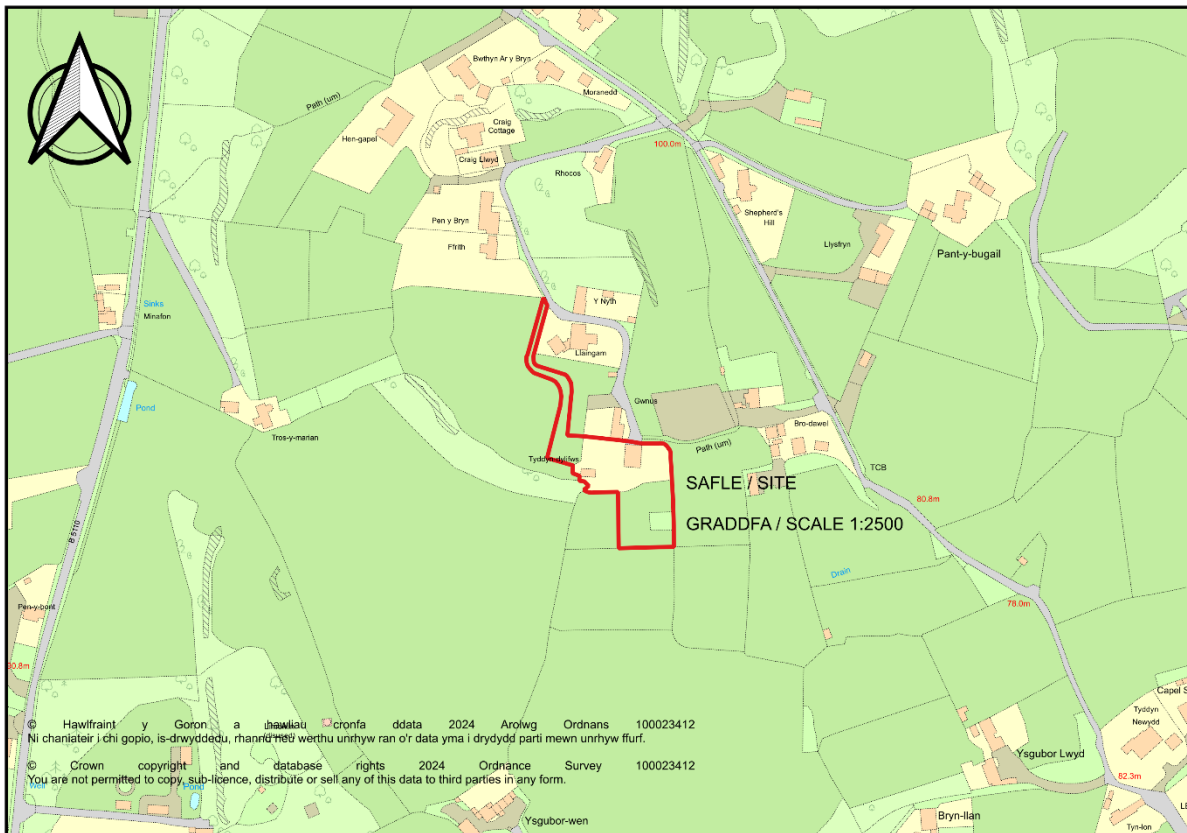


Application Reference: FPL/2024/64

Applicant: Mr and Mrs Mark and Sacha Tarry

Description: Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access, track and parking areas at Tyddyn Dylifws, Tyn y Gongl

Site Address: Tyddyn Dylifws, Tyn y Gongl



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 and Orders Committee at the request of the Local Member.

At its meeting held on the 24th July, 2024 the Committee resolved to Refuse the application contrary to officer recommendation. The recorded reasons being as follows:

- The proposal is contrary to criteria 7 of Policy TAI 13.

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

“Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee’s reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution.” Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

Criteria 7 of Policy TAI13 of the Joint Local Development Plan

Criteria 7 of Policy TAI 13 states that ‘Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported’.

The proposal would lead to a dwelling some 129% larger than the existing dwelling; however, the replacement dwelling is of a high quality design and the use of high quality materials such as stone cladding, wooden panels and natural Welsh slate which along with appropriate landscaping would represent an improvement to the design of the existing dwelling and would fit in well with the landscape. The existing dwelling has a two storey flat roof extension to the rear which does not fit in with the general form of development in the area. Even though the replacement dwelling is 129% larger than the existing dwelling, it will not lead to a significantly greater visual impact than the existing dwelling.

