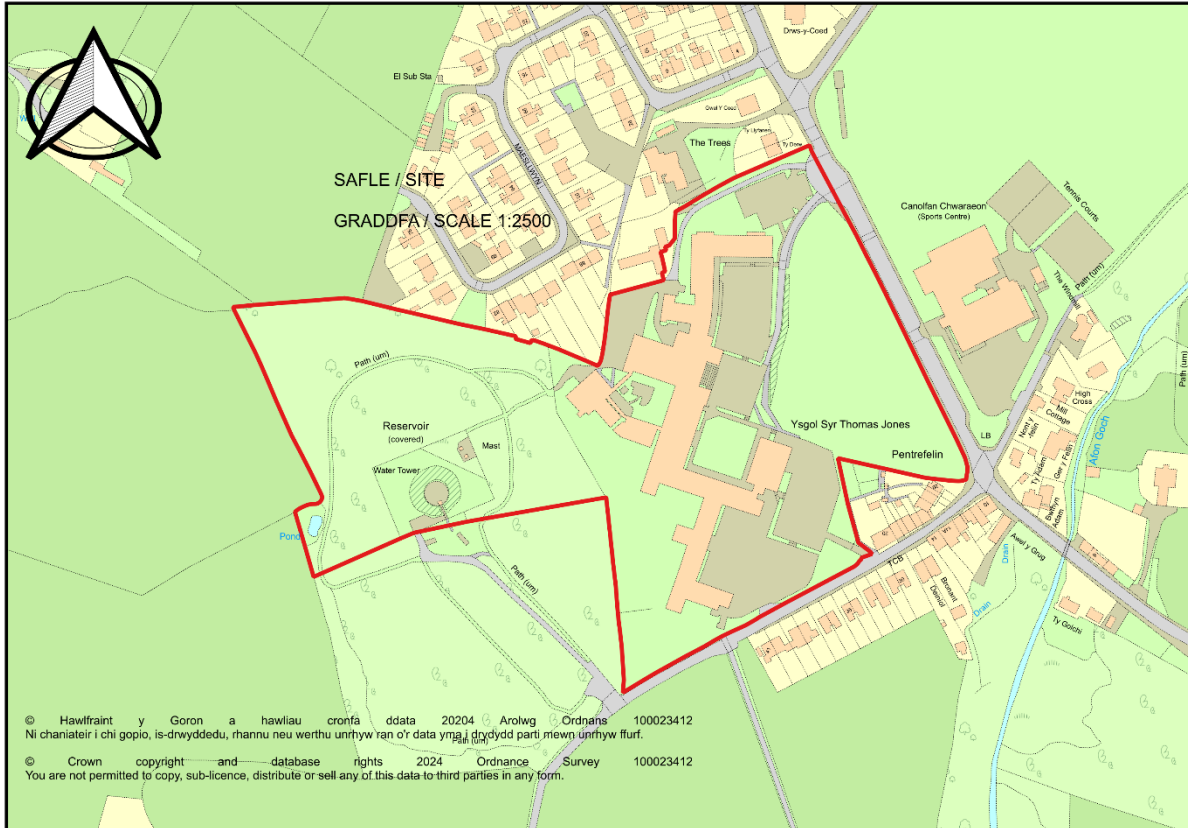


Application Reference: FPL/2023/349

Applicant: Ysgol Syr Thomas Jones

Description: Full application for a free-standing canopy with a roof over together with a bike shelter at

Site Address: Ysgol Syr Thomas Jones, Tanybryn Road, Amlwch.



Report of Head of Regulation and Economic Development Service (Cai Gruffydd)

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee as the application is made on land which is owned by the County Council.

Proposal and Site

The application is made for a free-standing canopy with a roof over together with a bike shelter.

The application site is the listed Ysgol Syr Thomas Jones along Tanybryn Road, located within the development boundary of Amlwch, as defined in the JLDP.

Key Issues

They key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties or the listed building.

Policies

Joint Local Development Plan

Policy PCYFF 2 – Development Criteria

Policy PCYFF 3 – Design and Place Shaping

Policy AMG 5: Local Biodiversity Conservation

Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

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

Technical Advice Note 16: Sport, Recreation and Open Space

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	No objections - informatives provided for the applicant.
Ymgynghorydd Treftadaeth / Heritage Advisor	The proposed visual impact of the proposed development in relation to the scale of the historic asset and its setting is considered to be low. The proposed development would not result in dominant features that would detract from the ability to understand and appreciate the historic asset. Additionally, the design of the proposed canopy and shelter have been carefully considered, being of slim posts and glazed roof, so as not to obscure the architectural detailing of the listed building. Both features are considered to be easily reversible without resulting in harm to the listed building. Consequently, there are no built heritage objections.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections – satisfied with the requested biodiversity enhancements.
Cynghorydd Derek Owen	No response.
Cynghorydd Aled Morris Jones	No response.
Cynghorydd Liz Wood	No objections.
Cyngor Tref Amlwch Town Council	No response.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper due to the development being located within the curtilage of a listed building. The latest date for the receipt of any

representation was the 16/01/2024. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

11LPA101G/CC – No information available.

11LPA101H/CC – No information available.

11LPA101K/CC – Extensions comprising of 2 art rooms, pottery room and stores with link corridor at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 30/07/1986.

