the foul water to ground to prevent any adverse impact on the protected site.

A mound soakaway of approx. 285 square metres will be constructed to accept the treated water from the treatment plant. The pipework within the mound is approx. 42m from the nearest point of the watercourse and the treatment plant is in excess of 50m from the watercourse. As the water percolates through the permeable layers within the mound, the water will be treated further prior to being discharged to the ground. The drainage mound would be constructed to comply with BS6297/Approved Document H (Wales) 2010.

The Graf Klaro Treatment Plant is used to reduce phosphate and nitrate during the treatment process.

The applicant will need an environmental permit for the private sewage treatment system from NRW.

The addition of an Alder hedge will further reduce phosphate.

## **Protected Sites and Ecological Considerations**

### **SAC/SSSI and Protected Species**

As stated above a watercourse crosses through the application site, then flows into the Corsydd Mon SAC. The application site is located within 519m of the SAC.

Natural Resources Wales initially objected to the proposal as the proposal would impact the SAC; however, since the drainage scheme has been amended to include a sluice tank for the chemical toilets which will be emptied by a licensed carrier and disposed of in a safe and proper manner, NRW are now satisfied that the proposal will not impact the SAC or the SSSI providing the developer adheres to pollution prevention guidelines. A condition will be placed on the permission to ensure that no construction cement etc will discharge to the nearby watercourse.

A protected species survey was received with the planning application and identified that the boundary features provide potential commuting and foraging opportunities for bats. The survey also identifies that red squirrels are using the application site within the ash tree that is to be removed due to ash die-back. Section 7 of the protected species survey confirms that there is similar habitat available in close proximity and that the proposals include a new tree line to be planted replacing the diseased ash tree. The proposal also includes ecological enhancements such as further landscaping and hedge planting and two bat boxes and two squirrel boxes will be installed on mature trees within the ownership boundary.

NRW confirms that the proposed development represents a lower risk for bats and the proposal is not likely to be detrimental to the maintenance of the population of the species concerned. NRW are also satisfied that the mitigation measures for squirrels have been adequately addressed. A condition will be placed on any approval to ensure that the mitigation measures contained in the Protected Species Survey are complied with.



The ecological advisor has advised of the need to achieve overall biodiversity enhancement, in accordance with Policy AMG5 and in view of the Council's duty under the Environment Wales Act (2016) to seek to maintain and enhance biodiversity whilst carrying out its functions. The ecologist is satisfied with the level of ecological enhancement proposed as part of the application and has also suggested that three swallow concrete nest cup boxes are installed on the toilet block building. This will be a condition of any approval granted. The ecologist has also screened out the application under Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

### **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 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.

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG. This proposal does not meet these thresholds. Consideration of the Welsh Language has been given in the Planning Statement provided with the planning application.

### **Impact upon the amenities of residential properties**

Policy PCYFF2 (criteria 7) states that development will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

Lon Llydan Park is located approximately 160m away. The residential property known as Gwenfro is located approximately 218m away from the caravan field and the residential property known as Ty Gwyn is located approximately 320m away. It is not considered that the proposed caravan site would have an impact on the amenities of adjacent residential properties.

### **Gwynedd Archaeological Planning Service**

Gwynedd Archaeological Planning Service has confirmed that whilst there is some potential for sub-surface archaeology in the area, especially relating to settlement peripheral to Llanbedrgoch itself, there is no recommendation for evaluation in this instance.

### **Best and Most Versatile Agricultural Land**

The Predictive ALC Map shows the site as predicted Grade 2.

Strategic Policy PS6 (Criteria 6) states: Safeguarding the best and most versatile agricultural land, promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles.

Planning Policy Wales Edition 11 states:

3.54 Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC)<sup>1</sup> is the best and most versatile, and should be conserved as a finite resource for

the future.

3.55 When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.

The land in question is Grade 2 'Good quality' and is not considered 'previously developed land'. Planning Policy Wales states that weight should be given to protecting such land from development unless there is an overriding need for the development.

The proposal does not include any permanent concrete pitches or permanent roads within the proposed field, this will ensure that the land can be easily grazed out of season.

### **Conclusion**

It is considered that the proposal complies with the requirements of Policy TWR5, the site has a choice of travel modes such as public rights of way and a bus stop within walking distance. The Highways Department has confirmed that they are satisfied with the access, the additional traffic using the road and the passing places identified as part of the planning application. It is not considered that the proposal would have a negative impact upon the landscape or any protected sites listed within the main body of the report. The proposal provides biodiversity gain in accordance with the Environment Wales Act 2016. There are no immediate residential properties that would be affected by the development due to the distances achieved between the site and the intervening uses, such as the road, trees and hedges and the topography of the land. It is considered that the proposal complies with all relevant policies listed within the main body of 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.

**(02) All planting in the approved details of landscaping (contained in plan reference 2948:21:3B shall be carried out in the first planting seasons following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.**

Reason: In order that the proposal integrates into its surroundings as per requirements of PCYFF 4.

**(03) The Bat Boxes shall be erected in accordance with the Proposed Site Plan 2948:21:3B before the use hereby approved commences.**

Reason: To enhance biodiversity and for the avoidance of doubt.

**(04) The development shall take place in accordance with the Mitigation Measures contained within the Clwydian Ecology Ltd's Preliminary Ecological Assessment dated 30th June, 2022 submitted under application reference FPL/2022/186.**

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

**(05) No more than 14 touring caravan pitches (to include motorhomes) shall be placed on the site at any one time and they shall be positioned in accordance with Drawing number 2948:21:3B submitted with planning application FPL/2022/186.**

Reason: For the avoidance of doubt and to safeguard visual amenities

**(06) No touring caravans or motorhomes shall be permitted on the site before 1<sup>st</sup> March in any year or after 31<sup>st</sup> October in the same calendar year.**

Reason: To ensure that the development is implemented in accord with the approved detail and in the interest of the appearance of the locality.

**(07) Use of the touring site as approved under this permission shall be for holiday purposes only and a register of the use of pitches shall be maintained and shall be made available for inspection by the Local Planning Authority at all times.**

Reason: For the avoidance of doubt and to prevent inappropriate uses in this countryside area.

**(08) No touring caravan units or motor homes shall be placed on the site until the drainage scheme for the site is installed and is fully operational.**

Reason: To ensure that the development is adequately drained.

**(09) Any external lighting to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Details shall include full specifications of all external lights, a plan showing any light spillage on the application site and surrounding land; specifications and heights of any columns, bollards or other such fixtures. The Lighting Scheme shall be designed to maximise energy efficiency and to prevent light pollution. The development shall thereafter be carried out in accordance with the Lighting Scheme approved under the provisions of this condition and then operated and maintained in accordance with the approved scheme for the lifetime of the development.**

Reason: To safeguard the amenities of occupants of the surrounding properties.

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

- **Proposed Site Plan – 2948:21:3B**
- **Toilet/Shower Block Proposed Floorplans and Elevations – 2948:22:5**
- **Klargester Drawing – DS0439 Issue 5**
- **Drainage Plan – AO/LS/01**
- **Alder Details -**
- **Traffic Management Plan/Operational Travel Plan – August 2022**
- **Preliminary Ecological Assessment (Revised) by Cambrian Ecology Ltd – 30th June, 2022**
- **Transport Statement dated August 2022**
- **Visual Appraisal and Landscape Strategy – April 2022**
- **Structural Report – Engineering Cyf – dated 3rd May 2022**
- **Location Plan – 2949:21:1B**

- Passing Bays – LLG/23/01 Rev B
- Passing Bay 1 – LLG/23/03 Rev B
- Passing Bay 2 - LLG/23/02 Rev C
- Passing Bay 3 - LLG/23/04 Rev C
- Passing Bay 4 – LLG/23/05 Rev B
- Grass Reinforcement and Gravel Reinforcement and Gravel Retention

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

**(11) 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

**(12) No development shall commence until a Construction Environmental Management Plan “CEMP” has been submitted to and approved in writing by the Local Planning Authority. All work must proceed in accordance with the approved details:-**

**Full details of the location of any cement mixing during the construction phase, this includes any work on the highway near a watercourse and measures taken to ensure cement/dust will not enter the nearby water drains and local watercourses.**

**Full details of where materials and waste materials will be stored on site.**

Reason: To safeguard against any impact the construction of the development may have on local watercourse.

**(13) Prior to the commencement of any works on site, detailed plans shall be submitted to and approved in writing by the Local Planning Authority in respect of improvements to passing bay 2 and passing bay 3 in accordance with Drawing Numbers LLG/23/02 Rev C and LLG/23/04 Rev C.**

Reason: In the interest of highway safety

**(14) The improvements to passing bay 2 and passing bay 3 as per Drawing Numbers LLG/23/02 Rev C and LLG/23/04 Rev C shall be completed to the satisfaction of the highway authority prior to the caravan site becoming operational.**

Reason: In the interest of highway safety

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, TRA2, TRA4, PS5, PS6, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS14, TWR1, TWR5, PS19, AMG3, AMG5

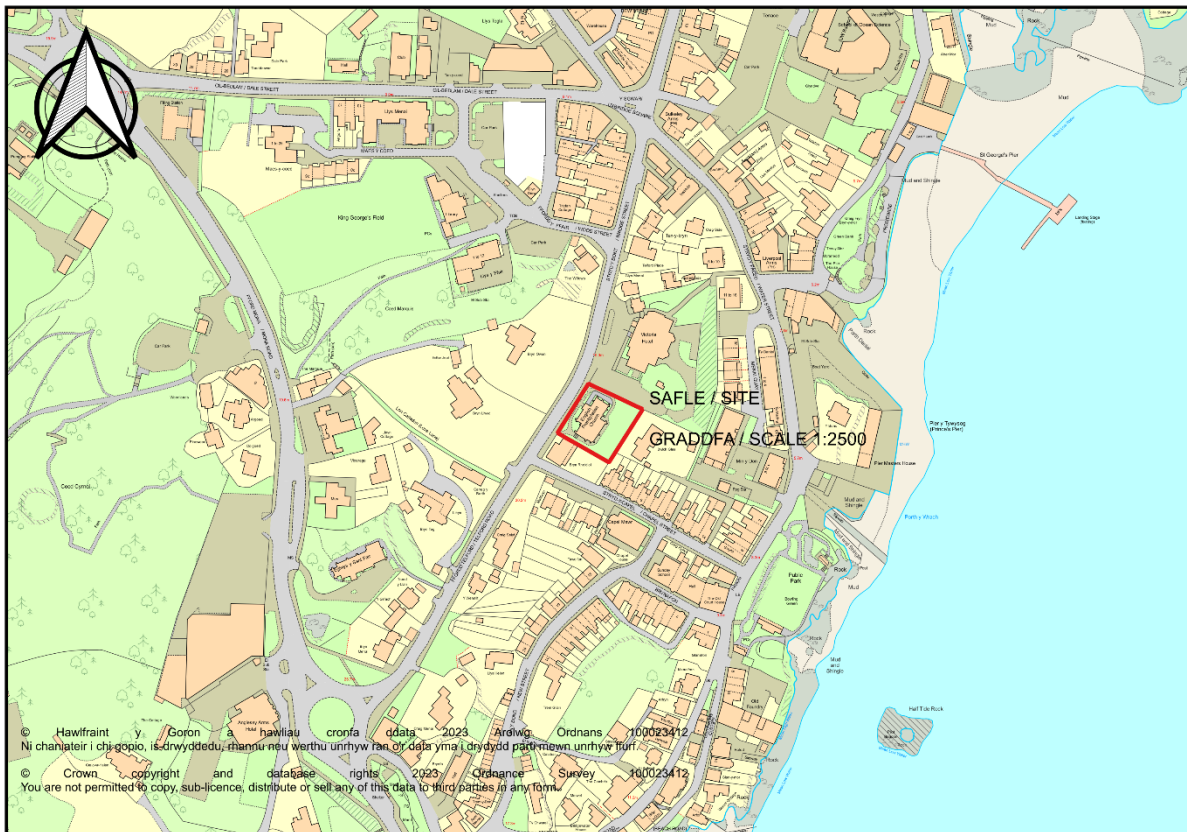
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2023/141

**Applicant:** Mr Craig Williams

**Description:** Full application for change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building, creating a new vehicular access, erection of a new balcony, soft and hard landscaping, alterations to the building and associated development at

**Site Address:** English Presbyterian Church, Telford Road, Menai Bridge.



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The planning application has been presented to the planning committee at the request of the local member due to local concern.

**Proposal and Site**

This is a full application for the change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building,

creating a new vehicular access, erection of a new balcony, soft and hard landscaping, alterations to the building and associated development at the English Presbyterian Church, Menai Bridge.

The English Presbyterian Church is located on the Telford Road which is located adjacent to the Victoria Hotel, Menai Bridge. The English Presbyterian Church has been vacant for over 2 years and the congregation have since located a smaller chapel nearby.

### **Key Issues**

- Policy Considerations
- Design
- Listed Building/Conservation Area
- Highway Consideration
- Biodiversity/Landscape and Trees
- Welsh Language
- Sustainability
- Impact on Adjacent residential properties and uses

### **Policies**

#### **Joint Local Development Plan**

Strategic Policy PS 1: Welsh Language and Culture  
Policy ISA 2: Community Facilities  
Policy TAI2:Housing in Local Service Centres  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Strategic Policy PS4: Sustainable Transport, Development and Accessibility  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 4: Design and Landscaping  
Strategic Policy PS 14: The Visitor Economy  
Policy TWR 2: Holiday Accommodation  
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets  
Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens  
Policy AMG5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11)

Supplementary Planning Guidance Tourism Accommodation and Facilities  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
Supplementary Planning Guidance: Maintaining Distinctive and Sustainable Communities.