The application site is not located within the Area of Outstanding Natural Beauty or Special Landscape Area is not visible only from a short distance.

It is therefore considered that the replacement dwelling does not lead to a significantly greater visual impact than the original dwelling and the recommendation remains one of approval.

Conclusion

It is considered that the proposal complies with the JLDP policies as listed in the main body of the report. It is clear that the works necessary to bring to the property to an acceptable standard are significant, consequently it is therefore accepted that the renovation and retention of the existing dwelling is not economically feasible in this instance and its replacement is an appropriate and sustainable long term solution. The design of the property is high quality and would not lead to a significantly greater impact on the landscape. The applicant has provided an excellent scheme to enhance biodiversity on the site in accordance with the latest guidance in PPW. The Highways Authority are satisfied with the newly formed access and track and it is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) 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 visual amenity.

(03) The development shall take place in accordance with Section 9.0 Reasonable Avoidance Measures contained within the Protected Species Survey Version 0.1 dated 24th May and 15th June 2023 by Bev Plummer Ecology submitted under application reference FPL/2024/64.

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

(04) 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

(05) Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

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

(06) Full details of external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in accordance with the approved scheme and retained for the lifetime of the development hereby approved.

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

(07) In accordance with the Green Infrastructure Statement submitted with planning application FPL/2024/64, the location of the bat and bird boxes to be installed on mature trees surrounding the site and full details of the two swift boxes to be located on the North or East of the dwelling shall be submitted to and approved in writing by the Local Planning Authority before the use of the dwelling commences. The bat and bird boxes shall then be installed prior to the use of the dwelling and maintained for the lifetime of the development hereby approved.

Reason: To ensure the development provides biodiversity enhancements in accordance with Policy AMG5 and Chapter 6 of Planning Policy Wales.

(08) The site shall be landscaped strictly in accordance with the submitted information in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained and managed 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.

(09) Prior to the commencement of work on site full details of the materials including colour to be used in the construction of the external surfaces of the dwelling shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development.

(10) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference FPL/2024/64.

- **Location Plan**
- **Pond Cross Section**
- **Proposed Site Layout – A.02 Rev A**
- **Proposed Plans and Elevations – A.01.02**
- **Street Scape Comparison – A.02.03**
- **Biodiversity Improvement Plan**
- **Green Infrastructure Statement (Revised) April 2024**
- **Structural Inspection – Egniol 9976-ECL-XX-ZZ-RP-S-0001 Rev 01 February 2024**
- **Protected Species Survey Version 0.1 – Bev Plummer Ecology dated June 2023**

Reason: For the avoidance of doubt.

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: PS6, PS19, PS5, PCYFF4, PCYFF3, PCYFF1, PCYFF2, TRA2, TRA4, TAI13, AMG5

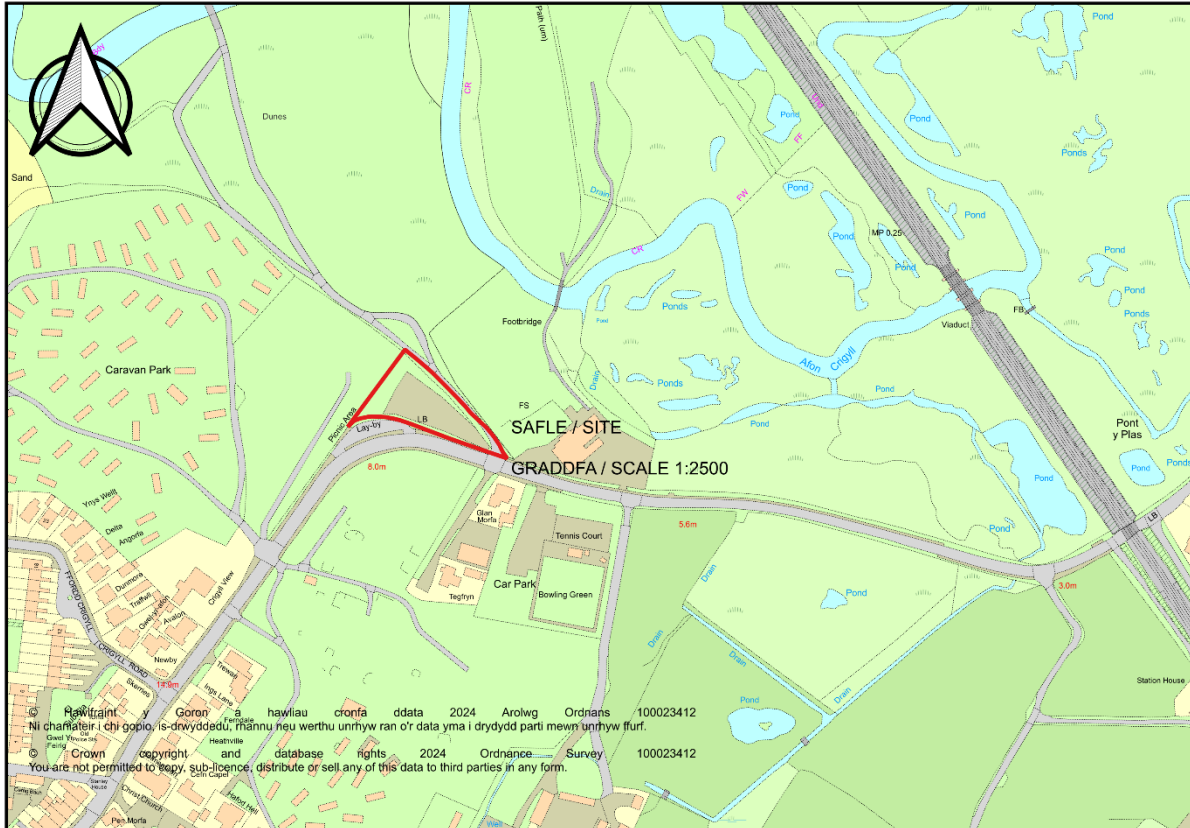
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/40

