

Application Reference: MAO/2022/27

Applicant: HMRC

Description: Minor amendments to scheme previously approved under planning permission FPL/2021/337 so as to amend the approved plans at

Site Address: Former Roadking Truckstop, Parc Cybi, Holyhead.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is to make minor amendments to the scheme approved by the Planning and Orders Committee in determining planning application reference FPL/2021/337 "Full application for the construction of an Inland Border Facility (IBF) at the former Roadking Truckstop, Parc Cybi, Holyhead" at its meeting that was held on the 02/03/2022.

Proposal and Site

The site is located on the Parc Cybi Industrial estate on the southern edge of the town of Holyhead, which is part of a safeguarded employment site. Access to the site is provided from the designed estate road

and the site includes both an entrance and exit access. The site benefits from a safeguarded consent for an Inland Border Facility under application reference FPL/2021/337, for which ground works have begun on site.

The application is made to make minor amendments to the scheme by way of the following:

- Enlargement of electrical sub-station (2.4x3m footprint to 2.6x3m) .
- Decrease staff parking spaces.
- Re-positioning of 2.4m security fence.
- Window re-positioning on western elevation of office block.
- Amendment to size of louvres on southern elevation from 0.9x0.9m to 1.1x.6m
- Omission of 7no. daylight panels on northwestern elevation of inspection shed.
- Addition of 4no. active fire dampers on northwestern elevation of inspection shed.
- Addition of 7no. small louvre/vents added across the whole inspection shed.
- Omission of 1no. large louvre from south-western elevation of inspection shed.
- Repositioning of 1no. high level louvre above curtain walling on south-eastern elevation, relocated to adjacent curtain wall of inspection shed.
- Installation of 10no. PV panels on Inspection shed roof.

Key Issues

The key issues are whether or not the amendments can be considered minor and non-material in nature.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

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

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	No observations.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No comments.
Ymgynghorydd Tirwedd / Landscape Advisor	No response.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments.

No publicity required for non-material amendment application.

Relevant Planning History

DIS/2022/63 - Cais i ryddhau amod (05)(tirwedd) (08)(arwyddion) (16)(asesiad risg lliniaru) o ganiatâd cynllunio FPL/2021/337 (cais llawn ar gyfer adeiladu Cyfleuster Ffiniau Mewndirol (IBF) yn / Application to discharge condition (05) (landscaping) (08) (signage) (16)(mitigation risk assessment) of planning permission FPL/2021/337 (full application for the construction of an Inland Border Facility (IBF) at - Hen Safle Roadking, Stop Tryciau, Parc Cybi, Caergybi / Former Roadking Truckstop, Parc Cybi, Holyhead, - Heb Benderfyniad / Not yet determined

DIS/2022/36 - Cais i ryddhau amod (02) (Cynllun Rheoli Traffig Adeiladu), (03)(Cynllun Rheoli Amgylcheddol Adeiladu), (07)(Manylion/Samplau o defnyddiau), (09)(Cynllun Cyflogaeth Lleol), (10)(Sgim Gadwyn Gyflenwi Lleol) o ganiatâd cynllunio FPL/2021/337: Cais llawn ar gyfer adeiladu Cyfleuster Ffiniau Mewndirol (IBF) yn / Application to discharge conditions (02) (Construction Traffic Management Plan), (03)(Construction Environmental Management Plan), (07)(Details/Samples of Materials), (09)(Local Employment Scheme), (10)(Local Supply Chain Scheme) of planning permission FPL/2021/337: Full application for the construction of an Inland Border Facility (IBF) at - Hen Safle Roadking, Stop Tryciau, Parc Cybi, Caergybi / Former Roadking Truckstop, Parc Cybi, Holyhead - - Heb Benderfyniad / Not yet determined

SCR/2021/79 - Barn sgrinio ar gyfer cais llawn ar gyfer adeiladu Cyfleuster Ffiniau Mewndirol (IBF) ar dir yn / Screening opinion for full planning application for the construction of an Inland Border Facility (IBF) on land at - Parc Cybi, Caergybi / Holyhead - [object Object] - Dim Angen AEA / EIA Not Required