Technical Advice Note 12: Design (2016)  
Technical Advice Note 13: Tourism (1997)  
Technical Advice Note 18: Transport  
Technical Advice Note 20: Welsh Language  
Technical Advice Note 24: The Historic Environment (2017)

Conservation Area Character Appraisal – Menai Bridge

## Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Confirmation that the site is adjacent to a designated Ancient Woodland and close to several other designated sites such as the AONB, Local Nature Reserve, Special Area of Conservation, Site of Special Scientific Interest and Tree Preservation Orders. The ecologist has confirmed that the proposal is unlikely to have an impact upon these sites. The ecologist is satisfied with the ecological information submitted and is also satisfied with the lighting and landscaping information submitted with the planning application.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Department has confirmed that they are satisfied with the visibility, parking and access arrangements.
Ymgynghorydd Treftadaeth / Heritage Advisor	The Heritage Officer has confirmed that he is satisfied that the proposal will not have a negative impact upon the Listed Building and is supportive of the application.
Iechyd yr Amgylchedd / Environmental Health	Standard comments in relation to working hours, contamination, and vibration.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Conditional Approval Recommended and the need to provide a specification for a programme of archaeological work.
Dwr Cymru Welsh Water	Welsh Water has provided advisory notes and confirms that the planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.
Draenio / Drainage	Confirmation that the proposed works must be approved by the SuDS Approving Body before construction work begins.
Cynghorydd Dyfed Wyn Jones	No response
Cynghorydd Sonia Williams	No response
Cynghorydd Robin Wyn Williams	Requested that the planning application is presented to the Planning Committee due to local concern.
Cyngor Tref Porthaethwy / Menai Bridge Town Council	Concerns raised on highway safety as it will be the 5th access point between the Victoria Hotel and Craig Selyf on a busy speeding road.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No response

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 7/9/2023. At the time of writing this report, 10 letters of objection and 1 support had been received at the department.

The main reasons for objecting as follows:-

- No mention of Listed Building Status in any documents submitted
- Trees should have additional TPO protection
- Road Safety, and another access on this road would be detrimental to safety
- Manoeuvring space should be provided within the site
- Existing parking bays should be retained
- Retaining walls could be affected by the parking arrangements
- Balcony design, appearance and materials not sympathetic to the Listed Building
- Garden Room/Shed not in keeping with the Conservation Area or Listed Building
- Impact on privacy/overlooking
- Development would be built on top of existing sewer
- Holiday Let would impact properties nearby, noise and general disturbance
- Impact on historical and importance and architectural features
- Depriving public access
- Alternative use should be given to the church
- Funding has been raised to buy the building at its real value
- Church should remain as a place of worship
- Increase on sewers
- Ecological Impact
- Impact of solar panels
- Conservation of the windows
- Chancel window – more should be made to retain this window
- Internal features such as organ will be lost
- Impact on Welsh language and history

1 letter of support was received from the applicant, the comments as follows:-

- Holiday let is closest to the Victoria Pub and therefore no noise nuisance to neighbours
- Trees to the rear are to be retained. No need for TPO as the trees need consent to fell due to being in a Conservation Area
- The balcony will not have an impact upon the neighbour as a 1.8 high screen obscure panel will be erected.
- The balcony is designed to be deliberately striking and in contrast to the church.
- The garden shed has been reduced in size and is a simple design
- Adequate capacity to deal with additional loading and the proposed shed does not cross any known sewer pipes which were surveyed by a surveyor
- Solar panels now removed
- Retaining Walls will be a Building Control Matter and not a Planning Matter.
- Parking – Adequate Parking and Manoeuvring on site
- Classification of the dwelling will prevent the main dwelling being used as a holiday let
- Chancel window is not being altered in current plans
- Memorials will be retained, organ is to be retained
- Funding – This is a private purchase to create a home for a family, no public funds have been sought for the project
- Economic viability – residential accommodation is the best fit for the building. The area is prime for tourism and spending
- We are private buyers, not developers.



In response to the reasons for objecting:-

- This is a planning application, the Listed Building application is being dealt with under a separate planning application
- No works can take place to the trees without consent due to them being in the Conservation Area.
- Road Safety/Access/Manoeuvring concerns have been considered by the Highways Department. After further information, the Highways Department are satisfied with the proposal.
- No works are proposed to the retaining wall, this would be a separate issue and if works take place to the boundary would be subject to the Party Wall Act and Building Regulations.
- The balcony is to the rear of the church and will not be seen from the Highway. The Heritage Officer has confirmed that he is satisfied with the balcony design and materials.
- The garden room does not impact the setting of the Listed Building.
- Impact on neighbouring properties – this has been considered further in the main body of the report.
- Welsh Water is satisfied with the proposal.
- It is not considered that 1 holiday unit will impact adjacent residential properties as further noted in the main body of the report.
- The Heritage Officer is happy with the application and the works will not impact the special character and architectural features of the Listed Building.
- This is a private buyer and there is no requirement for them to allow the public into their private property.
- The LPA have to determine planning applications as they have been submitted.
- Funding raised is not a planning consideration
- The ecologist and NRW are satisfied with the development.
- Internal features will be dealt with under the Listed Building application
- It is not considered that the proposal will impact the Welsh Language.

### **Relevant Planning History**

39C346 - Installation of disabled access ramp at English Presbyterian Church, Menai Bridge – Permitted 23/7/03.

39C346A - Application to fell one beech tree within a conservation area at English Presbyterian Church, Menai Bridge – Permitted 13/5/05.

LBC/2023/13 - Listed Building Consent for change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building, creating a new vehicular access, erection of a new balcony, soft and hard landscaping and alterations to the building at English Presbyterian Church, Menai Bridge. - Listed Building sent to CADW for consideration

### **Main Planning Considerations**

#### **Proposal and Site**

This application is a full application for the change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building, creating a new vehicular access, erection of a new balcony, soft and hard landscaping, alterations to the building and associated development at the English Presbyterian Church, Menai Bridge.

The church is situated within the historic town of Menai Bridge and located on the Telford Road which is located adjacent to the Victoria Hotel, Menai Bridge but the building has been vacant for the past 2 years.

The application site is located within the development boundary of the Local Service Centre of Menai Bridge and therefore accords with policy PCYFF 1.

The subject building is also Grade II\* Listed and within the designated Conservation Area.

A corresponding application for Listed Building Consent has been approved under application ref LBC/2023/13.

Policy PS14 relates to visitor economy and states that in ensuring consistency with the local economy and local communities and ensuring that the natural, built and historic environment the Councils will support the development of a year-round tourism industry by managing and enhancing the provision of high quality un-serviced tourism accommodation and supporting appropriately scaled new tourist provision in sustainable locations.

Policy TWR 2 relates to holiday accommodation and states that proposal will be permitted, provided they are of a high quality in terms of design, layout and appearance and conform with the relevant policy criteria.

Criterion i. Is not relevant as the proposal is not a new build holiday unit.

Criterion ii. Requires that the proposed development is appropriate in scale considering the site, location and/or settlement in question. This proposal is to create a single holiday unit on part of the existing English Presbyterian Church, Menai Bridge. The scale is considered acceptable in this location.

Criterion iii. That the proposal does not result in the loss of permanent housing stock. The proposal will not result in the loss of permanent housing stock.

Criterion iv. Requires that the proposal is not sited within a primarily residential area or does not significantly harm the residential character of an area. The building is located on a busy street, there are many different uses nearby such as residential properties, pubs, restaurants, hotels and shops. It is not considered that one holiday unit will cause significant harm to the residential area. The busy Victoria Hotel is located next door which continuous flow of cars and continuous coming and goings from the site. It is not considered that a single holiday unit will have any more impact than that of the neighbouring hotel/restaurant.

Criterion v. requires that the proposal does not lead to an over-concentration of such accommodation within the area. In terms of criteria (v) of policy TWR 2, paragraph 6.3.67 of the JLDP states that to judge whether the proposed development will not lead to an over-concentration of this type of holiday accommodation within a particular location, applicants will be required to submit a detailed business plan, which demonstrates the robustness of the proposed scheme. It is noted that a business plan has been submitted with the planning application which contains sufficient information to satisfy criterion (v). The most recent council tax data shows that the population of second homes and self-catering holiday accommodation in the Menai bridge Town Council area is 7.20%. Therefore, the threshold as stipulated within the SPG hasn't been reached.

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

The proposed development involves the loss of a community facility (church). Section 2 of Policy ISA2 provides further guidance in relation to the loss of community facilities to alternative uses. The English Presbyterian Church has been vacant for over 2 years. The relevant section of Policy ISA 2 states as follows:-

2. Resisting the loss or change of use of an existing community facility unless:

- i. a suitable replacement facility can be provided by the developer either on or off site, and within easy and convenient access by means other than the car, or
- ii. it can be demonstrated that the facility is inappropriate or surplus to requirements, or
- iii. in the case of a commercially operated facility:
  - there is evidence that the current use has ceased to be financially viable, and
  - that it could not reasonably be expected to become financially viable and
  - no other suitable community use can be established, and

- there is evidence of genuine attempts to market the facility, which have been unsuccessful”

Due to the nature of the community facility (church) it is unlikely that the previous use would be re-established. The applicant confirms that the congregation has vacated to a nearby church and that another English Presbyterian Church is in Holyhead.

Further relevant policies will be listed in each relevant section below.

## **Design**

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

The majority of the elevations will remain the same with the main works includes repairing existing windows and gutters, replacing some windows with heritage windows, replacing existing vents with windows, replace non-original door with timber stable door to match other doors, new vehicular access formed, new glazed panels to the front door and a metal flue. The elevation with the most change is at the rear of the building with the introduction of a new balcony with helical stairs and the creation of a new glazed double door to upper ground floor.

It is noted that replacement glass will be carefully chosen to match as near to the original as possible in both texture and colour.

Two small enclosed timber bin stores (one to the front and one to the side of the church) is proposed.

Within the grounds the existing outbuilding will be demolished and replaced with a contemporary single storey mono-pitched shed/garage. The scale and materials use for the new shed/garage will ensure that it has no impact upon the setting of the Grade II listed building.

The church will be subdivided to create 1 residential property and 1 short term holiday unit.

The upper level of the church will become a kitchen living diner for the holiday unit and a kitchen living diner, a separate living room and a bathroom for the residential unit, with the lower schoolroom level subdivided to become the smaller rooms including the bedrooms, bathrooms and other ancillary accommodation.

It is considered that the proposal demonstrates high quality design which complies with the requirements of Policy PCYFF3 of the JLDP.

## **Listed Building/Conservation Area.**

The church is a Grade II Listed Building and is sited within the Menai Bridge Conservation Area. A subsequent Listed Building application is being dealt with by the Heritage Officer under reference LBC/2023/13.

Policies PS20: Preserving and where appropriate enhancing heritage assets and Policy AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens is relevant as all proposals will need to preserve and enhance heritage assets such as Listed Buildings and their curtilages and Conservation Areas.

CADW describes the church as a ‘distinctively designed late C19 chapel, notable for its consistent and richly detailed Gothic character and quality of interior fittings. The building has a very clear connection with the development of Menai Bridge as a thriving town in the C19. It also forms prominent feature of the

approach to the town from the South. This clear link reinforces the importance of the exterior of the chapel in relation to the Menai Bridge settlement'.

The applicant has had site meetings and lengthy discussions with the Heritage Officer prior to submitting the Planning and Listed Building application.

The Heritage Officer has confirmed that on balance the proposals are acceptable.

The Heritage Officer has confirmed that the partial demolition of the front boundary wall, between battlements, to allow access to the proposed car park has been carefully considered and it is not considered that the alterations would result in significant harm to the character of the listed building.

The outbuilding within the grounds of the Listed Building will be demolished and replaced with a contemporary shed. The scale of the shed together with its design and finish have been amended to mitigate its impact upon the setting of the listed building and character of the Conservation Area.

The church has been vacant for the past 2 years, the condition of the building is poor, and is deteriorating further. It is essential that work is undertaken to the building, in order to ensure its repair and survival, this is especially important due to it being a Grade II Listed Building.

The Listed Building application has now been approved by CADW.

### **Highway Considerations**

The relevant highway policies of the JLDP are Policy TRA2: Parking Standards and TRA4: Managing Transport Impacts.

The proposal involves the partial demolition of the front boundary wall, between battlements, to allow access to the proposed car park and the provision of 5 parking spaces within the grounds of the building. The existing modern metal DDA ramp will be removed as it will no longer be a requirement.

A visibility splay of 90m x 2.4m will be achieved from the new vehicular access and parking tracking information has been received showing that there is sufficient manoeuvring space available within the site for cars to leave the site in a forward gear.

The parking provision on site falls short of the required parking standards. A proposal of this type should achieve 6 parking spaces; however, consideration has to be given to the current use of the building. The church would have generated significant car journeys and an alternative D1 use has the potential to cause far greater car movements than the current proposal. Consideration also has also be given to the sustainable location of the site within Menai Bridge Town Centre.

The proposal only falls short of 1 parking space; however, due to the siting of the building within a sustainable location and the previous use of the building, the parking arrangement is acceptable and considered an improvement to the existing use.

### **Biodiversity/Landscape and Trees**

In accordance with the Environment Wales Act 2016 and Policy AMG5: Local Biodiversity Conservation, there is a duty to provide biodiversity enhancement for each planning application.