11LPA101M/CC – Gosod dysgl i ddibenion addysg yn / Installation of satellite dish in school for educational purposes at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 05/09/1990.

11LPA101N/LB/CC – Caniatad Adeilad Rhestredig ar gyfer adnewyddu yr labordy gwyddoniaeth yn / Listed Building Consent for the refurbishment of the science laboratory at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Dychwelwyd i'r Ymgeisydd / Returned to Applicant - 24/05/2002.

11LPA101P/LB/CC – Caniatad Adeilad Rhestredig er mwyn defnyddio rhan o storfa fel toiled ir anabl yn / Listed Building Consent for the use of part of store room as disabled W.C. at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Dychwelwyd i'r Ymgeisydd / Returned to Applicant - 24/05/2002.

11LPA101W/LB/CC – Caniatad Adeilad Rhestredig ar gyfer ailwampio ystafelloedd newid y gampfa yn / Listed Building Consent for the refurbishment of the gym changing rooms at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 24/10/2006.

11LPA101Y/LB/CC – Cais Adeilad Rhestredig ar gyfer gwaith mewnol ac allanol yn / Application for Listed Building Consent for internal and external works at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 11/08/2008.

11LPA101A/1/LB/CC – Cais am ganiatad adeilad rhestredig ar gyfer ail-wampio'r ystafell economeg y cartref yn / Application for listed building consent for the refurbishment of the home economics room at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 11/08/2008.

11LPA101D/1/CC – Newidiadau allanol a mewnol yn / External and internal alterations to Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 14/08/2009.

11LPA101E/1/LB/CC – Caniatad Adeilad Rhestredig ar gyfer newidiadau allanol a mewnol yn / Listed Building Consent for external and internal alterations to Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 15/10/2009.

11LPA101F/1/LB/CC – Caniatad Adeilad Rhestredig ar gyfer gwaith mewnol i / Listed Building Consent for internal works to Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 16/06/2010.

11LPA101G/1/LB/CC – Caniatad Adeilad Rhestredig ar gyfer newidiadau mewnol yn / Listed Building Consent for internal alterations to Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 16/06/2010.

11LPA101H/1/LB/CC – Caniatad Adeilad Rhestredig ar gyfer gwaith i uwchraddio'r system gwresogi yn / Listed Building Consent for works to up-grade the existing heating system at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 11/10/2012.

11LPA101J/1/LB/CC – Caniatâd Adeilad Rhestredig ar gyfer gwaith adnewyddu mewnol yn y prif doiledau ar gyfer y bechgyn gan gynnwys ciwbiclau, troethfeydd, systemau IPS ac unedau ymolchi newydd ynghyd â lwfrau allanol a griliau awyriant mewnol newydd i orchuddion y ffenestri yn y to yn / Listed Building Consent for internal refurbishment of main boys toilet, to include new cubicles, urinals, IPS system and vanity unit together with new external louvers and internal ventilation grills to upstands of glass pot rooflight at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 18/07/2014.

11LPA101K/1/LB – Caniatâd Adeilad Rhestredig ar gyfer llunio 4 hatsh mynediad yn y llawr gwaelod crog yn/Listed Building Consent for the formation of 4 no access hatches in the suspended ground floor at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 02/11/2015.

11LPA101M/1/LB/CC – Caniatâd Adeilad Rhestredig ar gyfer gwaith yn/ Listed Building Consent for works at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 19/09/2016.

11LPA101Z/LB/CC – Caniatâd Adeilad Rhestredig ar gyfer gwaith mewnol (peintio) yn / Listed Building Consent for internal works (painting) at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 23/03/2017.

FPL/2023/108 – Cais llawn ar gyfer gosod amryw o ffensys 2.2 medr, 2.9 medr, a 3.2 medr o uchder, gyda giataiu i gydfynd yn / Full application for installing various fences measuring 2.2 meters, 2.9 meters, and 3.2 meters high fences, with matching gates at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 08/06/2023.

LBC/2023/9 – Caniatâd Adeilad Rhestredig ar gyfer ailosod ffenestri a drysau pren gyda ffenestri a drysau alwminiwm newydd, ynghyd â sgrin newydd sy'n gwrthsefyll tân yn/ Listed Building Consent for the replacement of timber windows and doors with new aluminium windows and doors, together with a new fire resistant screen at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permitted - 27/07/2023.

FPL/2023/303 - Cais llawn ar gyfer gosod canopi awyr agored, 3 bwrdd tennis awyr agored, 2 bostyn pêl-fasged a gazebo ffrâm bren awyr agored yn / Full application for the installation of an outdoor canopy, 3 outdoor table tennis tables, 2 basketball posts and an outdoor timber frame gazebo at Ysgol Syr Thomas Jones, Ffordd Tanybryn Road, Amlwch. Caniatáu / Permit - 10/01/2024.

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area, on any neighbouring properties or the listed building.

The application site is the listed Ysgol Syr Thomas Jones along Tanybryn Road, located within the development boundary of Amlwch, as defined in the JLDP.

The application is made for a free-standing canopy with a roof over together with a bike shelter. The canopy and bike shelter will be situated centrally on the school site along the front elevation of the school next to where the reception is located. The development will provide a safe space for pupils of the school, as well as enabling pupils to use cycling as a mode of transportation to school.

The free-standing canopy will measure 3.3 meters x 15 meters. It will measure 3.2 meters in height to the lowest point of the roof and will measure 3.8 meters in height to the highest point of the roof.