FPL/2021/337 - Cais llawn ar gyfer adeiladu Cyfleuster Ffiniau Mewndirol (IBF) yn / Full application for the construction of an Inland Border Facility (IBF) at - Hen Safle Roadking, Stop Tryciau, Parc Cybi, Caergybi / Former Roadking Truckstop, Parc Cybi, Holyhead, - [object Object] - Caniatáu / Permit

Main Planning Considerations

Minor Amendment

The Welsh Government have published "Planning Guidance: Approving Non-material amendments to an Existing Planning Permission" which is helpful in setting out the "starting point" in determining what may be deemed as being "non-material". It states:

"2.6 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as non-material amendment, local planning authorities may wish to consider the following tests:

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved scheme; and
- (a) (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or
- (c) would the proposed change conflict with national or development plan policies?

2.7 The tests are considered a 'starting point' for local planning authorities in their consideration of non-material amendments. There may be other considerations that will identify if a proposed amendments is non-material depending on the circumstances of each case.

The application relates to planning permission reference FPL/2021/337 which was approved on the 02/03/2022 for the erection of an inland border facility. The proposed amendments have been set out earlier in the report. The proposed amendments are all considered to be minor in nature and would not drastically alter the appearance of the site or the local amenities of the area to an extent where is is considered material. No comments or objections were received from any of the specialist consultees in relation to the proposed amendments.

Conclusion

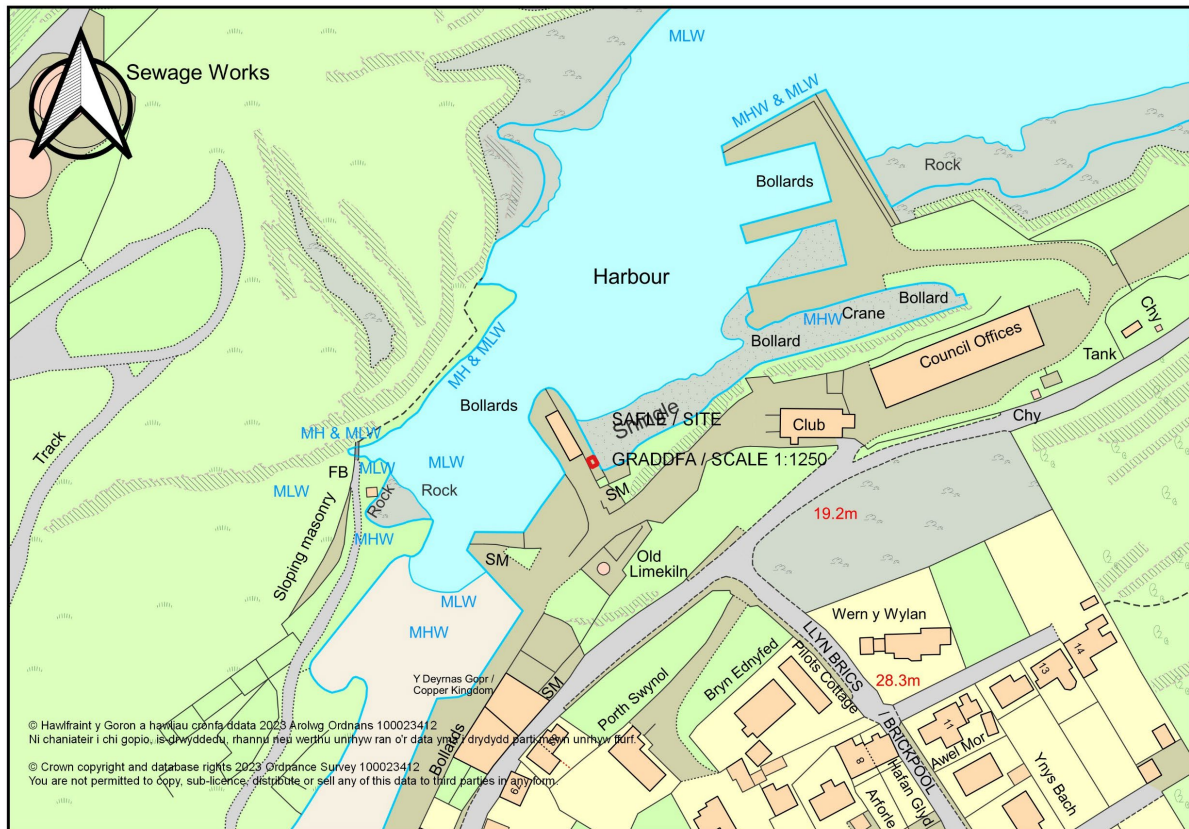
In consideration of the scale of the approved development together with the minor nature of the proposed changes, it is considered acceptable to deal with the changes via a non material amendment application.