The application was accompanied by a Bat Activity Report and two Bat Emergence Surveys were carried out. The Report confirms that no bats were found to be using the building as a roost, but a small number were using the habitat behind the church for foraging and commuting. The survey has recommendations and biodiversity enhancement which is outlined in section 5 of the Bat Activity Report, this will ensure that the development satisfies Section 6 duty under the Environment Wales Act 2016 and Policy AMG5 of the

JLDP. A condition will be placed on the permission to ensure that the recommendations of the report is adhered to.

Natural Resources Wales did not have any comment to make and the Council's Ecological Advisor is satisfied with the ecological information submitted with the planning application.

### **Trees**

There are mature trees located on the South East boundary, bats were found to be foraging and commuting in these trees. The proposal is to retain the trees to the rear as they are important for ecology and act as an effective barrier towards the property to the rear.

The proposal includes a 1.5m high feather edge close board fence, which allows for non-uniformly spaced posts. In turn, this allows for deviations in the fence line to avoid substantial trees and/or their roots. To protect the tree closest to the boundary, drive-in post holders for wooden posts will be used. This will eliminate the need for any digging where the proposed fence is to be closest to retained trees. These will be inserted manually with no requirement for machinery to enter the Root Protection Area.

A condition will be imposed to ensure that the site is supervised, by a suitably qualified tree specialist to act as Arboricultural Clerk of Works (ACoW) to ensure that the fence posts will not have a negative impact upon the identified trees.

### **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 by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20 and the Supplementary Planning Guidance: Maintaining Distinctive and Sustainable Communities.

Whilst the application does trigger a requirement for a Welsh Language Statement or Welsh Language Impact Assessment Report, it does nevertheless need to show how consideration has been given to the language and sufficient information has been provided as part of the planning application to satisfy the requirements of the policy.

### **Sustainability**

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. These principles are also reiterated in Planning Policy Wales Edition 11 and Technical Advice Note 18: Transport.

The application site is located within the development boundary of the Local Service Centre of Menai Bridge and is well located in terms of access to services, facilities and public transport and is therefore consistent with the principles of sustainable development.

### **Impact on Adjacent residential properties and uses**

Policy PCYFF2: Development Criteria is relevant and all planning application should ensure that the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

Consideration has been given to whether the proposal to change the use of the English Presbyterian Church to a residential dwelling and one short term holiday unit would have a negative impact upon the amenity of adjacent residential properties.

To the North East of the church is the Victoria Hotel and car park which is a very busy hotel and restaurant with people coming and going throughout the day. It is not considered that the scale of the proposal would give rise to any impact upon the existing hotel.

Residential properties are located to the South East and South West and consideration has been given to the amenity of these residential properties. A 1.8m high obscured screen to both side elevations of the proposed balcony has been recommended by the LPA to ensure no overlooking towards the neighbours garden areas.

The side elevation (North East) faces the Victoria Hotel car park. The building is located approx. 5.7m away from the boundary. It is not considered that the windows on this side elevation will have a negative impact upon the Victoria Hotel.

The side elevation (South) faces the neighbouring property known as Bryn Rheidiol. The building is located approx 5.1m away from the boundary and 6.0m to the side elevation of Bryn Rheidiol.

The windows on the lower ground level will be bathroom and bedroom windows and the windows on the ground level will be a lounge and bathroom. Even though the windows do not comply with the SPG distances it is not considered that the proposal will have a negative impact upon the amenities of Bryn Rheidiol as there are no windows on the side elevation of Bryn Rheidiol. The proposal does not add any further window openings and retains existing window openings. The windows will be replaced with glass similar to the colour of the original which will alleviate any overlooking towards the neighbour. The side panel of the balcony will be 1.8m high with an obscure material to ensure that no overlooking will take place.

The rear elevation East faces the neighbouring property known as Bwlch Glas. The building is located between 21 - 23m away from the boundary with large mature trees located between both properties. Land levels are considerably lower on the neighbouring land and when standing in the grounds of the church, only the roof of Bwlch Glas is visible.

The windows facing Bwlch Glas are bedroom windows on the Lower Ground and Main windows on the Ground Floor with a balcony. The SPG distances states that a distance of 13.5m is required from a Ground Floor Main to the boundary, this includes a 3m increase due to land level changes. The proposal complies with this distance.

A fence is proposed to the South East boundary to protect the amenity of the neighbour to the rear. A method statement has been received from the agent to ensure that the fence will not harm the root protection area of the trees. The trees form an important part of the Conservation Area, are used by bats for foraging and commuting as well as provide an effective screen between the building and the neighbour to the rear. A condition will be placed on the permission to ensure that an Arboriculturist is present when the post holes are dug on site to ensure that no damage to the mature trees.

Residential properties are also located to the North West of the site; however Telford Road is located between the application site and the neighbours. Due to the distance and intervening use it is not considered that the proposal will have a negative impact upon these residential properties.

## **Conclusion**

This is an application to change the use of a Grade II listed church which has been vacant for over 2 years into one residential unit and one short term holiday unit. The building is in poor condition and in need of refurbishment in order to preserve the important listed building.

The building is located within the development boundary of Menai Bridge and the residential element complies with Policy TAI2 of the JLDP. It is considered that the proposal also complies with Policy ISA2 due to the nature of the community facility (church) it is unlikely that the previous use would be re-established. The holiday unit complies with the criteria of Policy TWR2 and it is considered that the works to the building will be high quality and ensure that the special character of the listed building is maintained without a negative impact upon the Menai Bridge Conservation Area.

It is not considered that the proposal will have a negative impact upon neighbouring uses or residential properties no more than the current D1 use.

Even though the proposal falls short of 1 parking space, it is considered that the proposal is acceptable due to the current D1 use and its sustainable location within close proximity of the town centre where there are large car parks, access to services, facilities and public transport which is consistent with the principles of sustainable development.

The proposal provides biodiversity enhancements and will not have a negative impact upon the Welsh Language.

The proposal therefore complies with all policies listed in the main body of 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 unit as identified on drawing number 0-0-22-37 100RG and 0-0-22-37 101 RF shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. 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 application site shall be developed strictly and entirely in accordance with the recommendations and mitigation measures outlined in the Bat Activity Report by Eco-Scope Ecological Solutions dated 9th June 2023.**

Reason: In the interests of ecology.

**(04) The Method Statement for the construction of the boundary fence submitted in support of the application shall be adhered to in full, site supervision, by a suitably qualified tree specialist to act as Arboricultural Clerk of Works (ACoW) shall ensure that the fence posts will not have a negative impact upon the identified trees.**

Reason: To ensure trees remain unharmed and in accordance with PCYFF 4 of the Joint Local Development Plan.

**(05) 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

**(06) The site shall be landscaped strictly in accordance with drawing reference O-O-22-37 103 RG 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.

**(07) 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.

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

Reason: In the interests of residential and visual amenity.

**(09) Prior to the use of the balcony hereby approved the side screen on both side elevations as shown on drawing Proposed Balcony – O-O-22-37-502 RH, shall be 1.8 meters high and fitted with obscure opaque glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To safeguard the residential amenities of occupants of the adjacent residential property.

**(10) (a) No development (including demolition or stripping) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.**

**(b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.**

Reasons: (1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

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

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

**Proposed Site Plan – O-O-22-37 103 RG  
Proposed Balcony – O-O-22-37-502 RH  
Proposed Ground Floor Plan - O-O-22-37 100 RG**



**Proposed Lower Ground Floor Plan - O-O-22-37 101 RF**  
**Proposed Roof Plan - O-O-22-37 104 RA**  
**Proposed Sections - O-O-22-37 300 RD**  
**Proposed Sections - O-O-22-37 301 RD**  
**Proposed Sections O-O-22-37 302 RD**  
**Proposed External Lighting and Ecology Plan – O-O-22-37 105 RD**  
**Proposed Elevations – O-O-22-37 200 RE**  
**Proposed Elevations – O-O-22-37 201 RF**  
**Proposed Site Visibility - O-O-22-37 106 RB**  
**Proposed Site Parking Tracking - O-O-22-37 107 RA**  
**Proposed Garden Shed - O-O-22-37 505 RD**  
**Window – UG1 - O-O-22-37400 RC**  
**Window – UG2 - O-O-22-37401 RC**  
**Window – UG3 - O-O-22-37 402 RC**  
**Window – UG4 - O-O-22-37 403 RC**  
**Window – UG5 - O-O-22-37 404 RC**  
**Window – UG6 - O-O-22-37 405 RC**  
**Window – UG7 - O-O-22-37 406 RC**  
**Window – UG8 - O-O-22-37 407 RC**  
**Window – UG9 - O-O-22-37408 RC**  
**Window – UG10 - O-O-22-37 409 RC**  
**Window – UG12 - O-O-22-37 411 RC**  
**Window – UG13 - O-O-22-37 412 RC**  
**Window – LG01 - O-O-22-37 413 RC**  
**Window – LG02 - O-O-22-37 414 RC**  
**Window – LG03 - O-O-22-37 415 RC**  
**Window – LG04 - O-O-22-37 416 RC**  
**Window – LG05 - O-O-22-37 417 RC**  
**Window – LG06 - O-O-22-37 418 RD**  
**Window – LG07 - O-O-22-37 419 RC**  
**Window – LG08 - O-O-22-37 420 RC**  
**Window – LG09 - O-O-22-37 421 RC**  
**Window – LG10 - O-O-22-37 422 RC**  
**Proposed Floor Detail - O-O-22-37 506 RE**  
**Proposed Entrance - O-O-22-37 501 RD**  
**Proposed Front Door - O-O-22-37 RC**  
**Proposed Floor Detail - O-O-22-37 506 RE**  
**Proposed Bin Store - O-O-22-37 507 RE**  
**Proposed Wall Opening - O-O-22-37 508 RC**  
**Method Statement for Construction of Boundary Fence**  
**Heritage Impact Assessment Rev D**  
**Welsh Language Statement**  
**Condition Report Dated 07 March 2019**  
**Bat Activity Report – Eco Scope Ecological Solutions dated 09 June 2023**  
**Design and Access Statement Rev D**  
**Location Plan - O-O-22-37 001 RA**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, ISA2, TAI2, TRA2, TRA4, PS4, PS5, PS6, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS14, TWR2, PS20 AT1, AMG5

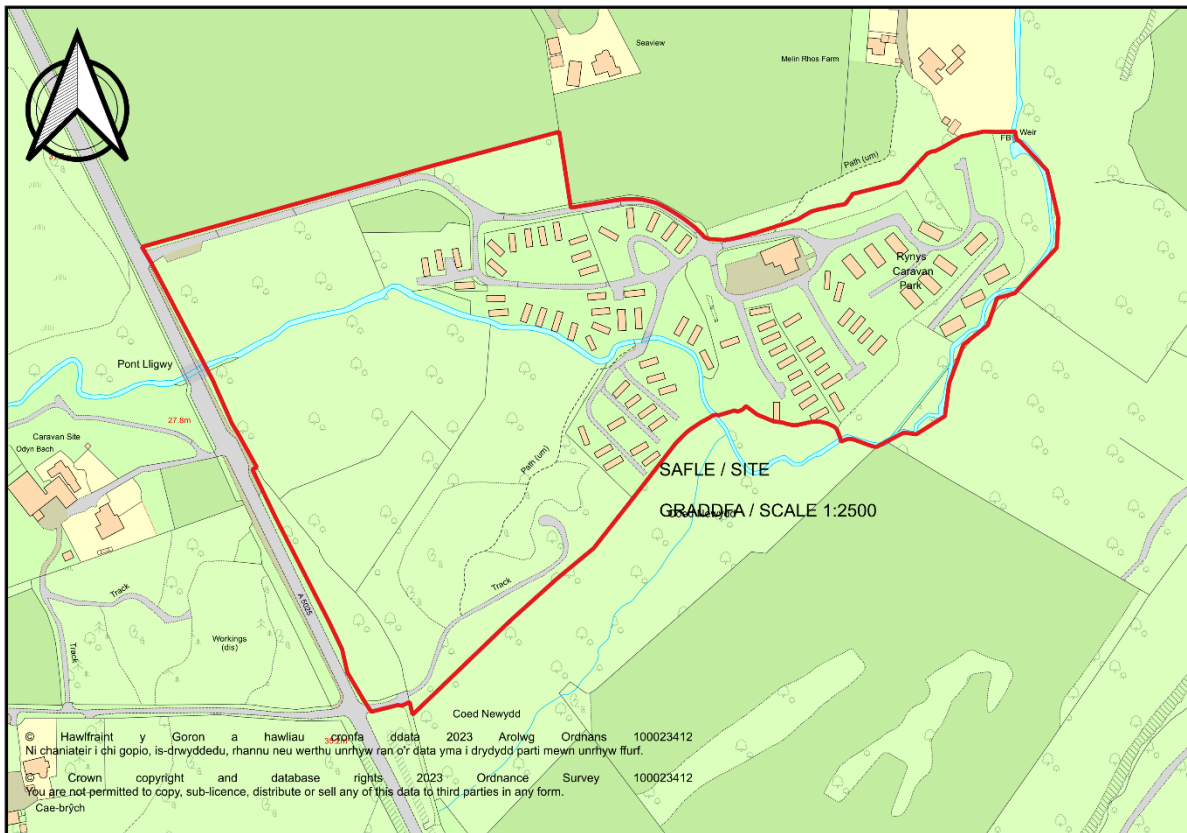
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2022/250

**Applicant:** Rosehill Sites and Sales Limited

**Description:** Full application for the re-layout of 144 static holiday caravans, together with environmental improvements at

**Site Address:** Rynys Caravan Park, Penrhoslligwy, Dulas.



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The Local Member has called in the planning application to the Planning and Orders Committee for consideration due to environmental concerns.