The bike shelter will measure 4.1 meters x 2.3 meters, and it will measure 2.6 meters in height to the roof. A cycle stand will also be placed underneath the shelter.

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site. The siting is considered acceptable given that the proposed development is situated far enough away from the public road. In addition, the design and appearance is considered acceptable given the design is using high quality materials. The scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area or the listed building. Furthermore, effective biodiversity enhancements have been introduced on the site.

The site is well surrounded and screened by a plethora of trees and hedges, greatly reducing the visual impact from nearby properties. As the development is situated centrally on the school site, it is considered that this proposal will have no greater impact on the privacy and amenity of neighbouring properties. No objections were received for this proposal. Given the previous use of this land, and the site history of associated noise, especially during school hours, this proposal is not considered to impact the neighbouring properties to such a degree to warrant a refusal. It is considered that neighbouring properties will not be affected by this proposal, and that the proposal complies with Policy PCYFF 2.

Strategic Policy PS 20 recognises the importance, where appropriate, of protecting the setting of a heritage asset. Considerable damage can be done to the architectural or historic interest of an asset if the development is insensitive in design, scale or positioning. The proposed visual impact of the proposed development in relation to the scale of the historic asset and its setting is considered to be low. The proposed development would not result in dominant features that would detract from the ability to understand and appreciate the historic asset. Additionally, the design of the proposed canopy and shelter have been carefully considered, being of slim posts and glazed roof, so as not to obscure the architectural detailing of the listed building. Both features are considered to be easily reversible without resulting in harm to the listed building. Consequently, there are no built heritage objections.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

In accordance with the requirements of Policy AMG5 of the Joint Local Development Plan, Chapter 6 of the Environment Wales Act and the latest advice in PPW, two Bird Boxes as stated on drawing 'AL/15081/02A – Proposed site plan', will be installed on a nearby mature tree on the Western boundary of the site. The agent provided a Green Infrastructure Statement highlighting the above information, and also clarified that no trees, shrubs, or hedges will be damaged or removed as part of the proposed works.

Conclusion

The proposed development demonstrates high quality design and complements and enhances the character and appearance of the site. This proposal is considered a small scale development that will provide a safe space for pupils of the school, as well as enabling pupils to use cycling as a mode of transportation to school. It is not considered that the proposed development will adversely impact the character of the listed building or the surrounding area. The proposal is not considered to have a negative impact upon the amenity of adjacent residential properties due to effective screening along the site boundaries, and the proposed works is situated centrally on the site which is far enough away from any residential properties. The proposal also offers biodiversity enhancements in accordance with the requirements in the updated advice in Chapter 6 of the Environment (Wales) Act of Planning Policy Wales (PPW), and relevant Development Plan polices. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin no 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:

- AL/15081/01 – Location plan.
- AL/15081/02A – Proposed site plan.
- BOA/CFSG-01A – Proposed block plan.
- SYR2527-001 Issue A – Bike shelter general view.
- SYR2527-002 Issue A – Bike shelter exploded view.
- SYR2527-003 Issue A – Bike shelter floor plan.
- SYR2527-004 Issue A – Bike shelter setting out plan.
- SYR2527-005 Issue A – Bike shelter front elevation.
- SYR2527-006 Issue A – Bike shelter side elevation.
- SYR2527-001A Issue A3 – Canopy general view.
- SYR2527-002A Issue A3 – Canopy floor plan.
- SYR2527-002B Issue A3 – Canopy setting out plan.
- SYR2527-003A Issue A3 – Canopy elevation A.
- SYR2527-003B Issue A3 – Canopy elevation B.
- SYR2527-004 Issue A3 – Canopy elevation C.
- 0001 – Proposed sections.
- Bike shelter specification.
- Canopy specification.
- Design and Access Statement.
- Heritage Impact Statement.

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

(03) Prior to the use of the development hereby approved, two Bird Boxes as stated on drawing 'AL/15081/02A – Proposed site plan', shall be installed on a nearby mature tree on the Western boundary of the site at least 3 meters above the ground prior to work commencing on site, and shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

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, AMG 5, PS 20.

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

Application Reference: FPL/2023/343

Applicant: Mr Stan Johnson

Description: Retrospective application for the extension to the existing decking at

Site Address: Golden Sunset Caravan Park, Benllech



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been called into the Planning and Orders Committee at the request of Councillor Margaret Murley Roberts, due to health and safety concerns, specifically that gas bottles are too close to oil tanks of neighbouring properties, and due to issues of lack of compliance with conditions.

Proposal and Site

The application site is an existing static caravan on the Golden Sunset Caravan Site in Benllech. The caravan subject to this application is located adjacent to the boundary with the neighbouring property Bryn Mor.

The application presented is a retrospective application for the extension to the existing decking.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

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

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

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

Welsh Government Circular (WGC) 016/2014: The Use of Planning Conditions for Development Management (October 2014)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Euryn Morris	No response at the time of writing the report.
Cynghorydd Ieuan Williams	No response at the time of writing the report.
Cynghorydd Margaret Murley Roberts	Called the application into the planning committee due to health and safety concerns, specifically that gas bottles are too close to oil tanks of neighbouring properties, and due to issues of lack of compliance with conditions.
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	No response at the time of writing the report.
Iechyd yr Amgylchedd / Environmental Health	A site visit was carried out by an environmental health officer and the fire officer. Both were happy that the LPG cylinders by the caravan were suitably secure and a sufficient distance of 5 metres away from the boundary of the neighbouring property.

