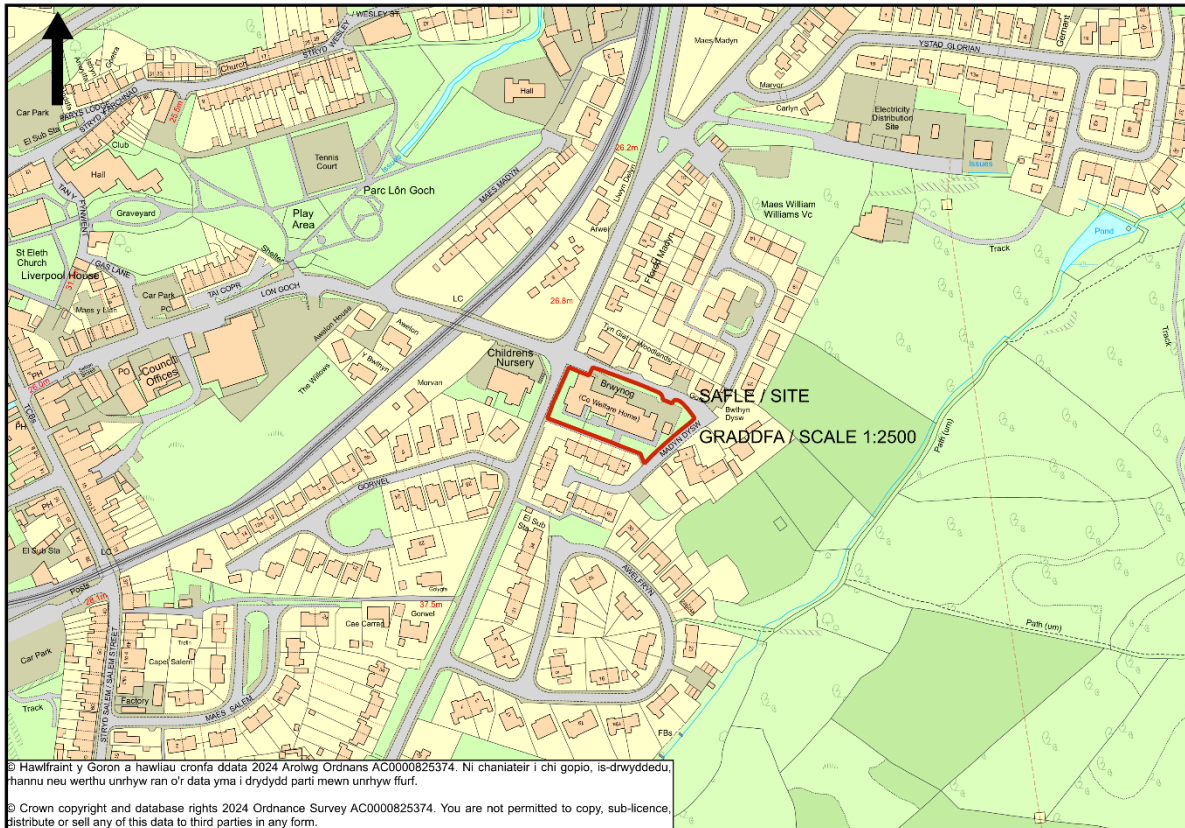


Application Reference: **ADV/2024/7**

Applicant: Head of Highways, Waste and Property

Description: Application for the siting of three non-illuminated signs at

Site Address: Brwynog Residential Care Home, Madyn Dysw, Amlwch



Report of Head of Regulation and Economic Development Service (Hannah Williams)

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee as it is an application being made by the Isle of Anglesey County Council.

Proposal and Site

The proposal site is Brwynog Residential Care Home, located within the development boundary of Amlwch as defined by the Joint Local Development Plan.

The application presented is for the installation of signs onto the walls of the building.

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, roads, or the surrounding Area.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Strategic Policy PS 1: Welsh Language and Culture

Planning Policy Wales Edition 12

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

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No ecological concern
Cynghorydd Derek Owen	No objection
Cynghorydd Aled Morris Jones	No response
Cynghorydd Liz Wood	No response
Cyngor Tref Amlwch Town Council	No objections

Publicity:

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 04/10/2024. At the time of writing this report, one web comment of representation had been received at the department.

The comment was a general enquiry regarding the placement of the signs.

An email was sent to the commenter directing them to the published plans on the council's website, in which shows the exact placement of the proposed signs.

Relevant Planning History

11LPA92B/CC - Addasu ac ehangu yn / Alterations and extensions to Brwynog Residential Care Home Caniatáu / Permitted 31/07/2009

11LPA92A/CC - Addasu ac ehangu yn / Alterations and extensions to Brwynog Residential Care Home Caniatáu / Permitted 09/12/1998

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 Conservation Area, roads, or any neighbouring properties.

The applications' main issues are:

- i. Siting and Design.
- ii. Impact on amenities, neighbouring properties, and roads.

Proposal and Site:

The proposal site is Brwynog Residential Care Home, located within the development boundary of Amlwch as defined by the Joint Local Development Plan. The application presented is for the installation of signs onto the walls of the building.

Sign Detail:

One sign is to have the property's name, this sign measures 2440mm x 815mm x 5mm, this sign is to be located on the west road facing elevation. Two other signs are proposed on the corner of the building, one facing the road and the other on the north facing elevation, both signs measure 610mm x 610mm x 5mm, both indicating the way of the property's main entrance. All signs are to be made from Aluminium Composite material, with yellow and white text on a blue background with the Isle of Anglesey County Council Logo.

Siting and Design:

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. There is no illumination on the sign, therefore it is not considered an overt distraction to road users. 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.

Impact on amenities, neighbouring properties, and roads:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

The sign will not have a large visual impact therefore the erection of the new sign is appropriate to this area. It will integrate well into its place on the building. In addition, as the sign is non-illuminated and is set back from the main road, it will not be a distraction to drivers.