Applicant: Anglesey Golf Club

Description: Full application for the use of the existing yard to site storage containers on land at

Site Address: Anglesey Golf Club, Station Road, Rhosneigr.



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Refuse

Reason for Reporting to Committee

At the request of the Local Members.

At the planning committee held on the 5th June, 2024 the members recommended a site visit takes place. The site was visited on the 19th June and members will now be familiar with the site and its setting.

At its meeting held on the 24th July 2024 members resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows;

- i. The Club is in financial difficulty and will be lost if the proposal is not approved which will result in the loss of jobs.

ii. The proposed landscaping works will improve the visual appearance of the locality

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

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution." Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

1. Response to the reasons for approving the application.

i. The Club is in financial difficulty and will be lost if the proposal is not approved which will result in the loss of jobs - Following the meeting the agent was asked to provide financial evidence of their current financial position and these have been provided. Whilst it is acknowledged that the club may be in financial difficulty and if the proposal is not approved will result in the closure of the club and loss of jobs however It is not considered that the economic benefits of the development outweigh the visual harm the proposal will have on the locality.

ii. The proposed landscaping works will improve the visual appearance of the locality – Whilst the information provided in support of the application states that the proposed landscaping will be established within 5 years the Senior Planning Officer - Landscape and Trees has reviewed the documents and stated that the planting proposed to mitigate the development would take between 10-15 years to establish properly on a normal site and the fact that the site is in such an open setting and subject to high winds and salt air would severely affect the establishment of any planting. Planting growth on the site would be hindered and due to this the development would be visually obtrusive for a prolonged period of time.

iii. Site is not located in an open countryside location – The site lies 150 metres away from the development boundary of Rhosneigr and therefore in planning terms the site lies within an open countryside location.

Following the meeting that was held on the 24th July the agent was asked to provide details of where vehicles would park if the site was developed . At the time of writing this report no further information has been provided.

Conclusion

The site lies in a prominent position in the open countryside and would lead to an unacceptable built form of development in the open countryside and conflicts with Policy PCYFF 1, PCYFF 3, PCYFF 4 and CYF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

Recommendation

That the application is refused for the following reasons:

(01) The local planning authority considers that the proposal would lead to an unacceptable built form of development in the open countryside and conflicts with Policy PCYFF 1, PCYFF 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

(02) The local planning authority considers that the proposal conflicts with criteria 1, 2 and 4 of Policy CYF 4 of the Anglesey and Gwynedd Joint Local Development Plan.

Application Reference: FPL/2023/15

Applicant: Grwp Cynefin

Description: Full application for the erection of 15 affordable dwellings, creation of new vehicular and pedestrian access and creation of internal access road and associated works on land adjacent to

Site Address: Haulfryn, Scotland Terrace, Bodffordd.



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Permit

Reason for Reporting to Committee

At the request of Councillor P Ellis due to local concern and Councillor N Dafydd due to highway safety concerns.

At it's meeting held on the 24th July, 2024 members resolved to undertake a site visit. The site was visited on the 15th July and members will now be familiar with the site and its setting.