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 03/01/2024. At the time of writing this report, one letter of objection had been received at the department.

The main comments raised were:

- The structures subject to this retrospective application are built on the neighbouring property boundary and present a fire risk to existing dwellings due to short separation distances.
- Public protection concerns surrounding the caravan subject to this application and two further caravans along the boundary need attention.
- Units on the caravan site are closely packed, creating a fire hazard.

- A full fire safety and public safety inspection should be carried out along the site boundary to ensure adequate measures are in place to ensure public safety for the occupants on both sides.
- A copy of the caravan site license has been requested, but not received.

In response to these comments:

- This application involves an extension to the existing decking, which has previously been granted planning permission. The decking extension is located on the northern elevation, further away from the neighbouring property.
- An environmental health officer and the fire officer have conducted a site visit and had no concerns regarding the caravan subject to this application. A copy of the comments received has been forwarded to the environmental health officer. Any further concerns regarding the caravan or the wider site should be raised with the public protection department.
- The issue relating to the caravan site license should be raised with the licensing department.

Relevant Planning History

30C336E - Full application for the erection of wooden decking at Site 8, Field 6, Golden Sunset Caravan Park, Benllech. Approved 27/10/2016.

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

Proposal and Site

The application site is an existing static caravan on the Golden Sunset Caravan Site in Benllech. The caravan subject to this application is located adjacent to the boundary with the neighbouring property Bryn Mor. The application presented is a retrospective application for the extension to the existing decking, which has been submitted following an enforcement investigation.

Paragraph 14.2.2 of the Welsh Government Development Management Manual states that 'Although it is not a criminal offence to carry out development without first obtaining any necessary planning permission, such action is to be discouraged. The fact that enforcement action is discretionary and should be used as a last resort and only when it is expedient, should not be taken as condoning the wilful breach of planning controls. Powers are available to local planning authorities to bring unauthorised development under planning control, and it is for them to decide which power, or combination of powers, to use.'

Paragraph 14.2.3 states: 'When considering enforcement action, the decisive issue for the local planning authority should be whether the unauthorised development would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest. Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of planning control which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought, but which is otherwise acceptable.'

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Health and Safety

i. Siting and Design

The application relates to an existing static caravan on the Golden Sunset Caravan Site in Benllech. Planning permission was granted in October 2016, under application reference 30C336E, for the erection

of a decking. This decking measures approximately 12.6m in length and 5.3m wide, extending 3m beyond the front of the caravan. There is currently a bamboo privacy screen in place on the southern edge of the decking, to prevent overlooking towards neighbouring property Bryn Mor. A Breach of Condition Notice was served on the previous owner of the caravan for failing to keep the screen in place as required by condition (01) of 30C336E.

The decking has been extended on its northern side, into the caravans' plot, further away from the boundary with the neighbouring property. It is a small-scale extension to the decking, extending 2m beyond the northern side and 4.6m rearwards from the front. Its height matches the existing decking, as does the glass balustrade on the front and timber rails on the side.

It is considered that the decking extension has been built to a high-quality and is in keeping with the decking erected on other caravans on the site. Given the use of the site, it is not considered that the proposal would have any negative impacts on the landscape. The proposal is considered to comply with policy PCYFF 3 as it respects the context of the site and its place within the local landscape, utilising materials appropriate to its surroundings.

ii. Impact on Adjacent Residential Properties

The caravan subject to this application is located in close proximity to the boundary with neighbouring property Bryn Mor to the south. The existing decking has a bamboo privacy screen, conditioned to be in place during the caravan site's opening season, between the 1st of March and the 31st of October each year, to prevent overlooking from the decking towards the neighbouring property.

The extension to the decking is on the northern side, furthest away from the boundary, which is considered to have no greater impact on the privacy and amenities of the neighbouring property, complying with policy PCYFF 2. The boundary between the caravan and neighbouring property Bryn Mor features a hit and miss timber fence and a high hedge, preventing any overlooking into their rear garden.

Condition (02) of this permission will require a 1.8m high obscured glazed panel, or other suitable screen approved by the Local Planning Authority, to be erected along the southern side of the decking. Once installed, the panel shall be retained in perpetuity. This will replace the existing bamboo privacy screen, which is required for 8 months of the year, with a permanent structure, which will ensure no overlooking, protecting the privacy and amenities of the occupiers of Bryn Mor.

iii. Health and Safety

Concerns have been raised regarding the proximity of the application caravan, together with two other caravans not part of this application, to the southern boundary with neighbouring properties. An environmental health officer and the fire officer have visited the application caravan, confirming that the LPG cylinders by the caravan were suitably secure and a sufficient distance of 5 metres away from the boundary of the neighbouring property.

This application is dealing with a small-scale extension to the decking. The other issues raised lie outside the scope of this application and should be brought to the attention of the relevant departments within the Council. The matters raised during the consultation period have been forwarded to the attention of the relevant departments.

Conclusion

This application concerns a small-scale extension to the existing decking, which has been submitted following the intervention of the planning enforcement department. It has been built to a high quality, integrating into the site and its surroundings with appropriate materials. It has been built on the northern edge of the existing decking, further away from the neighbouring property, ensuring no greater impact on their privacy and amenities. A planning condition will ensure that a permanent screen is erected on the

southern side of the decking, to prevent any overlooking towards the neighbouring property. The proposed scheme is considered acceptable and complies with the relevant policies of the JLDP.