**Proposal and Site**

Rynys Caravan Park is an established holiday caravan park located around 3km to the south of Dulas, Anglesey.

This is a full application for the re-layout of 144 static holiday caravans, together with environmental improvements at Rynys Caravan Park, Dulas. There will not be an increase of static caravans over the consented number of caravans.

### **Key Issues**

- Policy Considerations
- Area of Outstanding Natural Beauty/Ancient Woodland/SSSI/Landscape
- Ecology and Trees
- Flooding
- Sustainability
- Archaeology
- Welsh Language
- Highways
- Impact on Adjacent Residential Properties

### **Policies**

#### **Joint Local Development Plan**

Strategic Policy PS 1: Welsh Language and Culture  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Policy TRA 2: Parking Standards  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Strategic Policy PS 5: Sustainable Development  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Strategic Policy PS 14: The Visitor Economy  
Policy TWR 1: Visitor Attractions and Facilities  
Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans  
Policy AMG 5: Local Biodiversity Conservation  
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

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

Technical Advice Note 5: Nature Conservation and Planning (2009)  
Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)  
Technical Advice Note 12: Design (2016)  
Technical Advice Note 13: Tourism (1997)  
Technical Advice Note 15: Development and Flood Risk (2004)  
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)

### **Response to Consultation and Publicity**

Consultee	Response
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Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval in relation to invasive species and lighting.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval and the need to ensure that the work is in accordance with the ecological information submitted with the planning application.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Satisfied with the re-diversion of the PROW.
Cyngor Cymuned Moelfre Community Council	No response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	Requested the application is determined by the Planning Committee due to environmental concerns.
Cynghorydd Euryr Morris	No response
Adain Dechnegol (Draenio) / Technical Section (Drainage)	Standard advice in relation to flood risk and drainage.
Iechyd yr Amgylchedd / Environmental Health	Standard Comments and comments in relation to working hours .
Mr Robin Williams	Conditional Approval in relation to Materials and Waste Management Plan.
Polisi Cynllunio / Planning Policy	Standard Policy Comment
GCAG / GAPS	Conditional Approval in relation to the need for archaeological mitigation.
Henebion Cofrestredig Cadw Scheduled Monuments	No response.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the development.

The application was advertised by means of individual letters to neighbouring properties, a site notice was placed on site and a notice was placed in the local newspaper. The expiry date to receive representations ended on the 17th July, 2023. To date a total of 4 letter had been received, the main comments as follows:-

- Legal plan of the boundary does not match the proposed layout plan at the weir
- Pleased to note the tree planting on the north east boundary
- There will be a gap in the new trees and further planting should be proposed
- Lighting impact
- Health and Safety in relation to the weir
- Concerns on increase to Welsh Water apparatus
- PROW not clearly shown on the plan and not clearly identifiable on site
- Ecological Impact and Impact on Adjacent Ancient Woodland
- Flooding and pollution to the river
- Dumping on the heathland
- Increase of traffic on the A5025/access/highway concerns

In response to the comments raised:-

- The location plan shows the proposed red line boundary of the site including the extended site, the ownership boundary as well as the consented land. The site plan shows a more detailed plan of the proposed works.
- Further landscaping work has been included on the plans and the ecologist is now satisfied with the level of new planting.
- Further information will need to be submitted in relation to the lighting on site.
- A new footbridge is proposed for crossing the river. It will be the responsibility of the land owner to ensure the health and safety for users of the site.
- Welsh Water have confirmed that they are satisfied with the proposal.
- The route of the PROW will be amended and a fence will be erected to ensure nobody walks over the heathland.
- NRW and the council's ecological officer is satisfied with the proposal and they have confirmed that the proposal will not impact ecology. The application site does not include the Ancient Woodland.
- An FCA was received with the planning application. The caravans within the extended site is not located within the C2 flood zone.
- Historical dumping on the heathland has resulted in the deterioration of the heathland. The proposal is to re-instate the heathland.
- The Highways Authority has confirmed that they are satisfied with the proposal. The proposal does not go over and beyond the amount of statics approved under historical consents.

### **Relevant Planning History**

SCR/2022/27 - Screening opinion for the proposed re-layout and a minor extension to - Parc Carafannau Rynys Caravan Park, Penrhoslligwy, Dulas, - EIA Not Required

TWR/9c – Placing of 10 additional caravns on O.S enclosures 494, 495, 497, 498, 499 and 500 and the placing of 5 caravans on O.S enclosure numbers 501a at Rynys Caravan Park, Dulas - Approved 13/4/65

T/39e – Siting of 3 caravans on O.S enclosure number 552 – Approved 5/5/71

### **Main Planning Considerations**

Rynys Caravan Park dates back to the 1950s. The main permissions on the site are TWR/9c and T/39e.

Rynys Caravan Park has planning permission and a site licence for a total of 144 static caravans. The approved holiday park extends to approximately 6.05ha whereby the 144 consented caravans are permitted to operate on a 12 month, year round, holiday season.

At present the park only accommodates around 85 holiday caravans meaning that the site is not yet developed to its full capacity due to an ongoing redevelopment process.

The proposed development involves the re-layout of the 144 static caravans permitted in favour of higher quality, lower density, site layout over an extended site area of approximately 9.4 hectares. The revised site area includes the extensive woodland on the western section of the site which will be set aside for management. The proposals do not seek to increase the permitted number of holiday caravans at Rynys.

The extension will not use the heathland in the southern section of the site, this will ensure that the heathland is retained to enhance overall ecological value. Further environmental benefits are provided through the retention and management of the western woodland area.

The external appearance of the static caravans will be dark grey in colour.

### **Policy Considerations**

The proposed development involves the re-layout of the existing holiday caravans and extension to the existing caravan park. It will not lead to an increase in the number of caravans on the site.

Policy TWR 3 states that within the AONB proposals to improve existing static and chalet sites by

- i. Minor extensions to the site area, and/or
- ii. The relocation of units from prominent settings to less prominent locations,

Will be permitted providing all of the following criteria can be met:-

- iii. The improvements does not increase the number of static caravan or chalet units on the site unless, in exceptional circumstances, proposals involve the relocation of existing static and chalet parks that fall within the Coastal Change Management Area;
- iv. That the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site

3i The proposed development involves an extension to the approved boundary of the site in which to accommodate a higher quality, lower density layout with no increase in numbers.

3ii) refers to the design, layout and appearance of the proposed new development. National planning policy guidance states that the effect of a development proposal on wildlife or landscape can be a material planning consideration. The policy states that new developments should be sited in an unobtrusive location. An unobtrusive location is defined in the plan as one which is well screened by existing landscape features and/or where units can be readily assimilated into the landscape without the need for excessive man made features. A Landscape and Visual Appraisal has been submitted with the application. The application site is not visible from the highway due to dense woodland and landscaping. The site will be visible from a short length of the PROW. The proposal is to spread out the 144 consented statics in order to provide a higher quality layout. The static caravans will be high quality and the colour will be dark grey in order to blend in with the landscape. The proposal also includes biodiversity enhancements, this will be discussed in the biodiversity section.

### **Area of Outstanding Natural Beauty/Ancient Woodland/SSSI/Landscape**

Policy AMG1 states that proposals within the AONB must maintain or enhance the special qualities of the AONB and that the aims and objective of the AONB Management Plan are fully taken into account when considering development proposals.

The site is located within the Anglesey Area of Outstanding Natural Beauty and the site is mostly screened by woodland planting and not visible from the Highway. A public right of way runs through the site and the site will be visible from a short section of the PROW.

The Visual Appraisal and Landscape Strategy Report concludes that due to the existing use of the site and the restriction of views from the majority of visual receptors, together with the proposed environmental enhancements of the site, there will be 'negligible adverse impact generated on the wider landscape' and a significant amount of beneficial impact to the wider ecology and landscape quality of the immediate area.

The application site is adjacent to the Ancient Woodland and SSSI and close to other designated areas such as SPA, SAC and RISG's but no development will impact the Ancient Woodland site. The application site is within a designated Wildlife Site. The proposal seeks to provide biodiversity enhancement and improve the heathland with a five year management plan.

LANDMAP describes the local character area as 'a very extensive area, stretching from Moelfre on the east coast, to Aberffraw on the west coast. It appears fairly flat in the west, but more undulating and higher in the east. It is primarily pasture, with some arable land, and medium to large sized fields with hedges, some hedgebanks and stone walls. It is criss-crossed by a network of mainly small roads, with

many scattered houses and farms, hamlets and small villages. Generally it feels settled and prosperous, with some long views to the higher parts of Anglesey, and distant views to Snowdonia, but not usually to the coast. Change detection 2014: increase in caravan and chalet parks which are generally more conspicuous in the north east part of the area.

The proposed landscaping include wildflower, shrubs, hedgerow and planting of trees on the site. Managed woodland habitat and retaining the heathland habitat.

The Visual Appraisal and Landscape Strategy confirms that the landscape character surrounding the site is a combination of sloping hillsides, woodland planting and open pasture bounded by hedgerows which limit views of the site from the surrounding public pathways and nearby residential areas. A series of sequential viewpoints have been taken from the public footpath within the site which show views of the proposed development areas immediately adjacent to it. However, the footpath is underused and, the development will incur a minor impact on the existing quality of the route.

Due to historic works by the previous owner of the site, a significant amount of waste spoil was deposited onto the heath leading to its current degraded status. Invasive species is also present on the heathland. This proposal will improve and rectify the existing position in order to ensure that the heathland and the habitat is not completely lost. The restoration of the heathland habitat, an active woodland management plan and the wider environmental benefits to the site will result in a biodiversity net gain and an overall improvement in the quality of the landscape and its character. The heathland habitat will be surrounded by protective fencing to help educate people on the nature and as to why the fence is located in this location. The ECIA report submitted with the planning application provides a five year management plan of the heathland. The Visual Appraisal and Landscape Strategy confirms that the development will have negligible adverse impact on the wider landscape and a significant amount of beneficial impact to the wider ecology and landscape quality of the immediate area.

There will be a need to remove approx. 100 trees across the site, these trees are severely diseased or damaged. In terms of replacement planting, 44 heavy standards are shown on the landscaping plan, 438 new trees as native hedgerows, 500 shrub species along the road boundary and site entrance and a further woodland mitigation planting of approx. 75 standards. Wildflower planting is proposed for the terraced embankments along the wider existing site and between rows of lodges.

Natural Resources Wales and the ecologist is satisfied with the landscaping information submitted with the planning application.

## **Ecology and Trees**

Strategic Policy PS19 and AMG5 of the Joint Local Development Plan and the requirements of the Environment (Wales) Act 2016 seeks to maintain and enhance biodiversity.

A Preliminary Ecological Appraisal (PEA) was submitted with the planning application to determine the presence of priority habitats and protected species. The PEA concluded that the development involves impact to a sensitive habitat which has been significant degraded overtime whereby further surveys, including bats and reptiles, were recommended. Subsequently a full Ecological Impact Assessment (EcIA) with a Framework CEMP was produced o draw upon evidence collected for the PEA with the further species-specific surveys subsequently completed. The ECIA report combines the PEA and Phase 1 with the additional survey elements, assesses impacts and proposes mitigation, management and enhancement proposals.

The proposal has been designed to minimise impacts to the important habitats present on site. The development will also provide a mechanism for the future management and protection of valuable ecological resources present, otherwise the habitat is likely to be completely lost.

The mitigation, management and enhancement proposals identified in the ecological report will be conditioned to ensure that they are carried out.



The restoration of the heathland habitat, an active woodland management plan and the wider environmental benefits that are proposed, will result in a wider gain in bio-diversity and an overall improvement in the quality of the landscape and its character.

Natural Resources Wales have confirmed that the development is not likely to be detrimental to the maintenance of Great Crested Newts providing the mitigation measures of the ECIA is adhered to.

An Arboricultural Method Statement (AMS) and Woodland Appraisal was submitted with the planning application. The Woodland Appraisal identifies a high proportion of diseased and damaged trees on site and the management of these woodland areas would require the removal of said trees.

The report identifies a high prevalence and impact of the ash dieback disease and the woodland and local area indicates that affected ash have severely diminished leaf density of around 40%. Many of the trees contain high proportions of dead branches and the sycamore within the woodland has significant squirrel damage within the upper crowns. The woodland areas are also subject to invasive species such as Himalayan Balsam, Montbretia and Japanese Knotweed.

The removal or treatment of invasive species in itself does not require planning permission, the matter for consideration for the Local Planning Authority is the requirements of policy PCYFF 2, criteria 6 of the Joint Local Development Plan to ensure provision for the appropriate management and eradication of invasive species. Natural Resources Wales have recommended a Biosecurity Risk Assessment condition to ensure that the applicant provides measures to control, remove or for the long-term management of invasive species both during construction and operation.

The AMS confirms that the proposed site layout has been sensitively designed to take advantage of the space created through the woodland management recommendations within the woodland management appraisal.

## **Flooding**

The Development Advice Map contained in TAN15 indicates that the site is located in zone A and partly within C2. Within the area of the proposed extension of the site all proposed caravans will be located in zone A. Within the existing consented area of the site, some caravans are located in Zone C2; however, these are located within the existing consented site. There will be no increase in the number of permitted caravans within Zone C2.