Recommendation

That the application is permitted

Applicant: Head of Service Regulation and Economic Development

Site Address: Amlwch Watchtower, Amlwch.



Recommendation: Permit

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

The application site is adjacent to the Amlwch Watchtower, within the development boundary of Amlwch as defined by the Joint Local Development Plan.

The application presented is for an information monolith replacing board, which will highlight the port's historic assets.

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 Conservation 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

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections - advice given
Ymgynghorydd Treftadaeth / Heritage Advisor	No objections
Cyngor Tref Amlwch Town Council	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Derek Owen	No response
Cynghorydd Liz Wood	No objections

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 15/02/2023. 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 information and style of the sign.

An email was sent to the commenter easing their concerns stating that the information on the sign will be of the port's historic assets which is very relevant to the surrounding area, and the style of the sign will be very in-keeping with the surrounding area.

Relevant Planning History

11C431/AD - Codi panel dehongliad statig ger / Erection of a static interpretation panel adjoining The Watchtower, Harbwr Amlwch Harbour, Porth Amlwch Port. Caniatau / Permitted - 07/05/2004.

11LPA917/CC - Gwelliannau amgylcheddol i / Environmental improvements to Porth Sgwar Amlwch a Glan yr Harbwr / Amlwch Port Square & Harbourfront, Porth Amlwch Port. Caniatau / Permitted - 17/12/2009.

11LPA917B/AD/CC - Cais ar gyfer lleoli panel dehongli ar dir yn / Application for the siting of an interpretation panel on land at Sgwar Porth Amlwch / Amlwch Port Square, Porth Amlwch Port. Tynnwyd yn ôl / Withdrawn.

11C555/LB - Caniatad Adeilad Rhestredig ar gyfer adnewyddu'r twr gwylio rhestredig gradd II, gosod 3 ffenestr to cadwraeth a darparu mynedfa gwydr i ymwelwyr yn yr agoriad presennol yn / Listed Building Consent for the refurbishment of the grade II listed watch tower, installation of 3 conservation roof lights and provision of a glazed visitor entrance in existing opening at The Watchtower, Porth Amlwch Port. Caniatau / Permitted - 05/10/2010.

11C564 - Gosod cloc craig daearegol yn y ddaear ar dir ger / Installation of a geological rock clock in the ground on land adjacent to The Watchtower, Porth Amlwch Port. Caniatau / Permitted - 06/04/2011.

11C564A/AD - Codi bwrdd dehongli ar dir ger / Erection of an interpretation board on land at The Watchtower, Porth Amlwch Port. Caniatau / Permitted - 06/04/2011.

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.
- iii. Impact on the Conservation Area.

Proposal and Site:

The application site is adjacent to the Amlwch Watchtower, within the development boundary of Amlwch as defined by the Joint Local Development Plan. The application presented is for an information monolith replacing board, which will highlight the port's historic assets.

Sign Detail:

The interpretation board will be 1.8 meters height and 0.6 meters in width. The depth of the board will be 0.3 meters. The materials used on the sign will be folded metal structure featuring a copper finish. In addition, digitally printed vinyl graphics will be applied to the face of the board with a gloss laminate finish.

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 under the Amlwch Watchtower. In addition, the replacement sign will modernize the existing sign, and is not a distraction to drivers as it is set back from the main road.

Impact on the Conservation Area:

The sign will be located inside the Amlwch Conservation Area. Policy AT1 of the JLDP states that proposals within or affecting the setting and/or significant views into and out of Conservation Areas must have regards to the Conservation Area Character Appraisals.

The scale of the proposed development will not have an adverse impact upon the character of the Conservation Area given the scale of the development is small.

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 provide a heritage interpretation board adjacent to the Watchtower in Amlwch. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the Conservation 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.

• **Location plan – 1:500.**

- Location plan – 1:2500.
- Proposed signage.