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:

- Drawing number 1 - Existing & proposed front and side elevations - received with planning application FPL/2023/343.
- Drawing number 2 - Existing & proposed rear elevation and floor plans - received with planning application FPL/2023/343.

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

(02) Within three months of the date of this permission a 1.8 metres high obscured glazed panel or other suitable screen approved by the local planning authority shall be erected from point A – B as highlighted in red on the attached plan (drawing number 2 – existing & proposed plans – received with planning application FPL/2023/343). Once installed, the panel shall be retained in perpetuity unless otherwise agreed in writing with the local planning authority beforehand.

Reason: In the interest of amenity.

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

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/2023/176

Applicant: Mr Amarjit Shoker

Description: Full application for the demolition of 2 outbuildings together with the erection of 2 affordable dwellings, 4 open market dwellings with the creation of a new vehicular access on land rear to

Site Address: Post Office, Holyhead Road, Gwalchmai.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is reported to the planning committee at the request of Councillor Neville Evans amid concern in regards to the new access onto the A5 and the ability of the public sewerage network to accommodate additional flows.

Proposal and Site

The site is located in the settlement of Gwalchmai, with access afforded to the site via the A5 highway. The site is set back from the highway and is located to the rear of a row of residential properties. The application site itself currently forms part of the residential curtilage of a property and is a significantly

lower elevation than the highway. The main application site is relatively level and does not include any major gradient changes. Residential development surrounds the site, with the exception of the post office/convenience store located to the North. The boundaries of the site are defined by a mix of walling, including block, timber and stone. Several mature trees also form the boundary to the South and East. The application site also includes a number of single storey outbuilding type structures which are in a poor state of repair.

The application is made for the demolition of the existing outbuildings together with the erection of 4 open market dwellings, 2 affordable dwellings and creation of a new access and internal access road. The dwellings will be of typical design for the area, including pitched slate roofs with rendered walls and areas of cedar cladding. The dwellings will be orientated in a linear fashion across the rear of the site, with the associated curtilages backing onto the curtilages of the adjacent properties. The foul water flows generated by the scheme will be disposed of into the public sewerage network, whilst surface water will be received by a SuDS scheme.

Key Issues

The key issues of the scheme are its compliance with the relevant policies of the Joint Local Development Plan along with the acceptability of other material considerations such as:

- Highways
- Housing
- Drainage
- Ecology
- Design
- Impact upon residential amenity
- Representations by the public
- Welsh Language

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 TAI 3: Housing in Service Villages
Policy TAI 8: Appropriate Housing Mix
Policy TAI 15: Affordable Housing Threshold & Distribution
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

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Technical Advice Note 12: Design (2016)

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

Strategic Policy PS 16: Housing Provision

Supplementary Planning Guidance - Affordable Housing (2004)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Neville Evans	Called to committee over concerns regarding access and foul drainage.
Cynghorydd Douglas Massie Fowlie	Concerns regarding drainage, trees and validity of information in Housing Needs Assessment.
Cyngor Cymuned Trewalchmai Community Council	Concern regarding access, traffic, affordability of dwellings and drainage.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Polisi Cynllunio / Planning Policy	Outline of applicable policies provided.
Strategol Tai / Housing Strategy	No objection.
Dwr Cymru Welsh Water	Condition regarding sewer diversion.
Gwasanaeth Addysg / Education Service	No contribution required.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives regarding environmental protection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with ecological measures proposed.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with access and parking provision. Suggested conditions in regards to access, parking and estate road.
Draenio / Drainage	SuDS application required.

Publicity was afforded to the scheme via the posting of personal letters to occupiers of neighbouring properties. At the time of writing this report, 29 letters of objection had been received over the course of 3 separate publicity periods. The issues raised in these letters will be addressed later in the report.

Relevant Planning History

FPL/2022/210 - Full application for the demolition of 2 outbuildings together with the erection of 2 affordable dwellings, 4 open market dwellings with the creation of a new vehicular access on land rear to Post Office, Holyhead Road, Gwalchmai - Withdrawn

Main Planning Considerations

Principle of Development

Gwalchmai is identified as a Service Village under the provisions of the Joint Local Development Plan and as such new housing in the settlement is considered under policy TAI 3. TAI 3 supports the creation of new residential units in Service Villages subject to capacity within the indicative provision level of housing. The indicative provision for Gwalchmai over the Plan period is 40 units. In the period 2011 to 2022 a total of 19 units have been completed in Gwalchmai, all on windfall sites. The total land bank in April 2019, was 4 units all on windfall sites. This means that the development would exceed the indicative provision on windfall sites in Gwalchmai.

The Plan's Monitoring Framework will consider the number of units completed annually in order to determine if the Plan will achieve its overall housing requirement. The annual monitoring will also allow

the Council to determine what type of sites will supply housing, i.e. allocations or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. Policy PS 17 states that 25% of its housing growth will be located within Villages, Clusters & Open Countryside. This indicator looks at housing consents. The indicative growth level for Villages, Clusters & Open Countryside is 1,953 units. 1,422 units were completed between 2011 and 2021 in all Villages, Clusters & Open Countryside and that 708 units were in the land bank. This data reflects the fact that the Plan inherited a number of planning consents that had been given by the Local Planning Authorities having regard to the previous development plans and material planning considerations. Some of these consents would align with the adopted JLDP. As there is capacity in the overall category for service villages, this development may still be supported.