Proposal and Site

The application is a full application for the erection of 15 dwellings comprising of a detached bungalow, a terrace of 3 two storey properties, three pairs of two storey semi-detached properties, a two storey detached dwelling and two pairs of semi-detached bungalows together with the erection of a new

vehicular access, landscaping works and drainage works Access to the site will be afforded off the B5109 and will be located between Capel Sardis and the property known as Haulfryn.

The site lies next to and runs to the rear of Capel Sardis and the residential dwelling known as Haulfryn and runs along the rear of the residential properties located on Maes yr Orsedd residential estate which comprises of single storey dwellings. The site lies adjoining the development boundary of Bodffordd as defined under Policy TAI 4 of the Anglesey and Gwynedd Joint Local Development Plan.

Key Issues

The applications main issues are;

- i. Principle of residential development
- ii. Highway considerations and sustainability
- iii. Impact on neighbouring properties
- iv. Drainage and flooding issues
- v. Ecology and Biodiversity considerations

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 6: Water Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy TAI 8: Appropriate Housing Mix
Policy TAI 16: Exception Sites
Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 1: Infrastructure Provision
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)
Supplementary Planning Guidance - Affordable Housing (2004)
Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Response to Consultation and Publicity

Consultee	Response
SP Energy Networks	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Numerous correspondence in regards to the landscaping/planting. Supported amended scheme.
Strategol Tai / Housing Strategy	Provided housing figures
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Support as the proposal is for affordable dwellings and it is not considered that the proposal will lead to a dramatic change in the language of the locality
Cynghorydd Paul Charles Ellis	Call-in due to local concerns
Dwr Cymru Welsh Water	Provided advisory notes/guidance
Priffyrdd a Trafnidiaeth / Highways and Transportation	Requested further information regarding the visibility splay, bus shelter and adoption of the estate road. Confirmed there was no objection to the amended scheme.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection and provided guidance regarding protected species. Confirmed that their response remained valid following the receipt of the amended drawings.
Iechyd yr Amgylchedd / Environmental Health	Standard guidance regarding environmental issues and hour of operation
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Draenio Gwynedd / Gwynedd Drainage	Site is at little or no risk of flooding. Information will be required as part of SUDS application in terms of surface water connection
Polisi Cynllunio / Planning Policy	Provided guidance on the relevant policies.
Gwasanaeth Addysg / Education Service	Financial contribution of £73,542 required towards facilities at Ysgol Bodffordd
Cyngor Cymuned Bodffordd Community Council	Object due to highway safety, cannot support the relocation of the bus stop, drainage system cannot cope with the development and plot 1 should be removed. Following the submission of amended drawings confirmed that their original objections remain valid.
Cynghorydd Dylan Rees	No response
Cynghorydd Non Lewis Dafydd	Call-in - concerns regarding impact on residents and highway safety and requested that the Planning and Orders Committee visit the site
GCAG / GAPS	Recommended conditional approval regarding archaeological mitigation measures

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, placing of a notice near the site and a notice placed in the local press. Following discussions with the applicant and the subsequent amendments to the proposed scheme, there is a duty to re-notify neighbours and the latest date for the receipt of any representation was 19/07/2024. At the time of writing this report 31 letters of representation and 4 web comment had been received at the department. The main issues raised can be summarised as follows;

- i. Highway Safety
- ii. Loss of privacy
- iii. Overdevelopment
- iv. Disruption to adjoining properties
- v. Drainage system cannot cope with additional dwellings
- vi. No local facilities and poor bus service
- vii. Impact on character and culture of settlement (Welsh language)
- viii. Application is misleading as the pre-application consultation was for a bigger development and therefore there is a possibility of future expansion of the site
- ix. Site is situated on a higher ground level than the neighbouring estate and may lead to flooding to the properties and loss of light
- x. Finishing material out of character
- xi. Noise generated from pumping station
- xii. No local need for the properties
- xiii. Loss of agricultural land
- xiv. Result in the relocation of the bus shelter
- xv. One existing property on Maes yr Orsedd estate not shown on the drawings

Response to the issues raised;