Importance of the Welsh language:

Policy PS 1: Welsh Language and Culture states we will promote the use of the Welsh language by, "requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies."

The sign has operational signage therefore it is important that the information is bilingual. There is Welsh and English information on the sign therefore it conforms with Policy PS 1.

Conclusion

The proposal is a small-scale development to install signs onto the walls of Brwynog Residential Care Home. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the surrounding area. It will be informative, accessible to all, and is considered to comply with the relevant policies of the Joint Local Development Plan.

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.

- **OB2024-002/01 – Proposed Site Location Plan**
- **OB2024-002/03 – Proposed Sign Location Plan**
- **OB2024-002/04 – Proposed Roadside Elevation**

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

(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity.

(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

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, PS 1.

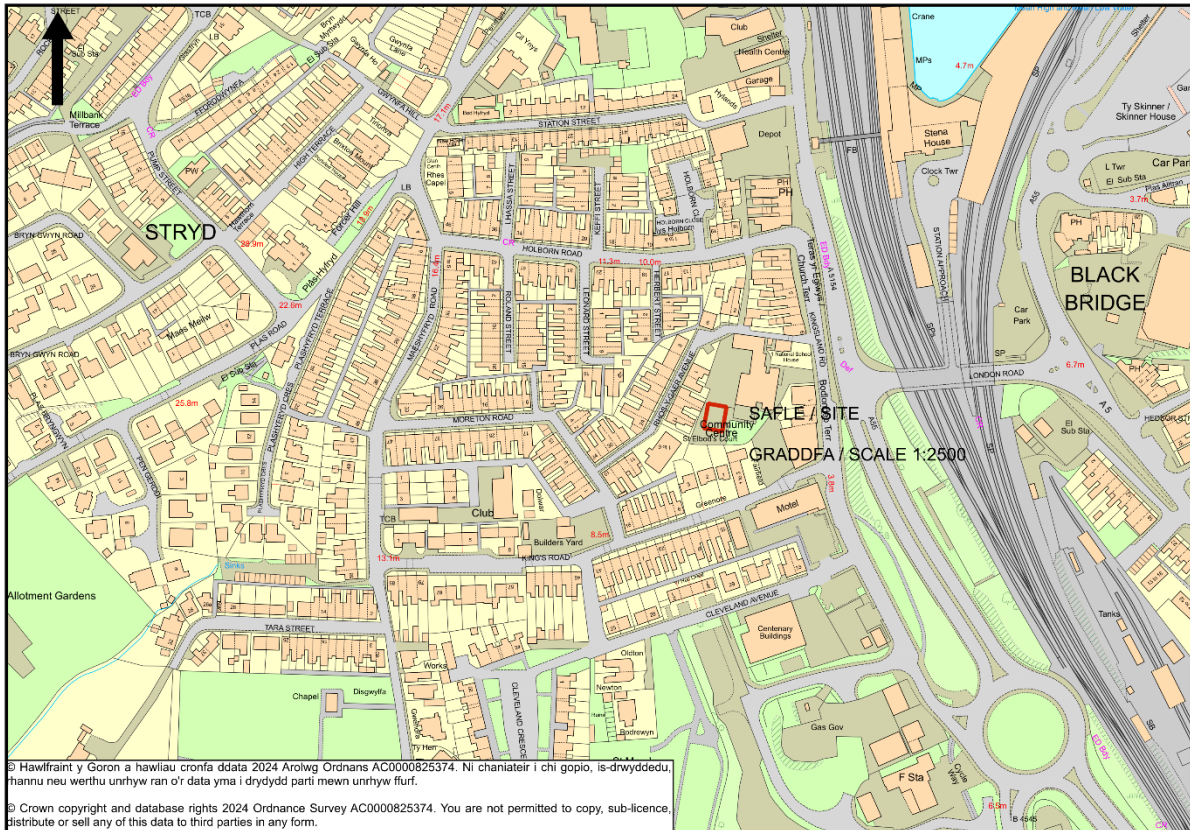
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/263

Applicant: Head of Highways, Waste and Property

Description: Full application for the installation of a 2 metre high ball net above the existing fence at

Site Address: Jesse Hughes Youth and Community Centre, Kingsland Road, Holyhead.



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is being presented to the Planning and Orders Committee as the application involves a site which is owned by the Isle of Anglesey County Council.

Proposal and Site

The application site is the Jesse Hughes Youth and Community Centre, located along Kingsland Road within the development boundary of Holyhead as defined by the Joint Local Development Plan (JLDP).

The application presented is for the installation of a 2-metre-high ball net above the existing fence.

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 AMG 5: Local Biodiversity Conservation

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 12, February 2024)

Technical Advice Note 12: Design

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response received.
Cynghorydd Keith Robert Roberts	No response received.
Cynghorydd Trefor Lloyd Hughes	No response received.
Cyngor Tref Caergybi / Holyhead Town Council	No response received.

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 representation was the 26/10/2024. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

19LPA434B/FR/CC – Full application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at Jesse Hughes Community Centre, Holyhead. Approved 04/09/2014.

19LPA434C/FR/CC – Full application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at Jesse Hughes Community Centre, Holyhead. Approved 05/12/2014.

19LPA434D/DIS/CC – Application to discharge condition (03) (Traffic Plan) from planning application 19LPA434C/FR/CC at Jesse Hughes Community Centre, Holyhead. Condition Discharged 11/03/2015.

19LPA434E/CC - Full application for the erection of a fence at Jesse Hughes Community Centre, Holyhead. Approved 07/02/2018.

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 the Jesse Hughes Youth and Community Centre, located along Kingsland Road within the development boundary of Holyhead as defined by the Joint Local Development Plan (JLDP).