However, as the settlement will see its expected level of growth on sites through units completed in the period 2011 to 2022 this application will need to be justified outlining how the proposed development is addressing the needs of the local community. The housing department provided figures to the LPA of waiting lists for housing, with the data showing there was substantial demand for 2 and 3 bed dwellings in the Gwalchmai area. As the development consists purely of 2 and 3 bed dwellings, the LPA are satisfied that the development is justified and corresponds with local housing needs. In addition to this, it is also required that a Welsh Language Impact Assessment is provided as the settlement will exceed its indicative provision level. A WLIA has been received and will be considered later in this report under the relevant heading. Due to the above, the planning department are satisfied the scheme is in accordance with policy TAI 8 and thus the principle of housing is acceptable.

Housing Mix

In accordance with policy TAI 8 of the JLDP, all developments of 5 or more residential units are required to be accompanied by a housing mix statement. TAI 8 seeks to ensure that all new residential developments contribute to improving the balance of housing and meets the identified needs of the whole community. A Housing Needs Assessment was provided as part of the application which demonstrated how the developer had considered the needs of the community by giving regards to a range of housing needs lists and ultimately shaped the development. In consideration of the findings of the HNA and the data provided by the Housing department, the LPA are satisfied the scheme proposes a suitable housing mix and thus is in conformity with policy TAI 8.

Affordable Housing

Policy TAI 15 seeks to secure an appropriate provision of affordable housing on all development of 2 or more units within Service Villages such as Gwalchmai. Since the proposed development proposes an increase of 6 units, this meets with the threshold noted in Policy TAI 15 for making an affordable housing contribution. As Gwalchmai is situated within the 'Rural West' housing price area in the Plan, it is noted that providing 20% of affordable housing is viable. As 2 units a proposed to be affordable dwellings the proposal therefore conforms with the requirements of Policy TAI 15.

Highways

Highways matters were one of the principle issues raised by several parties including members of public, Local Members and the Community Council. The new access of the scheme is proposed to lead out onto the A5 highway running through the village and would be constructed with 2.4x45m visibility splays. The Highways department were satisfied with the proposed visibility and expressed no concerns. The highways department with also satisfied with the on site parking provision and confirmed that it was in conformity with the Local Authority Parking Standards. Subsequently, the LPA do not consider that are any sufficiently material highway grounds to refuse the scheme.

Drainage

Concern was also raised by the above mentioned parties in regards to the ability of the foul sewer network to accommodate the flows generated by the development. Dwr Cymru as the sewerage

undertaker were consulted in regards to the scheme and raised no concern in regards to the capacity of the network. Dwr Cymru did however have concerns in regards to the proximity of the scheme to the public sewer. Dwr Cymru were satisfied for the application to be approved subject to the imposition of a condition requiring the submission of a public sewer diversion scheme. It is therefore not considered that there are grounds to refuse the application on the basis of drainage issues.

Welsh Language

As mentioned earlier in the report, the application was required to be accompanied by a Welsh Language Impact Assessment by virtue of exceeding the settlements indicative housing provision. A WLIA was submitted as part of the scheme and was assessed by the Councils Welsh Language and Policy Manager. Having assessed the document, it was concluded that the document follows the methodology of the relevant supplementary planning guide, Maintaining and creating distinctive and sustainable communities, and is reasonable. It was additionally stated by the Welsh Language and Policy Manager that on the basis that the proposal is relatively small, meets local demand for housing and for affordable or low-cost units, it is agreed that the impact recognised by the assessment is a fair interpretation of the potential impact on the Welsh language. Subsequently it is considered that the scheme is in accordance with policy PS 1 of the JLDP.

Ecology

In line with policy AMG 5 of the JLDP and the Councils Duty stemming from The Environment Act Wales (2016), all proposals are expected to demonstrate a net gain to biodiversity. The scheme was accompanied by an Ecological survey which identified the ecological value and features of the site, which thereafter formed a baseline ecological value to recommend appropriate methods of attaining the required net gain. The scheme included the provision of a landscaping scheme, along with the installation of nature boxes on the dwellings themselves. These measures were considered acceptable by the Ecology officer and subsequently the LPA are satisfied that the ecological obligations have been met.

Design

Policy PCYFF 3 of the JLDP is the principle policy consideration in terms of design. The main thrust of PCYFF 3 is to ensure proposals are of a high quality design which complement and enhance the appearance of a site and its surrounding area. Having visited the site, it is not considered there is a set pattern of development to the area, however it was noted that there is somewhat of a design precedent in two storey pitched roof dwellings, with slate and render locally prevalent materials. In light of this, it is considered the scheme is appropriately designed and scaled by virtue of following local design precedents. The scheme will include areas of cedar cladding, which is not a material currently in existence in the area, however is considered that the cladding will contribute to enhancing the appearance of the site by generating visual interest. The site is set back and at a lower level than the highway and therefore the scheme would not be visually prominent in the street scene.

Development located to the rear of existing housing may often be considered as what was referred to as tandem/backlands development, however it is noted that these terms are no longer part of Planning Policy Wales and instead attention is drawn to the general pattern of development. Having visited the site, it was observed that there was a recently erected dwelling on an adjoining plot and as such the scheme would not contravene any existing patterns of development in the area. Due to the above, the department are satisfied that the scheme is acceptably designed and conforms with policy PCYFF 3.