- i. The Highway Authority have been consulted and have raised no objection to the proposal.
- ii. The scheme has been amended and plot 12 has been reduced in scale and it is now proposed to erect a semi-detached bungalow in lieu of the detached bungalow. A 2m high fence will be erected along the whole border of the site to ensure that the proposal will not result in loss of privacy.
- iii. The site can accommodate 15 dwelling and associated parking without resulting in a cramped form of development.
- iv. Whilst it is acknowledged that some disruption may occur during the construction phase it is not considered that this will have a detrimental impact on the occupants of neighbouring properties and will be for a short term period only.
- v. The Drainage Section, Welsh Water and Natural Resource Wales have been consulted and raised no objection to the scheme.
- vi. Whilst it is accepted that there are no local shops in the village the site lies in close proximity to Llangefni and is located on the public transport route.
- vii. The proposal comprises of bungalows and two storey properties which can be found in the immediate locality and therefore it is not considered that the development is out of character with the area. As the proposal is for affordable properties and the Housing Section has confirmed that there are people currently on their housing waiting list it is not considered that the proposal will have an impact on the culture of the village.
- viii. Whilst the developer may have provided an amended scheme as part of the pre-application consultation the current proposal is for 15 dwellings only. Should a further application be received at the department in the future the proposal will be considered on its own merits and in line with current policies at that time.
- ix. The site is located on a higher ground level than the properties on Maes yr Orsedd estate which borders the application site however the scheme will be required to submit a SUDS application which deals with the means of disposal of surface water from the development site.
- x. The proposed materials include slate roof, render and timber and stone cladding. These materials are considered acceptable in this location.
- xi. The applicant has confirmed that the drainage apparatus will be located approximately 3-4 metres below ground with sealed chambers and only the access track, chamber covers, control cabinets and

permitter fence will be visible above ground. The concrete cover slab will reduce the noise emanated from the apparatus and therefore there should be no noise from the pumping station.

xii. The Housing Section have been consulted and provided figures on the number of people currently on the housing waiting list and therefore it can be confirmed that there is a need for the properties.

xiii. There is a proven need for the affordable units in this location.

xiv. The bus shelter will be relocated slightly to the north west of its current position and will be located immediately outside Chapel Sardis.

xv. According to our records the drawings submitted are correct and there is no missing property between 1 and 10 Maes yr Orsedd.

Relevant Planning History

No relevant site history

Main Planning Considerations

i. Principle of residential development - Bodffordd is identified as a Local Village under Policy TAI 4 (Housing in Local, Rural and Coastal Villages) of the Anglesey and Gwynedd Joint Local Development Plan (JLDP). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy. A small part of the proposed site lies within the Bodffordd development boundary, but the vast majority is located outside, but directly adjacent to the boundary. Policy PCYFF 1 'Development Boundaries' states that outside the development boundary development will be resisted unless it is in accordance with specific policies in the JLDP or national planning policies and other material planning considerations.

Policy PCYFF 2 (Development Criteria) requires residential development achieve a density of minimum of 30 housing units per hectare. The density of the proposed development is estimated to be approximately 27 dwellings per hectare (dph). Whilst the density is lower than that required this is to ensure that site can accommodate the associated drainage works. The site layout is considered acceptable and will ensure that the proposal does not result in a cramped form of development.

Policy TAI 4 'Housing in Local, Coastal and Rural Villages' supports housing developments on allocated sites and windfall opportunities within the development boundary. Since a small part of the proposed site lies within the development boundary consideration should be given to Policy TAI 4.

Policy TAI 16 'Exception Sites' can support proposals for 100% affordable housing on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement. Part of the site runs along the rear of the neighbouring residential estate and the residential development of the site is considered as an acceptable extension to the village and complies with Policy TAI 16 of the JLDP.

Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate given to suitable previously developed land. A Housing Need Survey conducted in 2020 found that there was a need for affordable Housing in Bodffordd with a particular demand for two and three bedroom properties for social rent or intermediate rent. The indicative supply for Bodffordd is for 22 units over the plan period (which includes a 10% 'slippage allowance'. During the period of 2011 to 2022, a total of 2 units have been completed in Bodffordd. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2022 stood at 5 units. Therefore the housing provision in Bodffordd would not be exceeded by the proposed development.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed

on development sites to redress an identified imbalance in a local housing market. The proposal comprises of a mixture of single storey and two storey properties.

As one property lies within the development boundary of Bodffordd there is no requirement for the property to be an affordable property. The remaining 14 properties will be required to be affordable housing and will be subject to a Section 106 Legal Agreement.

The Education Department have confirmed that should the proposal be approved they will be required to pay a financial contribution of £73,542 towards Ysgol Bodffordd.