The application presented is for the installation of a 2-metre-high ball net above the existing fence.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Ecology and Biodiversity

i. Siting and Design

The application relates to the existing multi-use games area (MUGA) pitch at the Jesse Hughes Youth and Community Centre. The MUGA has an existing 3m high fence on all sides, with this proposal involving a 2m high net above the southern side of the fence to prevent balls going over to the rear gardens of the properties on King's Road.

The net will cover the entire length of the southern elevation, which totals around 11m, with the other three sides of the MUGA remaining unchanged. The fence and net will total 5m in height, which will remain lower than the main community centre and its surrounding properties. The proposal is considered to have no greater impact on the built environment and will integrate into the site in accordance with policy PCYFF 3.

ii. Impact on Adjacent Residential Properties

The application site is located in a built-up area in central Holyhead, with the majority of land use in the surrounding area consisting of residential dwellings together with a few businesses on Kingsland Road. This small-scale development which only proposes a net above one side of the MUGA fence is not considered to impact the privacy and amenities of neighbours, complying with policy PCYFF 2. Furthermore, this is a preventative measure to stop balls entering the rear gardens of nearby properties, which will benefit the occupiers of these properties.

iii. Ecology and Biodiversity

A bird box and a bat box will be installed on site to ensure overall biodiversity enhancement as part of the development, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has also been submitted outlining the ecological considerations of the development to ensure compliance with Chapter 6 of Planning Policy Wales.

Conclusion

This application proposes a 2m high net above the existing fence on the southern elevation of the MUGA to prevent balls from entering the gardens of neighbouring properties. The net will have no impact on its built environment context and will integrate into the site. It is not considered to impact any neighbouring properties due to its small-scale nature and overall biodiversity enhancement will be provided as part of the scheme.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun no 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) 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.

- jess001 - Proposed site elevation
- jess002 - Proposed elevation B
- JESS004 - Proposed elevation A
- JESS005 - Location plan
- JESS006 - Proposed site plan
- Green infrastructure statement - dated October 2024

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

(03) Within 3 months of the completion of the development hereby approved the bird box and bat box shown on the proposed site plan shall be installed and thereafter 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: AMG 5, PCYFF 2, PCYFF 3

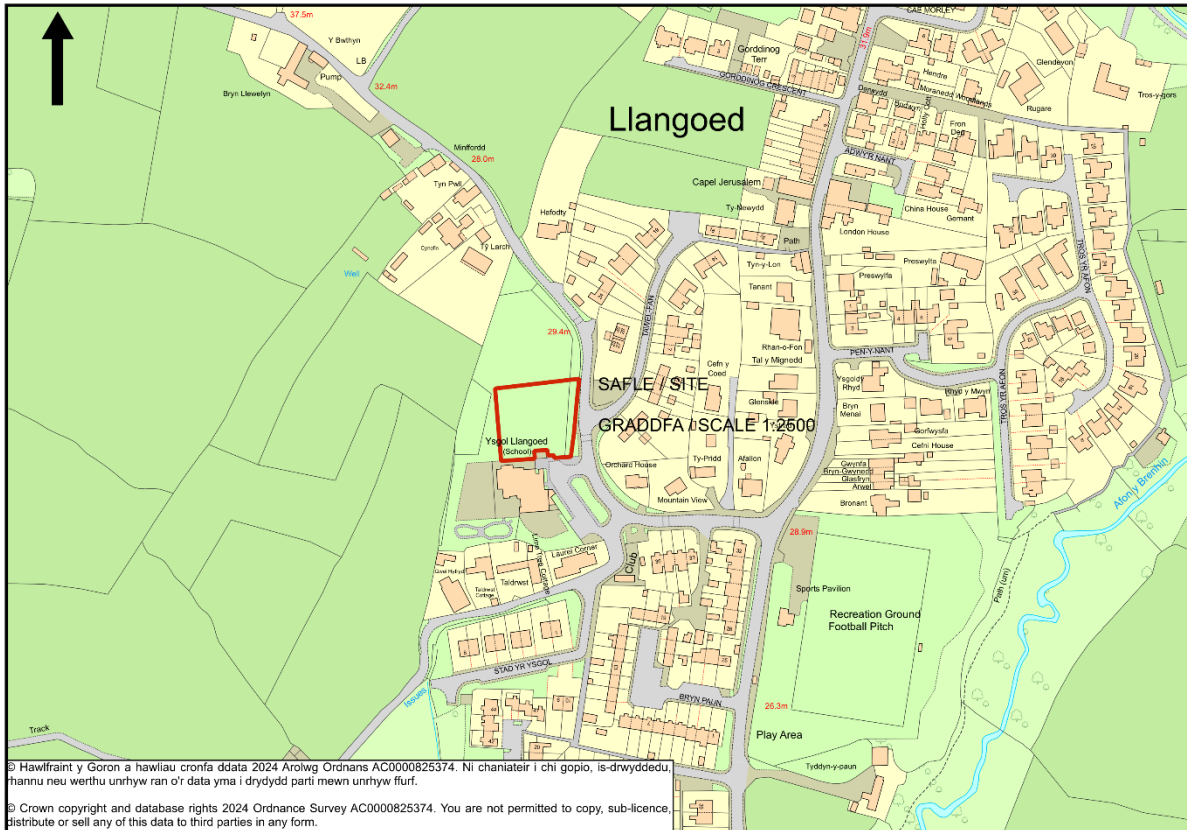
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/254

Applicant: Head of Service Highways, Waste and Property

Description: Full application for a new child care modular building at

Site Address: Llangoed Primary School, Llangoed



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The proposed site is located within the grounds of Llangoed Primary School which is adjacent to Bryn Paun Road within the village of Llangoed. The existing site is a green Area grassed area within the curtilage of the school.