Impact upon residential amenity

The location of the site in a dense residential area requires close scrutiny to any potential impacts the scheme may have upon residential amenity. PCYFF 2 of the JLDP provides a policy starting point in considering residential amenity, stating that proposals will be refused where they would have an unacceptable negative impact upon residential amenity. The dwellings will be arranged in a linear fashion running east to west on the site, with the rear of the properties facing to the south. The southern boundary

of the site is shared with the residential curtilage of a single property, which is located 22m away from the nearest dwelling on the application site and 30m away from the furthest. These distances exceed the maximum distance of 21m noted in the SPG Design Guide and as such it is not considered that the LPA could implicate that the scheme would result in any overlooking or overbearing to an extent that would warrant refusal. To the east, a new dwelling is located at a distance of 11m away from the position of the proposed dwellings. The scheme has been designed so as no main or secondary windows are located in the gable looking towards this dwelling, with the only facing windows being a first floor landing window and a ground floor en suite window which will be obscure glazed. It is also noted that this boundary includes a 1.8m solid timber fence and that the neighbouring property includes a singular bathroom window only in the gable elevation. The LPA are satisfied that there will be no unacceptable negative impacts arising from this arrangement.

Representations by the Public

The following issues were raised by members of the public via letters of observation;

- Access is dangerous
- Proposal will lead to more on street parking
- Proposal will negatively effect Welsh Language
- Insufficient parking offered as part of scheme
- Scheme will result in loss of privacy and increase general noise and disturbance in the area.
- No capacity in foul sewer network to accommodate development

In response to these comments, the department would make the following observations;

- The Highway department has no concerns in regards to the access and were satisfied with the achievable visibility in light of the 20mph speed limit.
- The parking provision on site is in accordance with the Local Authority Parking standards.
- The Welsh Language and Policy Manager had no concerns in regards to the scheme. The submission was accompanied by a Welsh Language Impact Assessment as is required by policy PS 1.
- The distance between the windows of the scheme and the neighbouring property exceeds the relevant distances noted in the SPG Design Guide and therefore it cannot be reasonably said that the scheme would result in the loss of privacy to an unacceptable level.
- The site is located in a village centre location near a busy highway and as such it is not considered that unacceptable noise and disturbance would be generated by the development.
- Dwr Cymru as the statutory undertaker of the public sewer had no concerns in regards to its capacity to accommodate the scheme. The site is crossed by the public sewer, however Dwr Cymru were happy for consent to be granted with a condition requiring a public sewer diversion scheme before the commencement of any works on site.

Conclusion

Having considered the scheme against all relevant policies and supplementary planning guidance, no reasons for refusal were encountered and no other material considerations were present that indicated a decision other than approval is justified. The scheme will make use of a suitable windfall site to deliver housing which is in demand by the local community as was demonstrated by the housing department figures. The LPA are therefore obliged to recommend approval of the scheme.

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 / Drg 1. Rev C**
- **Proposed Site Plan / Drg 3. Rev E**
- **Existing & Proposed Site Cross Sections / Drg 8.**
- **Proposed Landscape Plan / Drg 9.**
- **Proposed Typical Dwelling (2 bed) / Drg 8. Rev A.**
- **Proposed Typical Dwelling (3 bed) / Drg 7. Rev B.**
-

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

(03) The access shall be laid out and constructed strictly in accordance with the submitted plan before any dwellings are occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

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

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

(05) The access shall be constructed with 2.4 metre by 45 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

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

(06) No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

(07) 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.

(08) (a) No development (including 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).

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

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

(10) 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.

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

Reason: To comply with the requirements of the Highway Authority.

(12) No development shall take place until details of a scheme to divert the public sewer crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the public sewer. No other development pursuant to this permission shall be carried out until

the approved diversion scheme has been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public sewerage system and avoid damage thereto.

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:

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: VAR/2023/67

Applicant: Mr Tony Hughes

Description: Application under Section 73 for the variation of condition (02) (to allow for minor amendments to the layout, design and an increase in height of the approved units) of planning permission reference FPL/2021/266 (Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping) so as to allow to allow for minor amendments to the layout, design and an increase in height of the approved units on land at

Site Address: Garreglwyd Road, Holyhead.



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

Recommendation: Permit

Reason for Reporting to Committee

The application was called in to be determined by the Planning Committee at the request of Local Member Cllr. Trefor Lloyd Hughes amid local concern for highway safety, overdevelopment of the site and the developments appearance in the locality. In addition to this, the application is required to be reported to the planning committee as it seeks to vary a consent which was granted originally by the planning committee.

Proposal and Site

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

This S73 application is made in order to vary the consent by means of an amended design and the raising of the site level approximately 700mm above what was previously granted.

Key Issues

The key issues of this application are whether or not the amended design is acceptable in its appearance together with the acceptability of the raised levels in the context of residential amenity.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 16: Housing Provision
Policy AMG 5: Local Biodiversity Conservation
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TAI 8: Appropriate Housing Mix

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

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response.
Cynghorydd Keith Robert Roberts	No response.
Cynghorydd Trefor Lloyd Hughes	Called in to committee.
Cyngor Tref Caergybi / Holyhead Town Council	No response.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives regarding pollution prevention, contaminated land and vibration.
Gwasanaeth Addysg / Education Service	No observations.