As the proposal consists of 15 dwellings it triggers policy ISA 5: Provisions of open Spaces in New Housing Developments which states that new housing proposal for 10 or more dwellings, in areas where existing open spaces cannot meet the needs of the proposed housing development will be expected to provide suitable provision of open spaces in accorded with the Fields in Trust benchmark standards of 2:4 hectares per 1000 population. An assessment has been undertaken and the developer will be required to pay a contributed sum of £4623.03 for the provision of children's informal play space and equipped play spaces.

ii. Highway considerations and sustainability - As stated above the Highway Authority have been consulted and raised no objection to the scheme. The site lies close to the bus shelter and therefore lies on the public transport network. Whilst there are no local shops in the village the site lies close to Llangefni. There is a local primary school in the village.

iii. Impact on neighbouring properties – Concern has been raised by members of the public that the proposal will result in the loss of privacy and loss of light to the existing properties. The dwellings which are located to the rear of the properties on Maes yr Orsedd are semi-detached bungalows and the distances between the properties and the existing dwelling complies with the guidance contained in the Supplementary Planning Guidance – Design Guide for the urban and Rural Environment.

The detached property known as Haulfryn is located on the junction of the proposed estate and the B5109. Whilst the proposal will generate vehicular and pedestrian traffic passing along the side of the property a 2m high fence is proposed along the boundary to separate the property and the estate road. As the property is located on a heavily trafficked road it is not considered that the proposal will have a detrimental impact to the amenities currently enjoyed by the occupants of the property.

Concern has also been raised in regards to loss of light to the existing properties with the erection of a 2m high fence along the boundary of the site. However the erection of a 2m high fence is permitted under Schedule 2, Part 2 of the Town and Country Planning Act (General Permitted Development) Order and therefore the fencing could be erected without the need for planning permission.

iv. Drainage and flooding issues – Concern has been raised that the proposal may lead to flooding to the neighbouring properties. As stated above the development will be subject to SUDS approval which will ensure that the surface water should not run to the neighbouring properties.

Concern has also been raised that the existing drainage system cannot cope with additional properties however the Drainage Section and Welsh Water have been consulted and have raised no objection to the proposal.

Concern has also been raised that the land to the rear of the site is liable to flooding and photographic evidence from 2005 was submitted. Following consultation with Natural Resource Wales they confirmed that they have had no instances of flooding in the locality.

v. Ecology and Biodiversity considerations - Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must achieve overall biodiversity enhancement in accordance with the Environment Wales Act (2016) and Planning Policy Wales.

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.

A Green Infrastructure statement has been submitted as part of the application. The proposal includes landscaping along the boundary of the site and within the site and following the receipt of amended drawings the Ecological Advisor has confirmed that the scheme is acceptable

Conclusion

The proposal is considered as an acceptable extension to the village and complies with current policies. The proposal will not have a detrimental impact on highway safety or on the amenities of the adjoining properties and locality.

Recommendation

Permit – subject to the signing of a S106 Agreement for the provision of affordable housing and education and open spaces financial contribution.

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) 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

(03) 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 hereby shall be carried out and all archaeological work completed in strict accordance with the details as may be approved in writing by the Local Planning Authority.

b) A detailed report on the archaeological work, as required by condition 3 (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve 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 2016 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).

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

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

(05) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

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: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 6, TRA 2, TRA 4, TAI 4, TAI 8, TAI 16, AMG 5, PS 1, PS 4, PS 5, PS 6, PS 19, ISA 1 and ISA 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.

Planning Committee: 04/09/2024

7.4

Application Reference: FPL/2024/66

Applicant: Mr. Matthew Venables

Description: Full application for the erection of an agricultural shed at

Site Address: Bryncelli Ddu, Llanddaniel



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

Recommendation: Permit

Reason for Reporting to Committee

The application is called in to be determined by the planning committee at the request of local member Dafydd Roberts due to concerns in relation to the scale of the shed and its environmental impacts, with particular concern shown towards the Afon Braint.

At the committee meeting held on the 24th of July 2024, the members voted to conduct a physical site visit. The site visit took place on the 15th of August 2024 and therefore the members will now be familiar with the site and its surroundings.

Proposal and Site

The site is located in the open countryside of the Llanddaniel area, with access afforded to the site via a private track leading from an un-named highway which links Llanddaniel to the coastal A4080. The access track is also noted to be a designated public right of way. The application site lies outside of any landscape designations, although the Southern Anglesey Estatelands Special Landscape Area lies some 90m to the east. The local landscape is dominated by open farmlands with enclosures divided by mature hedgerows, with higher wooded areas located to the west and east of the application site. Development is sparsely located, with agricultural again being the dominant use along with residential properties. To the South of the site, the Bryn Celli Ddu Burial Chamber is located in an open enclosure and some 350m from the public highway. The application site itself is part of an agricultural holding and lies in very close proximity to a range of existing sheds on the holding. The area subject to this application is currently used as a yard and as an area for clamping silage.