The proposed development is the erection of a new modular building to be used as a childcare facility, erection of fencing, creating a new parking are together with soft and hard landscaping.

Key Issues

The key issues are whether the proposal complies with planning policies, would the new building and parking area have a negative impact on the existing school, neighbouring dwellings or surrounding area.

Policies

Joint Local Development Plan

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

Technical Advice Note 12: Design
Technical Advice Note 16: Sport, Recreation and Open Space
Planning Policy Wales (Edition 12 February 2024)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested confirmation and amendments to the plans. The agent provided the requested confirmation and amendments. Ecological advisor confirmed amendments were acceptable and requested conditional approval.
Dwr Cymru Welsh Water	Requested holding their response until confirmation as to the location of the water main crossing the site had been accurately confirmed. Welsh Water, the agent and the determining officer conducted a site visit to accurately locate the watermain with Welsh Water confirming they had no concerns that the proposed development would impact the existing water main.
Draenio / Drainage	Provided advice for the applicant.
Arolygaeth Gofal Cymru / Care Inspectorate Wales	Provided advice for the applicant.
Iechyd yr Amgylchedd / Environmental Health	Provided advice for the applicant.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Requested confirmation and amendments to the plans. The agent has spoken with the Highways Authority and will provide the necessary confirmation and plans.
Cynghorydd Gary Pritchard	At the time of writing this report the no observation had been received.
Ymgynghorydd Tirwedd / Landscape Advisor	At the time of writing this report the no observation had been received.
Cynghorydd Carwyn Jones	At the time of writing this report the no observation had been received.

Cynghorydd Alun Roberts	At the time of writing this report the no observation had been received.
Cyngor Cymuned Llangoed Community Council	At the time of writing this report the no observation had been received.
Polisi Cynllunio / Planning Policy	Provided policy advice.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Confirmed they had no comments to make on the development.

Publicity

The proposal has been advertised twice through the distribution of personal letters of notification to the occupiers of neighbouring properties with the expiry date for receiving representations being the 12/10/2024 for the original application and 18/10/2024 for the amended plans. At the time of writing this report one letter of representation have been received.

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

- No objection to the scheme but need to paint the lines yellow, zig zags etc on the lane and apply to ensure there is less parking on the lane at school pick-up time as the school is between two corners and an estate entrance of houses.

Relevant Planning History

FPL/2023/144 - Cais llawn ar gyfer adeilad modiwlaidd newydd ar gyfer gofal plant yn / Full application for new childcare modular building at Ysgol Gynradd Llangoed, Llangoed. Tynnwyd yn ôl / Withdrawn 10/11/2023

Main Planning Considerations

The application is for the erection of a new modular building to be used as a childcare facility, erection of fencing, creating a new parking area together with soft and hard landscaping and is to be determined by the committee as the site is owned by the county council.

The main planning considerations are if the proposal complies with planning policies, would the new building and parking area have a negative impact on the existing school, neighbouring dwellings or surrounding area.

(i) Siting, scale, design and appearance of the community building and associated works together with impact on the existing school and properties in the area

The proposed childcare facility building will be sited to the North of the existing school on the grassed area of the school playground. The building will be approximately 8.6m from the school building and approximately 30m from Bryn Paun Road. The building measures 21.5m in length, 11.7m in width, 3.6m to roofs highest point and 3.2m to the roofs lowest point. The building will have one sloping roof with metal and timber clad walls, ply membrane rubber roof and UPVC windows and doors.

The proposed development will include 2m high fencing to prevent access onto the existing school playground. Access to the childcare building will be through proposed new carparking and pavements.

The proposed building will have windows that face onto the existing school playground and towards the school. The proposed windows will not overlook any neighbouring gardens or land as is positioned away from the boundaries of the school.

The surface water from the proposed building and hard surfaces will drain into the ground with the car parking area and the proposed play area being permeable so as to create a sustainable drainage for surface water. Foul water will drain into the public sewerage system. Welsh Water have been consulted on the proposed drainage system and a site visit with Welsh Water, the agent and the determining officer confirmed they had no concerns regarding the siting of the building or the proposed drainage of the site.

The application included an ecological survey report with the proposed development including ecological enhancements and a Green Infrastructure Statement. The council's Ecological Advisor has been consulted on the application and is satisfied with the Ecological Enhancements and requested conditional approval of the application.

The one letter of representation received to date had concerns regarding yellow lines/zig zags on Bryn Paun Road and that they should be applied to ensure there is less parking on the lane at school pick-up time. These concerns have been passed onto the Highways Authority for comment. While these concerns are considered important the existing road outside the school has yellow zig zag lines to prevent parking and the proposed development proposes additional parking area to accommodate the additional school traffic.

(ii) Policy considerations

The Joint Local Development Plan (JLDP), Policy PCYFF 2 ensures that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses. The proposed childcare building and proposed car parking area will have minimal impact on the properties in the area with existing hedge screening and proposed siting preventing overlooking together with the scale of the developments not impacting adjacent roads or properties in the area.

JLDP Policy PCYFF 3 ensures all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. The proposals should complement or enhance the existing site and surrounding area. The proposed childcare building and proposed car parking area will enhance the site with additional childcare facility for the community to use, provide additional parking area and will compliment the existing area and its uses.

JLDP Policy ISA2 states that applications to enhance school facilities will be supported. The proposed development will enhance the schools use and provide a new childcare building for the area and community.

JLDP Policy TRA 2 states parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. The Highways Authority provided consultation on the original proposed design and requested further information and amendments to the plans. At the time of writing this committee report the agent had not yet provided the requested further information and amendments to the plans. The determining officer requests that the planning committee give delegated powers to the officer so that when the further information and amendments to the plans are provided that he can determine the application.