Dwr Cymru Welsh Water	No concerns with capacity of public sewerage system.
Strategol Tai / Housing Strategy	Satisfied with affordable housing provision.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with change from bellmouth to dropped kerb access.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comment.

Publicity was afforded to the scheme via the posting of personal letters to occupiers of neighbouring properties. At the time of writing this report, 7 letters of objection have been received at the department. Their contents will be addressed in the main body of the report.

Relevant Planning History

DIS/2023/36 - Application to discharge condition (03)(Construction Traffic Management Plan (CTMP)) and (04)(Construction Method Statement)of planning permission FPL/2021/266 on land adjacent to Garreglwyd Road, Holyhead Condition Discharged 15/06/2023

FPL/2021/42 - Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to Garreglwyd Road, Holyhead - Withdrawn

FPL/2021/266 - Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to Garreglwyd Road, Holyhead - Approved 20/01/2023

Main Planning Considerations

Design

Policy PCYFF 3 of the JLDP is the principle policy consideration in terms of design. The main thrust of PCYFF 3 is to ensure proposals are of a high quality design which complement and enhance the appearance of a site and its surrounding area. The S73 application seeks to amend the design primarily by altering the finishing materials from facing brick and render to two shades of render with small areas of timber cladding. The department welcome this change in materials as it is considered more sympathetic an in-keeping with the character of the area. In addition to this, the roof structure has been simplified so as there will be one ridge height. This will result in a more congruent appearance which is a betterment to the previous scheme and will better integrate into the built environment. Subsequently, the department are satisfied that the proposal in its amended form remains acceptable in terms of its design and conformity with PCYFF 3.

Residential Amenity

The scheme proposes to raise the finished levels by approximately 700mm from the previously granted scheme. This raising in finished levels was initially concerning to the planning department, however following receipt of amended cross sections demonstrating the new finished levels in relation to surround properties, it is not considered that the increase would cause a significant alteration to the consented arrangements in terms of overlooking, overbearing or loss of light. The building remains in the same footprint as what was granted and therefore this scheme remains in compliance with the distances noted in the SPG Design Guide. The finished levels of the previous scheme were of a comparable level to properties of Maes Cybi and therefore the raising of levels by a relatively small amount such as 700mm would not cause the development to become overbearing, overlooking or cause loss of light above and beyond what the planning committee considered acceptable on the original scheme. The internal layout and therefore the windows will remain in the same position as the original scheme. PCYFF 2 of the JLDP

states proposals would be refused where they would have an unacceptable negative impact upon residential amenity. The LPA do not consider that the increase in height would cause a negative impact sufficiently above and beyond the scheme granted by the committee to an extent that would be at odds with PCYFF 2.

Representations by the Public

At the time of writing this report, 7 letters of objection had been received which raised the following issues;

- Scheme will be overbearing upon residents of Maes Cybi and impact their privacy and cause loss of light.
- Scheme will lead to an increase in traffic which the local highway network will not be able to accommodate.
- Pecking will cause structural damage to homes on Maes Cybi.
- Local sewerage network cannot cope with additional flows.

In response to these points, the department would make the following observations;

- The department do not consider that an increase of 700mm would cause a impact which is significantly different to the scheme that was originally granted by the planning committee.
- This scheme does not propose an increase in the number of units on site and therefore highway matters are not for contention as part of this scheme.
- The issue of pecking was addressed as part of the full application. It is understood that all necessary pecking for this S73 application has now been completed. Should this application be approved by the committee, no further pecking will take place.
- This scheme does not propose an increase in the number of units on site and therefore foul drainage matters are not for contention as part of this scheme. Despite this, the issue of sewerage capacity has been raised with Dwr Cymru and they have confirmed in writing to the LPA that they are satisfied that there is capacity.

Conclusion

The principle of the development has been established under the previous consent which has now been safeguarded in perpetuity by virtue of a material start having been made on site. This application is made purely to amend the design and raise the finished levels of the site. The amended design is considered a significant betterment in terms of its appearance and its ability to integrate into the built environment. The increase in finished levels by some 700mm did raise initial concern, however having received updated sectional drawings, it is considered that the increase is minimal and would not give rise to impacts upon residential amenity that would be above and beyond those associated with the previous permission granted by the committee to an extent that would warrant refusal. Subsequently, the department are obliged to recommend approval of this scheme.

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 Sections / 030**

- Site Layout Plan / 003 Rev F
- Elevation Comparison - South / SK04 Rev A
- Proposed Elevations – Sheet 2 / 021 Rev C
- Proposed Plans / 010 Rev D
- Proposed Elevations – Sheet 1 / 020 Rev C
- Garreglwyd Road, Holyhead Ecological Impact Assessment for Mon Developers February 2020
Updated June 2021 3129/11
Site Location Plan / 001 Rev A

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

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

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

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

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

Condition (03) discharged under planning application DIS/2023/36

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

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

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

Reason: To protect the amenity of nearby occupants

Condition (04) discharged under planning application DIS/2023/36

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

Reason; To safeguard the amenities of future occupants.

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

Reason: To protect the amenities of nearby residential occupiers.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, TAI 1, TAI 8, TAI 15, PS 16, PS 1, PS 4, PS 5, AMG 5, PS 19.

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