The Flood Consequence Assessment states that within the extended site, all proposed caravans will be located outside the 1 in 1,000 AEP flood extent plus an allowance for climate change. The proposed access routes to the north and south are shown to remain dry in up to 1 in 1,000 AEP flood event plus an allowance for climate change.

The FCA shows that the risks and consequences of flooding are manageable to an acceptable level. The FCA has considered the flood risk posed from the Afon Lligwy which flows through the site from west to east before heading north on the eastern boundary. While some of the existing caravans are situated within the C2 flood outline, none of the caravans proposed within the extended areas fall within the C2 zone, neither do they fall within 8m of the banks of the main river, Afon Lligwy. Appendix B of the FCA shows the proposed new extended site fall outside the C2 flood zone.

A condition will be imposed to ensure that the recommendations in paragraph 4.7 of the FCA is carried out in full.

Natural Resources Wales have confirmed that they have no objections to the proposals.

## **Sustainability**

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. These principles are also reiterated in Planning Policy Wales Edition 11 and Technical Advice Note 18: Transport.

The caravan park is accessed directly off the A5025 which is served by public transport. There is a bus stop located within approx. 100m from the site entrance and the site is located a short distance away from Moelfre and Amlwch. A PROW crosses the site and is in close proximity of the Coastal Path. It is therefore considered that the site is in a sustainable location.

### **Archaeology**

The site falls in close proximity to scheduled monument Coed Newydd Boiling Mounds and Smelting Hearth Scheduled Ancient Monument is located adjacent to the site's south-western boundary. Less than 300m to the east is scheduled monument Din Lligwy Ancient Village. There is also an abundance of undesigned features in the locale, which are also indicative of the potential for impact on the historic environment in the area.

Gwynedd Archaeological has confirmed that a condition should be placed on the permission to ensure that a programme of mitigation is received.

### **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 by para 3.28 of 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.

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG. This proposal does not meet these thresholds.

Consideration of the Welsh Language has been submitted with the planning application and it is not considered that the proposal will have a negative impact upon the Welsh Language.

### **Highways**

The Highways Authority is satisfied with the proposal. The proposed development does not include any additional static caravans to that already approved on the site.

### **Impact on adjacent residential properties**

Policy PCYFF2: Development Criteria is relevant and all planning application should ensure that the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

The proposal does not increase the number of static caravans on the site. The proposal is to extend the site boundary so as to spread out the units thus making the site more high quality.

The nearest residential properties are as follows:-

Seaview is located approx. 174m away from the extended site.  
Mountain view is located 211m away from the extended site.  
Odyn Bach/Creigiau is located approx. 106m away with an intervening use of the trees and the A5025.

It is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties due to the distance away and that the site is enclosed by mature woodland trees. There will be no increase in static caravans on the site.

## **Conclusion**

It is considered that the proposal complies with all policies listed in the main body of the report. There will be no increase in static caravans on the site. The proposal involves an extension to the caravan site boundary so that the consented 144 static caravans can be adequately spaced and provide a higher quality caravan site with high quality units. There will be a need to remove a considerable amount of trees; however, these trees are diseased and damaged and need to be removed. The proposal is to re-instate the damaged heathland as well as planting a considerable amount of trees, hedges and wildflower meadow. This will be a net gain towards bio-diversity. The caravans within the extended site is outside of the C2 flood zone and the site is in a sustainable location.

The extended site is a considerable distance away from nearby residential properties and it is not considered that this development will harm their amenities.

The application site is within the AONB, Wildlife Site, and in close proximity of other important receptors. It is not considered that the proposal will harm the special qualities of these important receptors.

It is considered that the proposal complies with the JLDP policies listed in the main body of the report with appropriate worded conditions to ensure that work is carried out in accordance with the mitigation and recommendations of each 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) No development shall commence until a bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The Lighting scheme shall include details of:-**

**External lighting/internal light spillage assessment and plans that is compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK**

Reason:- In the interest of ecology

**(03) No development with the potential to impact on invasive species, shall commence until a 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 at the site.

**(04) (a) No development shall take place until a specification for a programme of archaeological recording has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.**

**(b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.**

Reasons: 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.

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

**(05) No development shall commence until a Materials and Waste Management Plan (MWMP) has been submitted for the written approval of the Local Planning Authority. The approved Materials and Waste Management Plan shall be implemented as approved for the duration of the construction period and shall provide as a minimum details of:**

- (a) Contact names and numbers of personnel responsible for adherence to the MWMP**
- (b) The areas of the site subject to excavations**
- (c) The amount and composition (top soil, sub soil, overburden, stone etc) of excavated material subject to the development**
- (d) The amount and composition of material that is to be reused as part of the development**
- (e) If material is to be reused on site a methodology as to the suitability of the material noting:**
  - i. Does the material require on site / off site processing or recycling prior to re-use,**
  - ii. The locations / areas on site the material is to be re-used**
  - iii. Areas where material is to be stored / processed during the construction period and how the areas are to be restored upon completion of works.**
- (f) The amount and composition of material that is to be disposed of off site as waste / or recovered off site as product.**
- (g) The method (Permitted site, CL:AIRE DoWCoP, Exemptions etc) and off-site facilitates the material / waste is to be disposed / recovered.**

Reason: To ensure that the development is carried out with the least effect on the environment and the site is developed correctly. To assist effective monitoring of the development during the construction period and to strive to reduce the amount of waste associated with the development.

**(06) No development shall commence until a Detailed Construction Environmental Management Plan ("DCEMP") has been submitted to and approved in writing by the LPA. The DCEMP shall include full details of all matters referred to in Section 4.0 of the Ecology and Landscape Management Plan. The DCEMP shall thereafter be implemented and adhered to strictly in accordance with the details approved under the provisions of this condition for the duration of the construction period of the phase to which it relates.**

Reason: To safeguard against any impact the construction Phase of the development may have on the environment, landscape, local ecology and local amenity and to ensure that accidental damage does not occur to the tree(s) during building operations.

**(07) The development shall take place in accordance with the recommendations and mitigations contained within the Eco-Scope Ecological Impact Assessment (ECIA) Dated 23rd September 2022, Eco-Scope Preliminary Ecological Assessment (PEA) – 8th September 2021 and Eco-Scope**

**Ecology and Landscape Management Plan – September 2023 submitted under application reference FPL/2022/250.**

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

**(08) The development shall take place in accordance with the recommendations contained within the Flood Consequence submitted under application reference FPL/2022/250.**

Reason: To ensure the site

**(09) The Arboricultural Method Statement submitted in support of the application shall be adhered to in full and an arboriculturist shall supervise the work in accordance with Section 8, by a suitably qualified tree specialist as detailed in the Arboricultural Method Statement.**

Reason: To ensure trees are protected in accordance with PCYFF 4 of the Joint Local Development Plan..

**(10) The site shall be landscaped in accordance with drawing number Proposed Site Plan – 0200E and Eco-Scope Ecology and Landscape Management Plan – September 2023. The planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the use or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for the lifetime of the permission and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

Reason: In the interest of amenity.

**(11) 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

**(12) 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.**

**Tree Condition Report V.1 – Savills – May 2022**

**Visual Appraisal and Landscape Strategy – Land Studio – September 2022**

**Eco-Scope Ecological Impact Assessment (ECIA) Dated 23rd September 2022**

**Eco-Scope Preliminary Ecological Assessment (PEA) – 8th September 2021**

**Eco-Scope Ecology and Landscape Management Plan – September 2023**

**Design and Access Statement – September 2022**

**Flood Consequence and Drainage Assessment V.1.1 September 2022**

**Arboricultural Method Statement – Savills – May 2022**

**Location Plan – 251-RYN-0202 Revision P**

**Proposed Site Plan – 0200E**

**Proposed Elevations of Caravans – Park Homes**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, TRA2, PS5, PS6, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS14, TWR1, TWR3, PS19, AMG1, AMG5, AT4

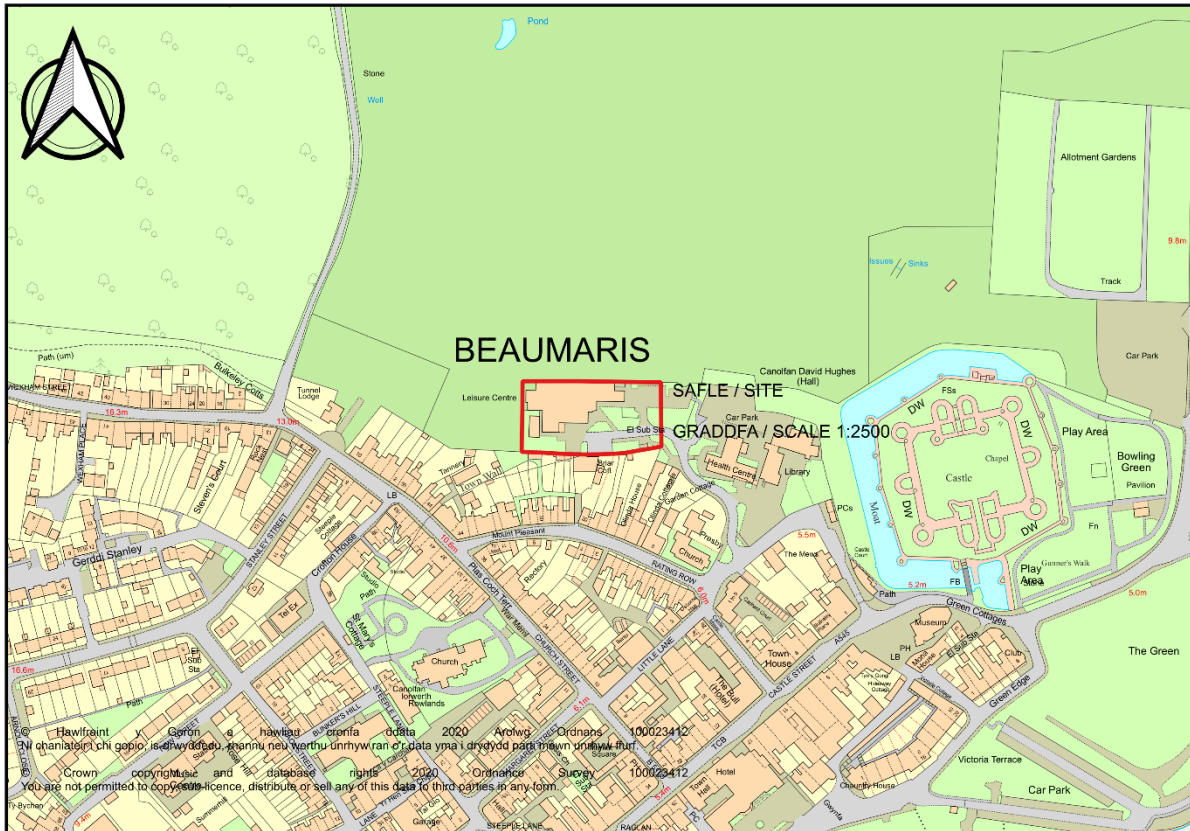
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/159

Applicant: Beaumaris Town Council

Description: application for alterations and extensions to the existing leisure centre, comprising of a function suite, gym, cafe, soft play area, reception, library, office and storage space at

Site Address: Beaumaris Leisure Centre, Beaumaris



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The land subject of the application is Council owned land.

**Proposal and Site**

The application is made for alterations and extensions to the existing leisure centre, comprising of a function suite, gym, cafe, soft play area, reception, library, office and storage space at Beaumaris Leisure Centre, Beaumaris.

The existing Leisure Centre is within the development boundary of the Local Service Centre of Beaumaris, and is located to the rear of Rating Row. The site is within the designated Conservation Area, an Area of Outstanding Natural Beauty, the Penmon Landscape of Outstanding Historic Interest, partially covered by an article 4 direction and contains trees protected by Tree Preservation Orders.

The site is also adjacent to the Town Wall, a Scheduled Ancient Monument, adjacent to a designated SSSI, in close proximity to a number of Listed Buildings and Beaumaris Castle, a World Heritage Site.

### Key Issues

- Whether the proposal complies with relevant development plan policies
- Whether the proposal is acceptable in terms of siting, design, appearance and scale.
- Whether the proposal would significantly affect the character and appearance of the Conservation Area, the AONB, nearby Listed Buildings and Protected Trees.

### Policies

#### Joint Local Development Plan

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
 Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets  
 Strategic Policy PS 1: Welsh Language and Culture  
 Policy ISA 2: Community Facilities  
 Policy TRA 4: Managing Transport Impacts  
 Policy TRA 2: Parking Standards  
 Policy PCYFF 4: Design and Landscaping  
 Policy PCYFF 3: Design and Place Shaping  
 Policy PCYFF 1: Development Boundaries  
 Policy PCYFF 2: Development Criteria  
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans  
 Policy AMG 5: Local Biodiversity Conservation  
 Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)  
 Technical Advice Note 16: Sport, Recreational and Open Space (2009)  
 Technical Advice Note 24: The Historic Environment (2017)

Anglesey AONB Management Plan 2015-2020

Beaumaris Conservation Area Character Appraisal

World Heritage Site Management Plan

### Response to Consultation and Publicity

Consultee	Response
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No response at the time of writing the report.