JLDP Policy TRA 4 states proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused. The degree of unacceptable harm will be determined by the local authority on a case by case basis. As previously stated above The determining officer requests that the planning committee give delegated powers to the officer.

Conclusion

The proposed childcare building and car parking areas siting, scale, design and appearance is considered acceptable as it would not have a negative impact on the existing site, properties in the area

or surrounding area and can be conditioned to reduce any negative impacts so as to comply with planning policies PCYFF 2, PCYFF 3 and ISA2 of the JLDP.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- **Proposed Site Location Plan – AL03 - Revision A – Dated September 2024**
- **Proposed Soft Landscape Plan – AL09 - Revision C – Dated October 2024**
- **Proposed Elevations – AL05 – Revision C – Dated September 2024**
- **Proposed Floor Plan – AL04 – Revision A – Dated July 2024**
- **Proposed Hard Landscape Plan – Revision B – Dated October 2024**
- **Proposed Fencing Plan – AL07 – Revision B – Dated October 2024**
- **Proposed Site Plan – AL06 – Revision B – Dated October 2024**
- **Proposed Site Compound Plan – AL11 – Revision A - Dated September 2024**
- **Proposed Traffic Management Plan – AL10 – Revision A – Dated September 2024**
- **Green Infrastructure Statement – Received 14/10/2024**

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

(03) Prior to the use of the building and car parking area hereby approved the bird nest boxes and bug hotel shall be installed on the building and on site as per drawing Proposed Soft Landscape Plan – AL09 - Revision C – Dated October 2024 and Proposed Elevations – AL05 – Revision C – Dated September 2024 and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(04) The external lighting shall be installed as labelled on drawing Proposed Elevations – AL05 – Revision C – Dated September 2024 and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(05) The site shall be landscaped strictly in accordance with ‘Proposed Soft Landscape Plan – AL09 - Revision C – Dated October 2024’, 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 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.

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

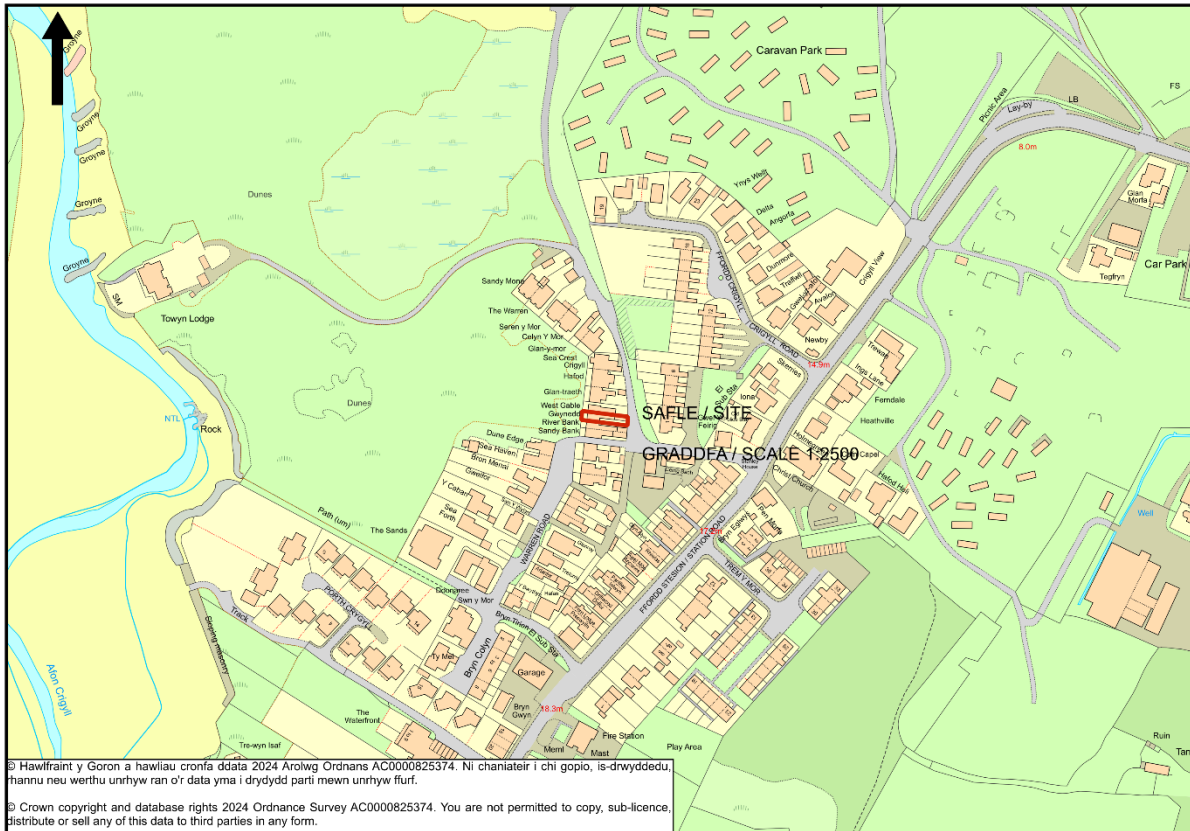
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2024/139

Applicant: Mr and Mrs Talbot

Description: Full application for alterations and extensions including demolition together with the installation of solar panels and an air source heat pump at

Site Address: Gwynedd, Warren Road, Rhosneigr.



Report of Head of Regulation and Economic Development Service (Cara Morris Thomas)

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member due to concerns regarding the impact on neighbouring properties and parking issues.

Proposal and Site

The existing property is a 3 bedroom two-storey mid-terraced dwelling. The property is located along Warren Road within the development boundary of Rhosneigr as defined by the Joint Local Development Plan.

The proposal originally consisted of the demolition of the existing utility room and adjacent coal room (rear of garage), together with the erection of a two-storey extension. Amened plans have since been received with the removal of the two-storey rear extension to a proposed single-storey extension.