The application is made for the erection of an agricultural shed which will be used to house the existing livestock on the farm. The enterprise is primarily involved in milk production, with a herd of 1,499 animals. It is stated by the agent that 530 of these animals were born on the farm but are currently being reared off farm and will be brought back onto the farm for milking when they come to age. The proposed shed is large in scale, with an external footprint of 2220m². In terms of dimensions, the shed will measure as follows;

73m in length
30m in width
7.4m in height

The shed will be finished in cement sheet roofing and timber panelling/pre-cast concrete panels.

Key Issues

The key issues of the scheme are considered to be as below;

- Justification
- Principle of Development
- Visual impact
- Design
- Ecology/Environmental
- Highways

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 5: Local Biodiversity Conservation

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Planning Policy Wales (Edition 12, February 2024)

Policy TRA 4: Managing Transport Impacts

Response to Consultation and Publicity

Consultee	Response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Limited scope for archaeological remains due to previous disturbance.
Draenio / Drainage	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with ecological enhancement features and Green Infrastructure Statement.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives.
Henebion Cofrestredig Cadw Scheduled Monuments	Scheme will result in at most a minor adverse and not significant impact on the setting of scheduled monument AN085.
Swyddog Llwybrau Troed / Footpaths Officer	No response.
Cynghorydd Dafydd Roberts	Called in to committee due to concerns relating to pollution and highways matters.
Cynghorydd Alwen Pennant Watkin	No response.
Cyngor Cymuned Llanddaniel Fab Community Council	Concerns raised in regards to pollution of Afon Braint and impact on road safety. Additional comments received in relation to lack of consultation by developer and inadequacy of information provided with application. Concern also raised with footpath nearby.

Publicity was afforded to the scheme via the posting of personal letters to occupiers of neighbouring properties along with the placing of a notice near the site and a notice in the local press. The latest date for representations to be made was the 24/05/2024. AT the time of writing this report, 1 letter of objection had been received which raised the following issues;

- Inadequate justification for proposal
- Expansion of agri-industrial complex in rural setting
- Water quality issues for Afon Braint
- Highway safety
- Amenity issues (landscape, lighting, noise)

In response to the comments, the LPA would comment as follows;

- Justification will be addressed in full under relevant subheading below.
- By nature agricultural development is most suitable in a rural setting.
- NRW raised no concern with water quality issues.
- Highways raised no concern in relation to highway safety.
- The site is distant from all neighbouring properties and as such it is not considered that it would effect amenity to a degree that would justify refusal on this basis.

Relevant Planning History

21C170 - Retrospective application for the retention of works already commenced and erection of a milking parlour, yard, slurry lag - Bryn Celli Ddu, Llanddaniel Fab. Approved 21/09/2016

21C170A/DIS - Application to discharge condition (02) (programme of archaeological works) of planning permission 21C170 at Bryn Celli Ddu, Llanddaniel Fab. Discharged 13/01/2017

Main Planning Considerations

Justification/Principle of Development

There is no specific policy contained within the Joint Local Development plan in relation to agriculture, however it must be noted that agricultural development is noted in Planning Policy Wales and Technical Advice Note 6 as being a key part of rural communities and adopts a positive ethos in regards to such developments. As such, it is considered that the principle of agricultural development in general is well accepted, with the key matters in relation to such developments coming down to its individual merits and other material considerations such as is noted below in this report.

In terms of the justification for the development, the agricultural holding itself is very large, extending to over 650 acres and 1,499 animals. Having visited the site, it was observed that there was limited indoor accommodation for the number of stock held by the enterprise. It was also observed that the area proposed for the shed is already developed with cubicles for cattle. Due to the above, the department are satisfied there is ample justification for the development and that it is commensurate with the needs of the enterprise.

Visual impact/Design

Owing to the position of the site outside of any designated landscapes, policies PCYFF 3 and PCYFF 4 are considered the relevant policies in considering the visual merits of the scheme. The main objectives of policy PCYFF 3 is to ensure developments are of high quality design which is sympathetic to the site and its surroundings. It is additionally required that proposals complement and enhance the appearance of a site and its surroundings. PCYFF 4 broadly follows the same thrust, with its main goal being to seek to ensure that new developments integrate into the landscape in a way which does not cause visual harm.