GCAG / GAPS	Condition requiring the submission of a programme of archaeological works and detailed report.
Cyfoeth Naturiol Cymru / Natural Resources Wales	<p>The planning application proposes alterations and extensions to the existing leisure centre to allow for additional uses at the site (including a new library, soft play area and café). The application site is wholly within Zone A of the Development Advice Map (DAM) contained in TAN15 (2004). However, our Flood Map for Planning (FMfP) identifies the application site to be partially within Flood Zone 2 Rivers. Based on the red line boundary shown on the submitted location plan (Ref:3055:23:1) the entrance and exit road to the site is shown to be at risk of flooding.</p> <p>In order to demonstrate compliance with A1.14 of TAN15, the entire site (as defined by the redline boundary) should be designed to be flood free in the 1% AEP event with an allowance for climate change. While the proposal does not strictly comply with the requirements of A1.14 in TAN15, all built development, including ancillary car parking, is outside the flood risk boundary and will therefore remain flood free during the 1% (1 in 100) and 0.1% (1 in 1000) annual exceedance probability (AEP) design events with an allowance for climate change. Furthermore the site benefits from nearby flood defences. As such your authority may consider the proposals to be acceptable in this case.</p>
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology and biodiversity considerations.
Cynghorydd Carwyn Jones	Support.
Cynghorydd Alun Roberts	No response at the time of writing the report.
Cyngor Tref Biwmares / Beaumaris Town Council	No response at the time of writing the report.
Ymgynghorydd Treftadaeth / Heritage Advisor	It is not considered that the proposed alterations and extensions would adversely impact the character of the Beaumaris Conservation Area or setting of any nearby listed building.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection / comments.
Polisi Cynllunio / Planning Policy	Comments/advice in relation to the relevant policy framework.
Iechyd yr Amgylchedd / Environmental Health	Standard comments regarding environmental considerations, contaminated land and vibration.
Draenio / Drainage	The site lies within zone A (Development advice maps accompanying TAN15: Development and

	<p>Flood Risk) which is usually considered to be at little or no risk of flooding. However, the site is shown to be at some risk of flooding in the latest flood maps for surface water. As such, we consider that flooding is a material consideration in accordance with section 11.1 of TAN15.</p> <p>The developer should be aware of the risk from surface water flooding and should take all necessary precautions to protect the development from impacts of flooding in the future. please refer to initial SUDS Approval Body comments below.</p>
Ymgynghoriadau Cadw Consultations	No objection.
Chwaraeon Cymru / Sport Wales	As the plans do not affect any green space, Sport Wales has no comment to make.
Cynghorydd Gary Pritchard	No response at the time of writing the report.

The application was afforded two means of publicity; these were by the serving of personal notifications on the owners of neighbouring properties and an advert in the local press. The latest date for receipt of representations as 16/08/2023.

At the time of writing the report, one anonymous representation had been received. The representation raised no specific objections to the development and simply queried what need and/or justification there was for the development development. By way of a response it is confirmed that the acceptability of the proposal will be dependant upon its compliance with relevant development plan policies.

### Relevant Planning History

12LPA459/DC – Codi canolfan hamdden ar dir ger y ganolfan weithgareddau awyr agored, Biwmares ynghyd ag adeiladu ffordd fynediad i'r safle / Erection of a leisure centre on land adjoining the outdoor activities centre, Beaumaris together with the construction of an access road to the site – Dim Gwrthwynebiad / No objection 6.7.83

12LPA459A/DC – Codi canolfan hamdden ar dir ger y ganolfan weithgareddau awyr agored, Beaumaris / Erection of a leisure centre on land adjoining the outdoor activities centre, Beaumaris – Dim gwrthwynebiad / No objection 24.7.85

12LPA584/DC – Torri dwy goeden wedi'i diogelu dan orchymyn diogelu ar dir ger / Felling of two trees protected under a preservation order near Leisure Centre, Beaumaris – No objection 20.3.90

12C239/AD – Gosod bwrdd gwybodaeth heb ei oleuo ar Ganolfan Hamdden/Canolfan Hamdden, Biwmares / Installation of a non illuminated information board on the Canolfan Hamdden/Leisure Centre, Beaumaris – Caniateir / Allowed 5.8.97

12C239A – Cais llawn ar gyfer lleoli uned gludadwy dros dro yn / Full application for the siting of a temporary portable unit at Canolfan Beaumaris, Beaumaris – Granted 31.7.14

### Main Planning Considerations

The application is made for alterations and extensions to the existing leisure centre, comprising of a function suite, gym, cafe, soft play area, reception, library, office and storage space at Beaumaris Leisure Centre, Beaumaris.

The application site is located within the development boundary of the Local Service Centre of Beaumaris and thereby conforms with the provision of policy PCYFF1 of the Joint Local Development Plan (JLDP).

Policy ISA 2 of the JLDP relates to Community Facilities and states that the plan will help sustain and enhance community facilities by granting the development of new community facilities, provided that:

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

The provision of new or enhanced multiuse community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.

In relation to this particular proposal, the site is located within the development boundary, is of an appropriate scale and type and is easily accessible by foot, cycle and public transport. It would also provide for enhanced multiuse community facilities with the co-location of facilities which is encouraged by the policy. Consequently the proposal accords with the provisions of policy ISA 2.

The proposal acceptable in terms of design in accordance with policy PCYFF 3 and is also deemed to accord with the provisions of policy PCYFF 2: Development Criteria and it is not considered that the proposed use will give rise to unacceptable impacts upon the amenities of neighbouring properties or the character and appearance of the designated AONB and Conservation Area or upon the essential setting of the Beaumaris Castle WHS in accordance with policies AMG1, PS19 and AT1.

The proposal is also consistent with the objectives of Planning Policy Wales and Technical Advice Note 16 in relation to the provision, protection and enhancement of existing sport and recreational facilities and the associated health and well-being benefits afforded by such facilities.

Policy PCYFF 4 relates to design and landscaping and requires that all proposals should integrate into their surroundings. 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.

There are TPO trees on the site which would be affected by the development and the application is accompanied by an Arboricultural Report.

All trees to be removed are of a single species: Tilia/Lime. Adverse effects on amenity through tree loss would be on the site/immediate neighbours and reduction in the current integration/screening of the building into a sensitive location. It is not considered that the proposed tree removals would harm the character of the Beaumaris Conservation Area. Whilst there is limited potential on site to mitigate their loss in numbers, a planting/landscaping scheme has been provided and which is considered to be acceptable and appropriate in the context of this development/site and having regard to the wider benefits of the development. This along with the provision of other biodiversity enhancements as detailed in the submitted Protected Species Survey will accord with policies PCYFF4, AMG5 and meet the Section 6 Duty of the Environment Wales Act 2016.

The response received from Gwynedd Archaeological Planning Service (GAPS) highlights a high potential for archaeology relating to the early origins of the town, and in particular the town walls which are known to have existed in the immediate locale and they have therefore recommended appropriate conditions relating to the submission of a programme of archaeological works.

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 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.

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG. This proposal does not meet these thresholds.

Guidance on the types of relevant applications where the Welsh language needs to be considered is given in Appendix 5 (Screening Procedure) of the SPG (part CH). The guidance contained in Appendix 5 states that all retail, commercial or industrial developments which do not require the submission of a Welsh Language Statement / Assessment should show how consideration has been given to the language. Therefore, information should be submitted from the applicant as to how consideration has been given to the Welsh language when formulating the proposal. Methods of presenting the information can be in the form of a Planning Statement, Design and Access Statement or Welsh Language Statement or a Welsh Language Impact Assessment Report.

Notwithstanding that this proposed does not meet the threshold, a Welsh Language Assessment has nevertheless been submitted as part of the application and is sufficient to satisfy the requirements of the policy in relation to the Welsh language considerations.

## **Conclusion**

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposed use gives rise to a significant detrimental impact upon the amenities of neighbouring properties or upon the character and appearance of the designated Conservation Area, Area of Outstanding Natural Beauty or nearby listed buildings.

## **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) All planting in the approved details of landscaping as shown on plan ref WAL\_23\_073\_P01\_Sheet\_4 Rev. C shall be carried out in the first planting seasons following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.**

Reason: In order that the proposal integrates into its surroundings as per requirements of policy PCYFF 4.

**(03) All tree protection measures proposed in the Arboricultural Planning Assessment by West Coast Arboriculture and Land Planning Ltd and shown on Tree Protection Plan ref WAL\_23\_073\_P01\_Sheet\_3 Rev. C shall be installed prior to the commencement of the development hereby approved.**

Reason: To protect retained trees in accordance with PCYFF 4 of the Joint Local Development Plan.

**(04) The development hereby approved shall be carried out in accordance with the recommendations detailed in sections 6 to 9 of the Arboricultural Planning Assessment by West Coast Arboriculture and Land Planning Ltd.**

Reason: To protect retained trees in accordance with PCYFF 4 of the Joint Local Development Plan.

**(05) Full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter the works shall be carried out and maintained in accordance with the approved details.**

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

**(06) The development hereby approved shall be carried out in accordance with the Conclusions and Recommendations detailed in section 8 of the Protected Species Survey Report by Clwydian Ecology dated 15th July 2023.**

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

**(07) a) No development (including trial pitting, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.**

**b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.**

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

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

**(08) 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: 3055:23:1**
- **Proposed Site Plan: 3055:22:3**
- **Proposed Ground Floor Plan: 3055:23:7**
- **Proposed First Floor Plan: 3055:23:8**
- **Proposed Elevations: 3055:23:9**
- **Proposed Sections: 3055:23:10**
- **Heritage Impact Statement, Jeff St Paul (April 2023)**
- **Design & Access Statement, Russell Hughes Cyf**
- **Protected Species Survey, Clwydian Ecology, 15 July 2023**
- **Archaeological Evaluation (Trial Trenching), Project No G2787, Gwynedd Archaeological Trust, July 2023**

- **Arboricultural Planning Assessment, Project No WAL\_22\_073\_P01\_v.2, West Coast Arboriculture & Land Planning Ltd, 8 September 2023**
- **Preliminary Arboricultural Assessment: WAL\_23\_073\_P01\_Sheet\_1 Rev. C**
- **Preliminary Arboricultural Assessment: WAL\_23\_073\_P01\_Sheet\_2 Rev. C**
- **Tree Protection Plan: WAL\_23\_073\_P01\_Sheet\_3 Rev. C**
- **Tree Protection Plan: WAL\_23\_073\_P01\_Sheet\_4 Rev. C**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS6, PS19, PS20, ISA2, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, AMG1, AMG5 AT1.

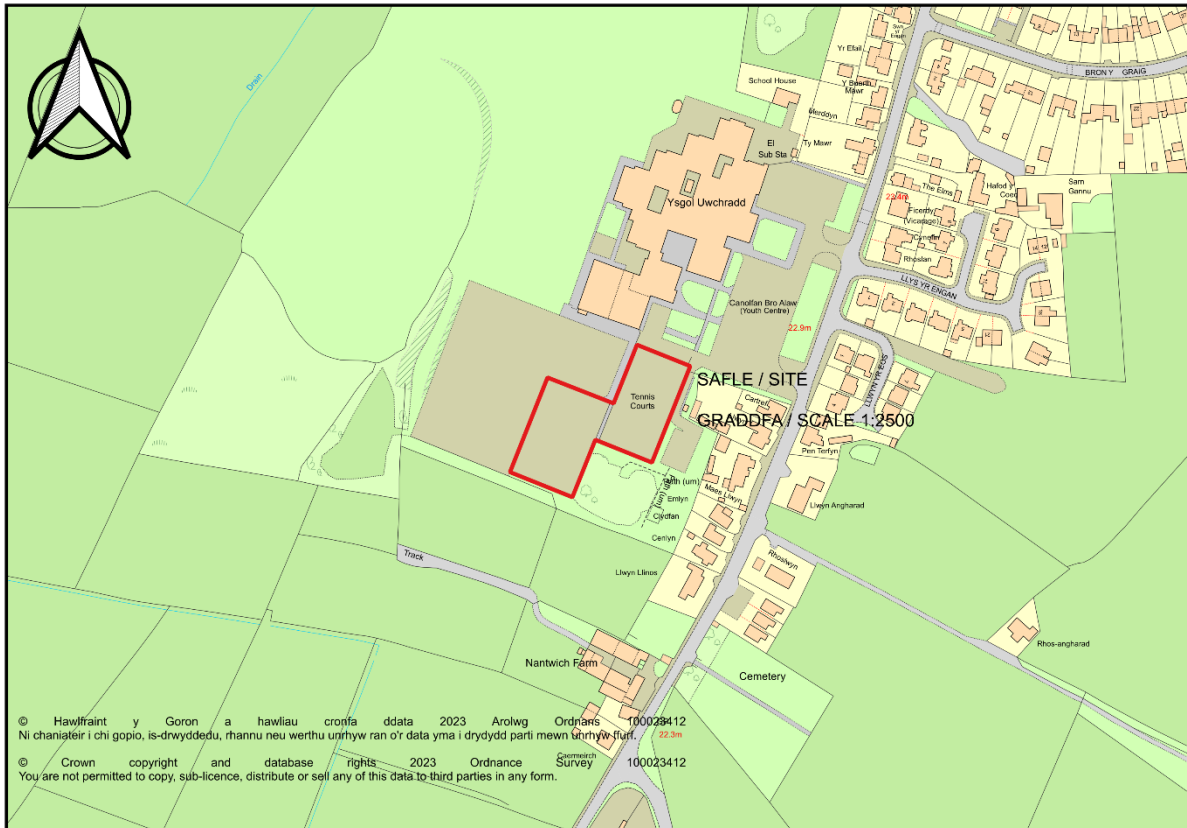
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2023/178

**Applicant:** Head of Service Regulation and Economic Development

**Description:** Full application for the installation of 10 9m high lighting columns at

**Site Address:** Ysgol Uwchradd Bodedern, Bodedern



**Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The Isle of Anglesey County Council are the applicants and owners of the land.