The proposal is now as follows -

The demolition of the existing utility room and adjacent coal room (rear of garage), together with the erection of a single-storey extension, a rear dormer loft conversion, including the installation of a roof window on the west roof slope, and solar/PV panels on both the west and south roof slopes. New window openings will be installed on the south-facing side elevation, and an air-source heat pump to be installed on the east elevation wall of the single-storey extension above the garage.

Key Issues

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Parking
- iv. Biodiversity and Ecology

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy TRA 2: Parking Standards
 Policy AMG 5: Local Biodiversity Conservation

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 12, February 2024)

Strategic Policy PS 7: Renewable Energy Technology

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Request ecological enhancement to be put towards the correct facing, requested a Construction Environment Management Plan before work commences on site and requested external lighting to be shown on proposed plans.
Cynghorydd Douglas Massie Fowlie	No observations received to date.
Cynghorydd Neville Evans	Councillor Neville Evans requested the application be called into the planning committee due to concerns on impact on neighbouring properties and parking.
Cyngor Cymuned Llanfaelog Community Council	No observations received to date.
Iechyd yr Amgylchedd / Environmental Health	Advisory notes given.

Priffyrdd a Trafnidiaeth / Highways and Transportation	Requested a Construction Traffic Management Plan be provided before development begins on site and had informatives for the applicant.
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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 16/09/2024. Three letters of objection had been received at the department.

The main issues raised can be summarised as follows;

- i. The rear dormer extension will overlook neighbouring properties.
- ii. Both rear extensions will result in a loss of sunlight to gardens/windows of neighbouring properties.
- iii. The two-storey rear extension will be an over-bearing structure.
- iv. Future use of the property.
- v. The development will cause further parking problems on Warren Road.

Amended plans have been provided on the 19/09/2024 with the removal of the two-storey rear extension, instead opting for a single-story extension levelling to the roof of the existing garage. The latest date for the receipt of any representation was the 12/10/2024. Two out of the three letters of objection have sustained their objections.

The main issues raised can be summarised as follows;

- i. The rear dormer extension will overlook neighbouring properties.
- ii. The rear dormer will result in a loss of sunlight to gardens/windows of neighbouring properties.
- iii Future use of the property.
- iv. The development will cause further parking problems on Warren Road.

In response to the issues raised I would respond as follows;

- i. Whilst the dormer extension will extend out from the roof and has three openings it is not considered that this will result in greater overlooking than that currently experienced for the existing windows located at the rear and side elevations of the dwelling.
- ii. The site lies on a row of terraced properties with properties located along the terrace benefitting from extensions. Due to the scale of the proposal and existing built form of the locality it is not considered that the proposal will result in the loss of light to the detriment of neighbouring properties.
- iii. The property is a residential property, and the application made is one for householder development and that anticipating future uses is beyond the remit of the planning department.
- iv. Copies of the concerns regarding the lack of parking has been forwarded to the Highway Authority for consideration. In response as the amended proposal is only proposing one additional bedroom (3 to 4) the highway authority had no objections on the concerns of parking. A Construction Traffic Management Plan has been requested and will be conditioned in at the request of the agent. It is also worth noting that the site lies within the development boundary of Rhosneigr which lies on the public transport network and lies close to the nearby train station.

Relevant Planning History

No relevant site history.

Main Planning Considerations

The application is for the demolition of the existing utility room and adjacent coal room, construction of a single-storey extension. The proposal also involves a rear dormer loft conversion, installation of a roof window on the west roof slope, and installation of solar/PV panels on both the west and south roof slopes. New window openings will be formed on the south-facing side elevation, and an air-source heat pump will be installed on the roof of the garage.

i) Sitting and Design

When considering each proposal individually, the first proposal involves demolishing the existing utility room and coal store to construct a single-storey extension with a flat roof amended from the original proposal of a two storey extension. The extension will maintain the current floor area of approximately 10.32 m² and will not encroach closer to the boundaries of neighbouring properties. The proposed extension will measure approximately 3.03m by 3.50m and have a height of approximately 3.27m from the floor level and will level with the existing garage. The proposed extension is not much greater than a rear extension which could be erected under permitted development rights. It is a small-scale extension, subservient to the main dwelling, that will integrate into the site with its appropriate finish materials.

The extension will feature a single glazed window on the lower south side elevation, accompanied by a replacement composite door with a prefabricated door canopy designed to mimic slate covering. The garage will have a new opening fitted with a timber door with a white gloss finish, and the existing single-glazed window will be replaced with a new window near the drainpipe.

Additionally, an 8kW air-source heat pump will be installed on the flat roof extension with dimensions of 998 x 940 x 330 mm. This unit will be mounted on anti-vibration feet and enclosed in a louvered aluminium casing. The noise generated by the unit is expected to be minimal, and its size and placement should not impact the existing dwelling or surrounding properties.

The proposed flat dormer loft conversion on the rear elevation will extend from the south-facing side by approximately 2.40m from the pitched roof, with an eaves height of 1.70m and a maximum height of 1.93m at the roof's peak. On the north-facing side, the proposed dormer will extend 3.45m from the pitched roof, with an eave's height of approximately 0.87m and a maximum height of 1.13m. The dormer will have a width of approximately 4.51m. Based on these dimensions, the dormer complies with the criteria for Class B of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

The dormer will feature two double-glazed uPVC windows, with the ensuite window proposed to have level 3 obscure glazing. Additionally, a single-glazed uPVC window will be installed on the far-right side of the dormer, designed to match the existing style. During a site inspection it was observed that similar dormer extensions in the vicinity of the application site.

Additional alterations include the installation of a new top-hung casement window and the raising of the existing lower left window on the south-facing elevation, which will be replaced with top-opening casement windows. A Velux roof window will be installed on the front elevation.

