

Site Address: 2 Bro Mynydd, Bryngwran



The site is located in the rural settlement of Bryngwran and occupies a corner plot on the Bro Mynydd Estate. The site consists of a semi detached 2 storey property which benefits from private offroad parking together with amenity area. Current boundaries are defined by a mix of timber fencing together with low

stone walling. No major gradient exist across the site, although it is noted that the general area has a slight gradient running from the East to the West.

The application is made for the demolition of the boundary wall on the southern elevations together with erection of a new timber fence along the southern and western boundaries. The timber fence will be 1.46m high on the western boundary and a short section of the southern boundary and will be erected tight up against the existing boundary wall. On the Southern elevation, the timber fence will be 2m high and will be erected along the line of the access visibility splay in lieu of the existing low stone wall which is to be demolished. The timber fence will be constructed 'hit and miss' style to match that which has already been erected under Permitted Development Rights on the Eastern Boundary.

Key Issues

The key issues of the scheme are as below;

- Highways
- Ecology
- Design

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

Technical Advice Note 5: Nature Conservation and Planning (2009)

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Douglas Massie Fowlie	No response.
Cynghorydd Neville Evans	No response.
Cyngor Cymuned Bryngwran Community Council	No response.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections provided that existing visibility splay is retained.
Dwr Cymru/Welsh Water	Request that condition be imposed on the consent which prevents any surface water being discharged into the public sewer. Advisory notes also provided regarding water main.

Publicity was afforded to the scheme via the posting of personal letters to occupiers of the adjoining properties. The latest date for any representations to be made was the 27/06/2025. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

None.

Main Planning Considerations

Highways

As noted earlier in the report, the new fencing will be positioned so as to follow the line of the existing visibility splay and thus will ensure that vehicles can continue to access and egress the site in a safe manner. The Local Authority Highways department were consulted as part of the application and in response expressed no concerns on condition the existing visibility splay will be maintained and that nothing exceeding 1.05m will be erected within the visibility splay. The appropriate condition will be attached to the consent so safeguard this. Due to the above, the department are satisfied that the highways arrangement of the scheme are acceptable.

Ecology

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 bug hotel on the existing timber fence on the northern site elevation. This was considered appropriate in achieving net gain to biodiversity in consideration of the proposed scheme.

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 considered satisfactory and commensurate with the scale of the application.

Design

Policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan requires that proposals are high quality whilst complementing and enhancing the appearance of the site and area. The proposed timber fence is of standard design for residential settings and as such would not appear out of context nor would it negatively impact the appearance of the site or area. The fence will be between 1.46m and 2m high, which is not considered to be an excessive height and on elevations not fronting with the highway, would be considered as permitted development. Due to the above, the department have no design related concerns and are satisfied that the scheme will complement the appearance of the site and area and thus meet the objectives of policy PCYFF 3.

Conclusion

The proposal was assessed against all relevant policies and guidance, where it was found to be in conformity. No other material considerations were present which indicated that a decision of refusal was justified on planning balance. The proposal will provide a timber fence which will define the residential curtilage of the property whilst maintaining the existing visibility splay of the vehicular access. No letters of objection were received from members of the public and it is not considered that the scheme would have an unacceptable negative impact upon any neighbouring property. 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.

- **Proposed Site Plan / Received 02/06/2025**
- **Location Plan + Visibility Splay / Received 02/06/2025**

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

(03) No structure or erection exceeding 1.05m metres in height shall be placed within the visibility lines shown on the Proposed Site Plan (Received 02/06/2025).

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

(04) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

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

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