**Proposal and Site**

The proposed site is located within the grounds of Bodedern Secondary School which is adjacent to London Road within the village of Bodedern. The existing site is two outdoor sports courts with existing hard surfaces and high fencing surrounding their perimeters.

The proposed development is to erect ten 9m high columns with LED floodlighting so as to use the outdoor sport courts during darker times of the day.

## Key Issues

The key issues are whether the proposal complies with planning policies and would the LED lighting have a negative impact on the neighbouring dwellings or surrounding area.

## Policies

### Joint Local Development Plan

PCYFF2: Development Criteria  
PCYFF3: Design and Place Shaping  
PCYFF4: Design and Landscaping  
ISA2: Community Facilities  
Strategic Policy PS 5: Sustainable Development  
AMG5: Local Biodiversity Conservation

Technical Advice Note 12: Design  
Technical Advice Note 16: Sport, Recreation and Open Space  
Planning Policy Wales (Edition 11 February 2021)

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gwilym O Jones	No observations received to date
Cynghorydd Ken Taylor	No observations received to date
Cyngor Cymuned Bodedern Community Council	No observations received to date
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested ecological enhancement and the lights shall be conditioned so that they only be used when the sports courts are in use.
Iechyd yr Amgylchedd / Environmental Health	Provided advice for applicant.

## Publicity

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties with the expiry date for receiving representations was the 09/08/2023. At the time of writing this report two letters of representation have been received.

One letter received requested confirmation on how to view the proposed plans, with the determining officer sending a weblink to the member of the public and calling them to explain the proposed application.

The other letter of representation had the following concerns to the original proposed development:

- I am not enthusiastic about more light pollution but acknowledge the need to use the sports facilities more efficiently. It is hoped that the combination of distance, tree cover and direction of beam will reduce the impact.

## Relevant Planning History

13LPA877/CC - Cais llawn ar gyfer creu cae synthetig, maes pel-droed, maes parcio ynghyd a codi ffens 5m a 3m o uchder o amgylch y cae synthetig yn / Full application for the creation of a synthetic pitch,



grassed football pitch, car parking area together with the erection of a 5m and 3m fence around the synthetic pitch at Ysgol Uwchradd Bodedern, Bodedern. Caniatua/Approved 13/02/2007

13LPA877A/CC - Cais ol-weithradol ar gyfer ail-leoli'r man parcio a ganiatawyd dan gais rhif 13LPA877\CC yn / Retrospective application for the re-location of the car park previously approved under planning reference 13LPA877\CC at Ysgol Uwchradd Bodedern, Bodedern. Caniatua/Approved 09/05/2007

### **Main Planning Considerations**

The application is for the erection of ten 9m high columns with LED floodlighting around existing outdoor sports courts and is to be determined by the committee as the site is owned by the county council.

The main planning considerations are if the proposal complies with planning policies and would the LED lighting have a negative impact on the neighbouring dwellings or surrounding area.

#### **(i) Siting, scale, design and appearance of 9m high columns with LED lighting together with impact on neighbouring properties**

The proposed 9m columns with LED lighting will be sited around two existing outdoor sports courts. Four will be sited around the sports court to the West and six around the sports court to the East. The Western sports court has existing high fencing with playground to its North and West with high tree/hedgerow screening to the South and East. The Eastern sports court has existing high fencing with playground to the West, car parking areas to the North and South East and high tree/hedgerow to the South and North East.

The Eastern sports court is located closest to the boundary of the school and has rear gardens adjacent to the school grounds. Three flood lights will be located on the East side of the Eastern sports court with the furthest Northern column located approximately 6m from the boundary of dwelling 'Llwyn' and approximately 48m from the dwelling. The same column will be approximately 33m away from the boundary of dwelling 'Cartref' and 51m away from the dwelling. Along the boundary of the site shared with dwelling 'Llwyn' is tall tree measuring approximately 10m in height with a high hedge and wall that runs close to the Northern most column. The existing tree, hedge and boundary wall would screen the garden area and the dwellings from the 9m column and LED light.

The middle column along the Eastern court boundary will be similar distances to the boundaries and dwellings of 'Llwyn' and 'Cartref' as the most Northern column. The column and light would be visible from the dwellings garden areas but with LED downward lighting the light spill would be minimal with the supporting document 'Lighting to MUGA' confirming horizontal light spill would be very low lux levels. The high hedge, wall and roof of an outbuilding along the boundary of 'Llwyn' would act as screen preventing any horizontal light from entering the garden.

The most Southern column is located approximately 30m from the boundary and 45m from the nearest dwelling. With high hedge and fence along the boundary together with the existing school parking area being between the lighting column and the properties there will be no negative impact from this column.

The lighting columns will be conditioned so that the use of the lighting will only be used between the hours of 9am until 9:30pm Monday to Friday and 9am to 6pm on weekends. This is to ensure that the lighting columns are not on during unreasonable hours of the night and would also prevent noise from sporting activities from disturbing neighbouring properties.

#### **(ii) Policy considerations**

**The Joint Local Development Plan (JLDP), Policy PCYFF 2** ensures that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses. As stated above there will be minimal impact from the proposed lighting columns

to the amenities of the neighbouring properties with existing high trees, hedge screens, walls and outbuildings reducing any light spill into the gardens of adjacent properties.

**JLDP Policy PCYFF 3** ensures all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. The proposals should complement or enhance the existing site and surrounding area. The design and LED lighting are considered a high energy efficiency form of lighting the outdoor courts and the design and type of lights have been carefully chosen to minimise impact on adjacent sites.

**JLDP Policy ISA2** states that applications to enhance school facilities will be supported. The proposed development will enhance the schools use of the outdoor courts and allow the courts to be used all year round by the school but also for members of the public to use.

Paragraph 4.5.6 of Planning Policy Wales states that planning authorities should encourage the multiple use of open spaces and facilities where appropriate, to increase their effective use.

A Healthier Wales is a goal of the Wellbeing of Future Generations Act 2015. This can be achieved through the reduction in emissions and air pollution by minimising the need to travel and maximising provision of sustainable forms of transport. It can also be achieved through improving access to services, cultural opportunities, green spaces and recreation facilities to support people adopt healthy lifestyles. Together they contribute to creating the right conditions for better health, well-being and greater physical activity.

Technical Advice Note 16: Sport, Recreation and Open Space states that young people's recreational needs are a priority, improving levels of physical activity and access to facilities in and outside schools. The Government recognises the critical importance of play for the development of children's physical, social, mental, emotional, and creative skills.

Paragraph 3.11 of TAN 16 states that all-weather pitches can provide a substantive improvement in terms of playable hours and usability as part of a co-ordinated playing field strategy.

Paragraph 4.7 of TAN 16 states that the provision of floodlighting at sport and outdoor recreational facilities can allow for more efficient use of such facilities through extended opening hours subject to the development not affecting nearby residential properties.

### **(iii) Ecological considerations and enhancements**

The council's Ecological advisor has provided consultation on the application and has requested ecological enhancements be conditioned and that the use of the lights is restricted to reasonable hours so as not to impact the ecology of the site. As stated above the lighting columns will be conditioned so that the use of the lighting will only be used between the hours of certain hours to avoid disturbing neighbouring properties but also the ecology of the area which would be impacted by the lights.

### **Conclusion**

The proposed columns siting, scale, design and appearance is considered acceptable as it would not have a negative impact on existing site, neighbouring properties or surrounding area and can be conditioned to reduce any negative impacts so as to comply with planning policies PCYFF 2, PCYFF 3 and ISA2 of the JLDP.

### **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 Plan – SSL3168 – Revision 01 – Drawing No.4 – Dated 14/07/2023**
- **Proposed Layout - SSL3168 – Revision 01 – Drawing No.2 – Dated 14/07/2023**
- **Proposed Elevation - SSL3168 – Revision 00 – Drawing No.5 – Dated 15/06/2023**
- **Sports Lighting Statement – SSL2875 – Dated 04/07/2023**
- **Design and Access Statement – SSL2875 - Dated 04/07/2023**
- **Lighting to MUGAs – SSL3168 – Dated 05/06/2023**

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

**(03) The floodlights hereby approved shall only be illuminated between 09:00 to 21:30hrs Monday to Friday, between 09:00 to 18:00hrs Saturday and between 09:00 to 18:00hrs Sunday and Bank Holiday.**

Reason: To safeguard the amenities of adjacent residential properties

**(04) Demolition 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.

**(05) Prior to first use of the development, a minimum of two standard bird boxes (with a 24mm entrance hole) must be installed on mature trees or buildings, on the north or east facing side; on trees between 2-4m above the ground and on buildings just below any eaves. If the boxes are to be installed on buildings the bird boxes must be either swift nest boxes or swallow/house martin nest boxes, which should again be placed on the north or east facing side, as high as possible on any buildings just below any eaves. If swift boxes are installed, they must be sited to ensure minimum 5m of clear space below them to allow swifts to fly in and out. The boxes must be spaced apart from each other to help reduce disturbance. The boxes must also not be within any artificial light.**

Reason: In the interests of wildlife/habitat protection

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

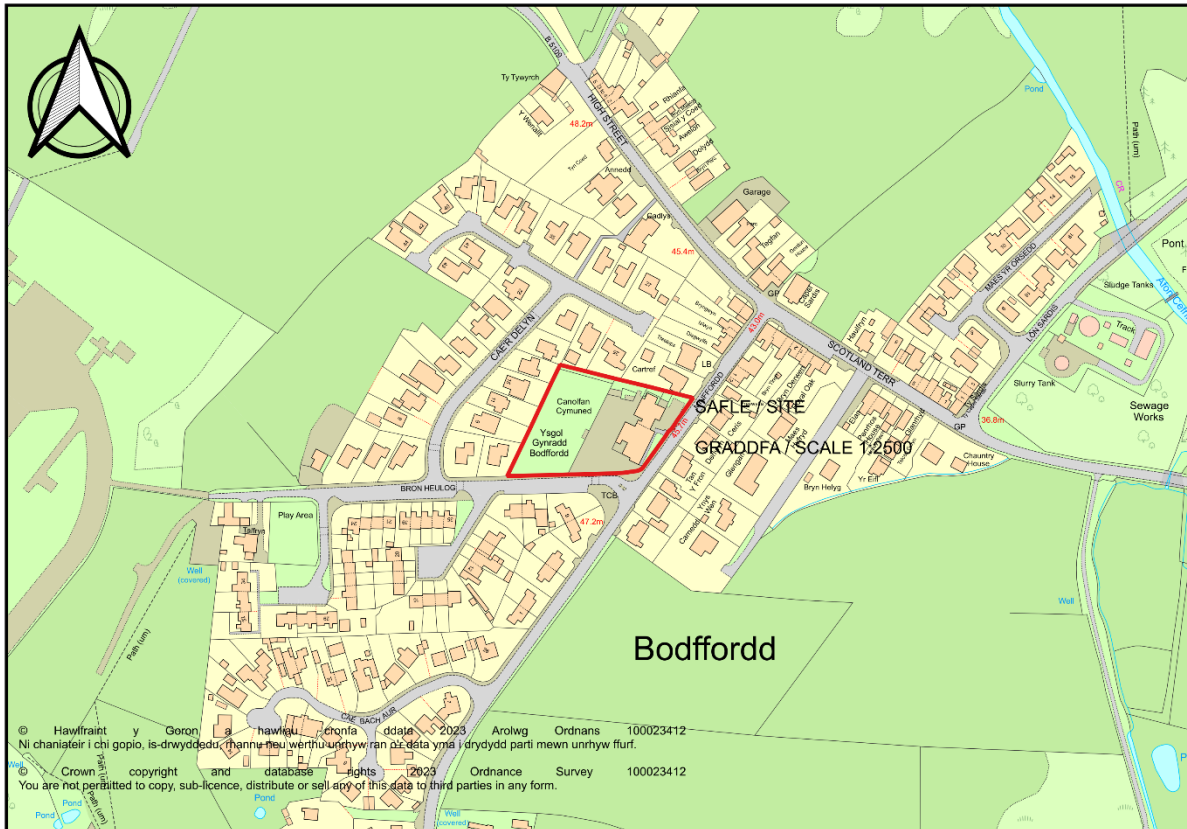
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/204

Applicant: Mr Sean Pritchard

Description: Full application for the siting of a modular double classroom building on the school's playground area at

Site Address: Ysgol Bodffordd, Minffordd, Bodffordd, LLangefni



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is made on land which is owned by the county council.

**Proposal and Site**

The site is located in the rural settlement of Bodffordd in a position directly adjoining Fronheulog Road. The application site itself is currently part of the yard of Bodffordd primary school and is a tarmacked hardstanding area with stone walling boundaries. No significant gradients exist across the application site. The application is made for the siting of a portacabin for use as additional classroom incidental to the existing school. The porta cabin will measure 21x9m and will be 3.2m in height.

## Key Issues

The key issues are the visual impacts of the scheme along with the loss of outdoor play area.