Solar-PV panels will be installed on the pitched roof of the front elevation and the pitched roof of the south-facing elevation. This aligns with Policy PS 7 - "Renewable Energy Technology," which promotes renewable energy technologies in development proposals that support energy generation from various sources, including biomass, marine, waste, water, ground, solar, and wind, including micro-generation. The addition of solar panels is consistent with the character of the surrounding properties, many of which also have solar panels on their roofs.

All windows will be constructed of white uPVC to match the existing windows. The walls of the extension and dormer will be finished with sand and cement render with a Canterbury spar pebble dash finish, matching the existing building. Both the extension and dormer flat roof will be finished in dark grey GRP to match the existing.

Due to the above the design of the proposal is considered in this location and is similar to what can be found in the locality.

ii) Impact on adjacent residential properties

It is not considered that the proposed dormer and extension of such modest proportions would alter this present arrangement to such an extent that would contravene the wording of policy PCYFF 2. PCYFF 2 states proposals will be refused where they 'would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance'. Concerns have been raised regarding the dormer's potential impact on loss of privacy and overlooking of neighbouring properties. While the current elevations already feature multiple windows, it is argued that the addition of the dormer would not significantly exacerbate the existing overlooking issue.

Having considered the existing arrangements of the terrace and situation in regard to loss of privacy, it is considered that no unacceptable adverse impact would occur as a result of the erection of the extensions. Any reason for refusal must be well-founded and capable of being defended at appeal. In this case, the Local Planning Authority (LPA) is not confident that refusing the application based on impacts upon potential loss of privacy would be sufficiently robust to withstand an appeal. While it is acknowledged that the proposal may not strictly conform with the Supplementary Planning Guidance (SPG), it is important to note that the SPG serves as guidance and should be applied with appropriate flexibility. The LPA considers the existing arrangements described above to be a significant material consideration when interpreting the application of the SPG in this context.

Due to the scale of the proposal and the fact that the site lies within the built-up area of Rhosneigr with a number of properties located along the terrace benefiting from extensions similar and larger scale than the current proposal it is not considered that the proposal will have a detrimental impact on the amenities currently enjoyed by the occupants of the dwelling.

iii) Parking

As the number of parking spaces required for the development do not change, the highways authority have informed that they do not have grounds to oppose this development. The highways authority has requested a full comprehensive traffic management scheme to be included before development can start. As requested by the agent this will be conditioned in.

The LPA and the committee are required to consider the application presented to them, which, in this case, pertains to householder development for alterations and extensions. Regarding land use, the application does not intensify the use of the site, as there is no increase in the number of residential units.

iv. Biodiversity and Ecology

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a stepwise 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.

At the ecologist's request a bat box will be installed on the south-facing side, and a nest box on the north-facing side. Amended plans has since been received with the correct placement of the biodiversity enhancement. A Construction Environmental Management Plan has been included together with the amended plans. These features will enhance biodiversity as part of the development, in accordance with Policy AMG 5 and the Environment Wales Act (2016), and will ensure compliance with the updates to Chapter 6 of Planning Policy Wales.

Conclusion

The proposed development is a small-scale rear extension to provide additional living space within the property. It is not considered that the proposed development will adversely impact the character of the dwelling or the surrounding area. The proposal is not considered to have a negative impact upon the amenity of adjacent residential properties or have a detrimental impact on highway safety. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan policies. 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 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 - Dated 08/08/2024
- Proposed Block Plan - ET/0724/P/07 - Dated 08/08/2024
- Proposed Elevations - ET/0724/P/04 - Dated 19/09/2024
- Proposed Floorplans - ET/0724/P/05 - Dated 13/08/2024
- Green Infrastructure Statement - ET/0724 - Dated 19/09/2024
- Proposed Section - ET/0724/P/06 - Dated 19/09/2024
- Heat pump specification - Dated 08/08/2024
- Construction Environmental Management Plan – ET/0724 – Dated 07/10/2024

Reason: To ensure that the development is implemented in accord with the approved details.02

(03) Prior to the use of the extensions hereby approved the nest box and bat box shall be installed on the building as per 'Proposed Elevations - ET/0724/P/04 - Dated 19/09/2024' and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**

(iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;
(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;
(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;
(vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials
(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;
(ix) Proposals for communicating information and advance notice relating to the approved plan to the Council and other stakeholders;
The construction of the development shall be completed in accordance with the approved plan.

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

(05) The external lighting shall be installed as labelled on drawing ‘Proposed Elevations - ET/0724/P/04 - Dated 19/09/2024’ and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