The shed includes a design which is typical for agricultural buildings, with several similar sheds in existence in the wider area. As such, it is not considered the scheme is proposing an alien feature in this high quality open countryside landscape. Its visual appearance is obvious in its proposed use for agriculture which reflects the surrounding dominating land use. In consideration of this, the department have no objections to the design of the scheme.

As noted above, the shed is very large in scale and as such its visual impact and integration into the wider landscape is imperative to the overall acceptability of the scheme. As identified in the site description, the landscape surrounding the site varies in elevation, with the application site itself in a flat plain which is flanked to the east and west by higher wooded ground. Combined with the fact that the site is set back some 600m from the public highway, the shed would not be seen as a dominant feature of the landscape and would not be seen against the skyline. In addition to this, the shed will be seen in the context of the existing farm complex and it is not considered that the shed would introduce any new visual impacts or exacerbate any existing visual impacts to an extent that warrants refusal as its close proximity to existing development ensures it relates well in terms of its visual relationship. Due to the above, the LPA do not consider that there are landscape grounds for refusal and subsequently are satisfied with the schemes merits in this context.

The site is located in the locality of a number of scheduled monuments as noted below;
AN002 Bryn Celli Ddu Chambered Tomb

AN084 Tyddyn-Bach Standing Stone
AN085 Bryn-Celli-Ddu Standing Stone

CADW were consulted for comment in regards to this aspect of the scheme and raised no concern, stating that the shed will be prominently visible from the monument but will be seen in the context of the existing farm complex at Bryncelli Ddu which includes foreground storage towers that exceed the proposed building in height. As such whilst there will be some visual change in this view from the monument this will have a minor effect on the way that it is experienced, understood, and appreciated, resulting in at most a minor adverse and not significant impact on the setting of scheduled monument AN085.

Ecology/Environmental

The potential environmental impacts of the scheme was one of the primary issues raised by the Community Council, Local Member and single objector. Before discussing this matter, it is important to note that this scheme is not made in order to increase the number of animals on the holding but simply to better accommodate the existing stock which is part of the holding. As such, there will not be any increase in pollutants generated by the farm. It is again noted that the area proposed for the shed is already used to house animals and is used as a loafing yard with cubicles for cattle. The roofing of this area will prevent rain from washing over manure and as such it could be said the scheme will improve the manure management of the farm. The application submission was accompanied by details of slurry calculations and storage capacity, which were assessed by NRW as the specialists in this field. NRW had no objections in relation to the scheme following having sight of this information.

Under policy AMG 5 and the Councils duty under The Environmental Act (2016), it is expected that all proposals demonstrate a net gain to biodiversity. Net gain will be achieved in this case by the installation of concrete swallow nesting cups on the building along with a substantial section of new hedgerow around the existing slurry pit, which were considered appropriate measures by the council Ecology officer in achieving net gain to biodiversity. 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. The application submission was supported by a Green Infrastructure Statement, which was assessed by the Local Authority Ecology Officer. The document was considered satisfactory and commensurate with the scale of the application.

Highways

Policy TRA 4 of the JLDP seeks to ensure that no unacceptable harm is caused to highway operation, with the degree of unacceptable harm to be determined by the local authority on a case by case basis. As mentioned previously, the scheme does not seek to intensify operations at the farm in terms stock numbers but more seeks to better manage and accommodate existing stock. In land use terms, the shed is not considered to be an intensification of the use and therefore it is not expected that the highway arrangements would be altered. No concerns or comments were raised by the highways department and as such it is considered the highways aspect of the scheme is acceptable.

Conclusion

The scheme was assessed against all relevant policies of the Joint Local Development plan and it was found to be in conformity with all relevant policies. No other material considerations were encountered which indicated a decision other than of conditional approval was justified. The scheme will allow the agricultural enterprise to better manage and accommodate its existing livestock assets and would not give rise to any negative impacts in terms of amenity or visual harm. The scheme is therefore recommended for approval.

Recommendation

That the application is permitted subject to the following conditions:

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

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

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

- **Location Plan / 2302/90/01 PL-B**
- **Landscaping and Ecology Plan / 2302/50/01 PL-B**
- **Proposed Elevations / 2302/00/10 PL-A**
- **General Arrangement Plan / 2302/00/04 PL-B**
- **SuDS Strategy / 2302/70/01 PL**
- **Proposed Site Plan / 2302/00/02 PL**

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 Landscaping and Ecology Plan [2302/50/01 PL-B] 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 building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 (as amended) and for no other commercial or business use whatsoever.

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

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 5, TRA 4, 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.