## Policies

### Joint Local Development Plan

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

Technical Advice Note 12: Design (2016)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
Policy AMG 5: Local Biodiversity Conservation

## Response to Consultation and Publicity

Consultee	Response
Chwaraeon Cymru / Sport Wales	Concern in regards to loss of play area and queried how school would deal with loss.
Dwr Cymru Welsh Water	Condition in regards to surface water
Arolygaeth Gofal Cymru / Care Inspectorate Wales	Concern in regards to loss of play area.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Bird and Bat boxes requested
Iechyd yr Amgylchedd / Environmental Health	Standard conduction informatives
Priffyrdd a Trafnidiaeth / Highways and Transportation	CTMP condition requested
Cyngor Cymuned Bodffordd Community Council	No response
Cynghorydd Non Lewis Dafydd	No response
Cynghorydd Paul Charles Ellis	No response
Cynghorydd Dylan Rees	No response

The application was given publicity by the posting of personal letters to occupiers of neighboring properties. The latest date for representations to be made was the 31/08/2023. No representations have been received from the public in response to the publicity.

## Relevant Planning History

None

## Main Planning Considerations

## Principle of Development

The JLDP does not contain a policy specific to such development and as such it is considered that the overall acceptability of the scheme lies in the individual merits of the scheme. On the topic of the principle of the development however, it is to be noted that the portacabin will be used incidentally to the existing school and will be sited in close proximity.

### **Design/Visual Impact**

Policy PCYFF 3 is the main design related policy of the JLDP to be considered in non-designated landscapes. The main thrust of the policy is to ensure proposals are of high quality design that complement and enhance the character and appearance of a site. The portacabin will be sited within the existing school complex and as such would not be viewed as a complete standalone unit, subsequently the department do not consider the portacabin would incur substantial additional visual impact to an extent that would warrant refusal. The portacabin is simple in its form and would not detract from the character and appearance of the existing school. In addition to this, the consent is temporary in nature, lasting 5 years from the date of approval, and therefore the department will be able to re-assess the proposal (including any visual impact) at a later date.

### **Loss of Outdoor Play Space**

The siting of the portacabin within the school grounds will result in the loss of approx. 190m<sup>2</sup> of the current 1046m<sup>2</sup> hardstanding play area. Such losses of outdoor play area are material considerations and warrant close scrutiny and strong justification. In regards to this element of the scheme, Sports Council Wales and the Betsi Cadwaladr Health Board were consulted. Both expressed concern in regards to the loss of the outdoor play area, with Sport Wales requesting further information in regards how this loss would be accommodated for during times when wet weather would rule out use of the playing field. The Council acknowledged the concerns regarding the loss of the play area, however it was re-instated that the portacabin is absolutely necessary in order to provision an additional classroom and that there would still be 856m<sup>2</sup> of hardstanding remaining for outdoor play area during wet weather. This equates to a loss of 18% of the existing hardstanding play area. Whilst of course it is to be noted that the loss of play area is regrettable, it must be remembered that the siting of the portacabin is temporary only and is not a permanent loss of the play area and additionally it has been demonstrated that the siting is absolutely necessary for the current needs of the school. Additionally, the school benefits from a generous sized playing field, extending to some 1980m<sup>2</sup> and as such any potential issues surrounding lack of outdoor play space would be a seasonal issue only.

### **Conclusion**

The department acknowledges that the loss of the outdoor play area is regrettable, however on balance it is considered that the scheme is acceptable as it has been reasonably justified that the portacabin is absolutely necessary for the needs of the school. In addition to this, the school will retain a large portion of the existing play area and the department would again stress that the consent is a temporary consent only and as such the loss of play area is not permanent.

### **Recommendation**

That the application is permitted subject to the following conditions:

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

- **Proposed Location Plan / SP/BC/02**
- **Proposed Elevations / SP/BC/06 (Received 04/09/2023)**
- **Proposed Floor Plan / SP/BC/05**

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

**(02) The building hereby permitted shall be removed from the land by the 04/10/2028 and the land reinstated to its former condition by the 04/10/2029.**

Reason: The local planning authority have granted permission for a temporary period only as they wish to re-consider the position on the 04/10/2028 in the light of circumstances prevailing at that date.

**(03) 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.

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

**(i) The routing to and from the site of construction vehicles, plant and deliveries.**

**(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**

**(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**

**(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**

**(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**

**(vii) The arrangements for loading and unloading and the storage of plant and materials;**

**(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

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

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

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, AMG 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: HHP/2023/154

Applicant: Mr & Mrs Fernandes

Description: Full application for the demolition of existing rear extension, together with alterations and extensions at

Site Address: Glan Traeth, Rhosneigr



**Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

Local member has requested the application be called into the planning committee.

**Proposal and Site**

The proposed development is sited along a private road adjacent to Warren Road within the development boundary of Rhosneigr as defined by the Joint Local Development Plan. The existing dwelling is a four bedroom end terrace dormer bungalow.



The application is for demolishing part of the existing dwelling, erecting a two-storey extension with a first floor terrace area in its place, removal of existing dormer window together with erecting dormer window with a balcony in its place.

### Key Issues

The applications key issues are if the proposed extensions, alterations, new terrace area and balcony complies with current policies, would have a negative impact on the existing dwelling, neighbouring dwellings and the surrounding area.

### Policies

#### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
 Policy PCYFF 3: Design and Place Shaping  
 AMG5: Local Biodiversity Conservation

SPG – Design Guide for the Urban and Rural Environment

Planning Policy Wales (11<sup>th</sup> edition)

Technical Advice Note 12: Design (2016)

### Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfaelog Community Council	Raised concerns regarding the proposed development causing a loss of privacy, light and noise pollution together with the proposed roof terrace would overlook the homes and gardens of the residents of the neighbouring properties. Requested a Construction Traffic Management Plan If the application is to be approved to ensure traffic management is considered during the construction period.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested ecological enhancements, requested a Construction Environment Management Plan before work commences on site and requested external lighting details before use of the development.
Draenio / Drainage	Confirmed they had no comments to make on the application.
Cyfoeth Naturiol Cymru	Confirmed that they do not consider that the proposed development affects a matter listed on their consultation Topics together with providing advice for the council and the applicant.
Dwr Cymru Welsh Water	Requested the applicant contact Welsh Water to discuss the location of the existing sewer system on site.

Priffyrdd a Trafnidiaeth / Highways and Transportation	Requested a Construction Traffic Management Plan be provided before development begins on site and had informatives for the applicant.
Cynghorydd Douglas Massie Fowlie	No observations received to date.
Cynghorydd Neville Evans	Councillor Neville Evans requested the application be called into the planning committee.

## Publicity

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties with the expiry date for receiving representations was the 23/08/2023. At the time of writing this report one letters of representation have been received.

The one letter objecting to the proposed development had the following concerns to the original proposed development:

- The increase of the roof height will reduce light to neighbouring properties.
- The proposed roof terrace will overlook neighbouring properties gardens and into neighbouring windows.

## Relevant Planning History

No planning history

## Main Planning Considerations

The application is for the demolishing part of the existing dwelling, erecting a two-storey extension with a first floor terrace area in its place, removal of existing dormer window together with erecting dormer window with a balcony in its place. The application has been called into the committee on the request of Councillor Neville Evans.

The main planning considerations are if the proposed development complies with current policies, would have a negative impact on the existing dwelling, neighbouring dwellings and the surrounding area.

### **(i) Siting, scale, design and appearance of proposed rear alteration and extension with roof terrace area together with impact on neighbouring properties**

**The Joint Local Development Plan (JLDP), Policy PCYFF 2** ensures that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses.

**JLDP Policy PCYFF 3** ensures all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. The proposals should compliment or enhance the existing site and surrounding area.

The proposed development on the East facing rear elevation is to demolish part of the existing two storey section of the dwelling, erect a two-storey extension in its place together with constructing a single storey extension with a first floor roof terrace area above. The proximity of the proposed rear extensions to the boundary walls of the neighbouring property 'Hafod' are 1.4m and 1.6m to neighbouring property 'West Gable' and will remain the same as the existing part of the dwelling. The boundary between the proposed site and the neighbouring dwelling 'West Gable' has an existing stone wall and hedge that measures approximately 2.6m in height and along the boundary of 'Hafod' there is a wall that measures approximately 0.5m in height.

The scale of the proposed extension to the rear measures 6.1m in width (same as the existing dwelling), 7.7m in length (0.5m more than the existing dwelling), 6.6m in roof ridge height (1.8m more than the existing roof ridge) and 4.8m to the roofs eaves (2m more than the existing roofs eaves). The proposed two storey extension extends 2.3m from the existing rear elevation with the single storey extension with roof terrace above extending an additional 5.4m. The existing dwellings two storey extension that is to be demolished extends out from the rear elevation 3.9m with a small single storey flat roof extending from this 3.2m in length.

The first floor roof terrace measures 14.2 metres squared with the distance of the roof terrace to the boundary of 'Hafod' is 3.6m away and 3m away from the boundary with 'West Gable'. The proposed rear two storey extension will have a two pitch slate roof with single storey extension having a *mansard* slate roof with a first floor roof terrace.

The agent has amended the original proposed design by including a 1.8m high obscure glazing screen along the North and South sides of the roof terrace, amended the staircase window to be obscure glazed, has confirmed the location of the internal first floor level and has repositioned the swift bird next boxes as to the requirements of the council's Ecological Advisor.

The original proposed rear extension and roof terrace would have overlooked into the dwellings and rear gardens of 'West Gable' and 'Hafod'. The amended proposed extension now has the windows that face neighbouring properties fitted with obscure glazing and the roof terrace has a 1.8m obscure glazed screen. Both these obscure glazed windows and screens prevent overlooking from the proposed development into neighbouring windows and garden areas.

The proposed two storey extensions roof ridge height is 1.8m taller than the existing two storey part of the dwelling it is replacing and is 0.8m taller than the existing highest roof ridge height of the main section of the dwelling. The proposed two storey roof pitches slopes down towards both neighbouring properties to the North and South.

The letters of representation objecting to the original proposed development raise concerns that the loss of light and privacy would have a negative impact on the neighbouring properties. When considering the amended proposed development with obscure glazing and screening the proposed amendments have removed all possibilities of overlooking and loss of privacy to the neighbouring properties. The scale of the development is larger in height than the existing part of the dwelling it is replacing but when considering the rest of the existing dwellings ridge height is 0.8m smaller than the proposed and with the proposed ridge being in the middle of the site with pitched sloping roofs towards both neighbouring properties the scale and orientation of the building would not block direct sunlight from entering the windows of the neighbouring properties.

#### **(ii) Siting, scale, design and appearance of proposed front first floor dormer window alteration and extension with balcony area together with impact on neighbouring properties**

The proposed development on the West facing elevation is to remove the existing flat roof dormer window and replace with a larger two pitched roof dormer window with a recessed balcony under the overhang of the dormer roof. The scale of the proposed dormer measures 6.5m in width (0.5m less in width than the existing dormer), 6.6m to the roof ridge height (1.4m more than the existing dormer flat roof) and 4.8m to the roofs eaves (0.5m less than the existing dormer flat roof). The dormer balcony floor area measures 3.2m squared with the balcony being recessed into the dormer so as to prevent overlooking to the North and the South.

The proposed dormer window is larger in scale than the existing flat roof dormer with the roof ridge height and roof eaves height matching the proposed rear extension. The proposed West facing dormer elevation would have floor to ceiling glazing matching similar materials and characteristics of other modern dwellings located within close proximity to the site.

## Conclusion

The overall scale, siting, design and appearance of the proposed development would not have a negative impact on the existing dwelling, neighbouring dwellings or the surrounding area and complies with planning policies PCYFF 2 and PCYFF 3 of the JLDP

## Recommendation

That the application is permitted subject to the following conditions:

**(01) The development shall begin not later than five years from the date of this decision.**

Reason: To comply with the requirements of Section 91(1) of the Town and Country.

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

- **Site Location Plan – SHA-393-01 – Dated July 2023**
- **Proposed Plans & Elevations - SHA-393-03(B) – Dated September 2023**

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

**(03) Prior to the use of the roof terrace hereby approved the terrace screen at first floor level on the proposed North and South elevations as labelled on the drawing Proposed Plans & Elevations - SHA-393-03(B) – Dated September 2023 shall be 1.8 metres in height, be fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason To safeguard the residential amenities of occupants of the adjacent residential property.

**(04) No external lighting shall be fixed to or sited on the proposed extensions until full details of any such lighting is submitted to and approved in writing by the Local Planning Authority. Details should include the positions of the lightings and the wattage strengths. The development shall thereafter proceed in accordance with the submitted details.**

Reason: To help conserve and safeguard biodiversity.

**(05) Prior to the use of the extensions hereby approved the Schwelger swift nest boxes as labelled on drawing Proposed Plans & Elevations - SHA-393-03(B) – Dated September 2023 shall be installed on the North elevation and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity.

**(06) 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 parking of vehicles for site operatives and visitors
- ii. Loading and unloading of plant and materials.
- iii. Storage of plant and materials used in constructing the development.
- iv. Wheel washing facilities (if appropriate)
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.

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

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

**(07) No structure is to be sited within a minimum distance of 3m from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.**

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

**(08) Prior to the occupation of the extensions hereby approved the windows on the South and North elevation as labelled on the drawing Proposed Plans & Elevations - SHA-393-03(B) – Dated September 2023 shall be top hung opening only and fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason To safeguard the residential amenities of occupants of the adjacent residential property

**(09) Natural slates of uniform colour shall be used as the roofing material of the proposed two storey extension to the dwelling.**

Reason: To ensure that the development is in the interests of amenity.

**(10) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. All work must proceed in accordance with the approved details:-**

- Full details of the location of any cement mixing during the construction phase and measures taken to ensure cement/dust will not enter the nearby designated areas.
- Full details of where materials and waste materials will be stored on site.

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

Reason: To safeguard against any impact the construction of the development may have on the SPA/SSSI and local ecology.

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: PCYFF2, PCYFF 3, AMG 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.