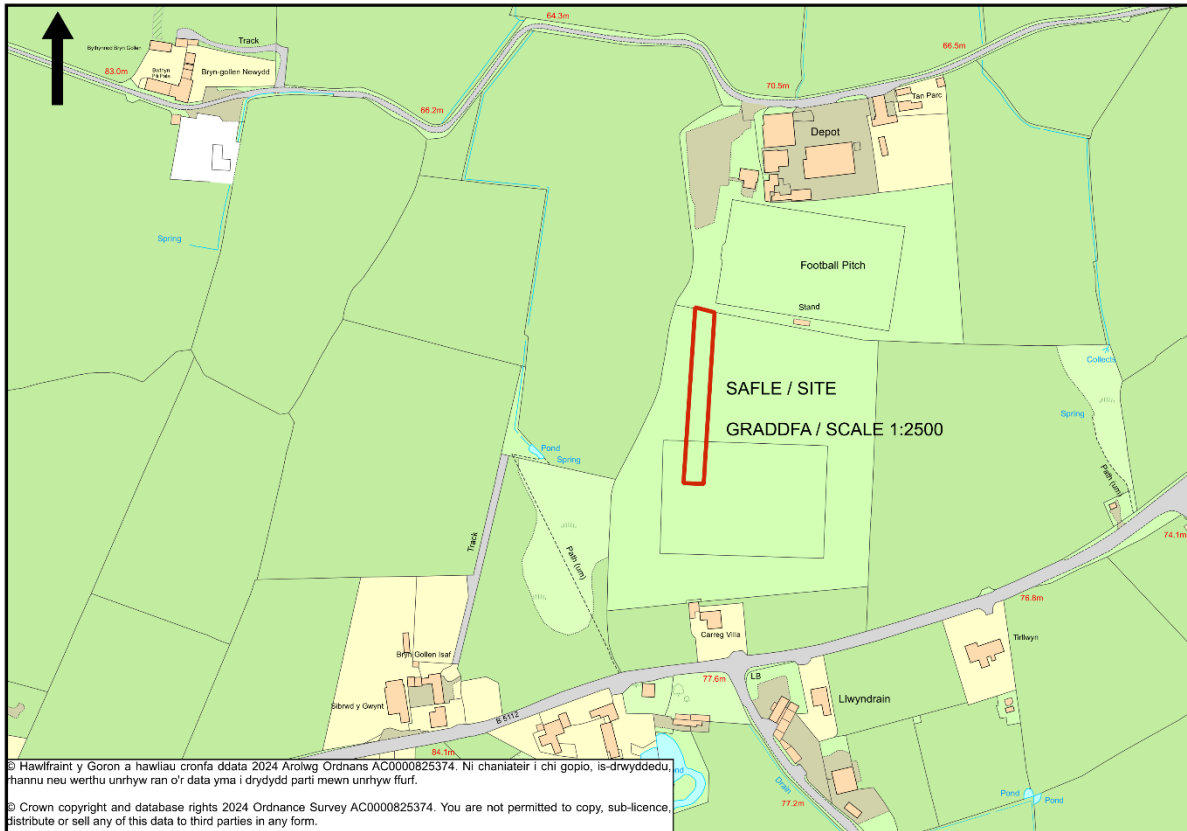
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/232

Applicant: Cyngor Cymdeithas Llanerchymedd

Description: Full application for the construction of a concrete path to connect the adult and youth football pitches at

Site Address: Football Ground, Llanerchymedd.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Planning Committee as the land is in the ownership of the Isle of Anglesey County Council.

Proposal and Site

The application site is the football ground situated to the West of the village of Llanerchymedd, within an open countryside location, as defined in the Joint Local Development Plan.

The application presented is to construct a new concrete path 1 meter in width and 90 meters in length to connect the adult and youth football pitches. The purpose of the concrete path is to ensure the site maintains a professional appearance, and to ensure a benefit in health and safety.

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, roads, or the surrounding area.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy AMG 5: Local Biodiversity Conservation

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (12th Edition)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Jackie Lewis	No response.
Cynghorydd Llio Angharad Owen	No response.
Cynghorydd Llinos Medi Huws	No response.
Cyngor Cymuned Llanerchymedd Community Council	No response – The Community Council is the applicant for the application.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections – satisfied with the requested biodiversity enhancements and Green Infrastructure Statement.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No objections.
Dwr Cymru Welsh Water	No objections.
GCAG / GAPS	No objections.
Prif Swyddog Priso/ Principal Valuation Officer	No response.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections.

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 19/09/2024. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

25C247 - Cais llawn i greu llwybr troed o gwmpas y cae pel droed presennol yn / Full application for the creation of a footpath around the existing football pitch at Cae Pêl Droed / Football Ground, Llanerchymedd. Caniatáu / Permitted - 09/03/2015.

FPL/2024/10 - Cais llawn i leoli dau gynhwysydd ar gyfer storio cyfarpar yn / Full application for the siting of two containers for storage of equipment at Cae Pêl Droed / Football Ground, Llanerchymedd. Caniatáu / Permitted - 03/04/2024.

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 surrounding area, roads, or any neighbouring properties.

The applications' main issues are:

- i. Siting and design.
- ii. Impact on amenities, neighbouring properties, and roads.
- iii. Ecology and Green Infrastructure.

Siting and Design:

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. The design and appearance of the proposed development is considered acceptable given that the proposed development conforms to the site and its built surroundings. The scale of the development is considered acceptable given that the new concrete path will not have a large visual impact on the surrounding area, therefore the placement would be appropriate. It will integrate well into its place centrally on the application site, effectively connecting the adult and youth football pitches to ensure the site maintains a professional appearance, and to ensure a benefit in health and safety.

Impact on amenities, neighbouring properties, and roads:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

The effect on neighbouring properties would be minimal as the nearest neighbouring property to the South is located approximately 100 meters away. Furthermore, the footpath is set back approximately 125 meters from the main road, therefore it will not be a distraction to road users. Therefore, it is considered that the impacts would be negligible, and as such considered that the application complies with policy PCYFF 2.

Ecology and Green Infrastructure:

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 AMG 5 of the JLDP and the duty to enhance biodiversity, a bird box shall be installed on a nearby mature tree along the Western boundary of the site at least 2-4 meters above the ground, prior to the use of the development hereby approved.

Conclusion

The proposal is considered a small-scale development to construct a new concrete path 1 meter in width and 90 meters in length to connect the adult and youth football pitches at the football ground in Llanerchymedd. The purpose of the concrete path is to ensure the site maintains a professional appearance, and to ensure a benefit in health and safety. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the surrounding area. Furthermore, the biodiversity enhancements will help conserve and safeguard biodiversity, therefore this development is considered to comply with the relevant policies of the Joint Local Development Plan.

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.**
- **Proposed site plan.**
- **Green Infrastructure Statement.**

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

(03) A bird box shall be installed on a nearby mature tree along the Western boundary of the site, at least 2-4 meters above the ground, as shown on drawing reference, 'Green Infrastructure Statement', prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

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

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.

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.