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.

(08) No work shall commence until full details of the wording and appearance of the sign has been submitted to and approved in writing by the Local Planning Authority. The work shall thereafter proceed in accordance with the approved details.

Reason: To ensure the development is in keeping with the surrounding area and in accordance with Welsh Language requirements.

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, AT 1, PS 1.

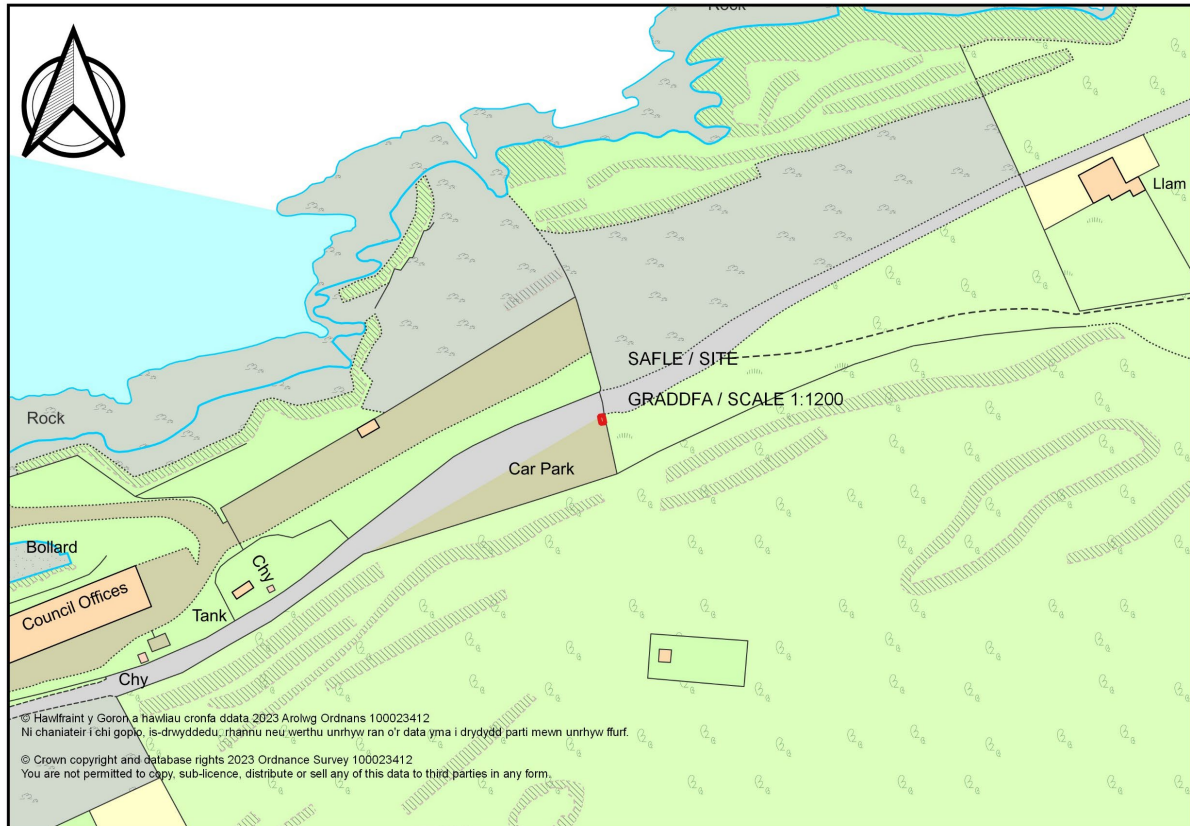
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development, and to delegate authority to Officers to determine any subsequent application in relation to the discharge of Conditions.

Application Reference: ADV/2023/2

Applicant: Head of Service Regulation and Economic Development

Description: Application for the erection of an interpretation sign at

Site Address: Upper Car Park, Upper Quay Street, Amlwch Port



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application site is the public car park located on Upper Quay Street, within the development boundary of Amlwch as defined by the Joint Local Development Plan.

The application presented is for an information monolith replacing board, which will highlight the wider historic assets to the East and the West along the North Wales Coast.

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 and footpaths, 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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Cyngor Tref Amlwch Town Council	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Derek Owen	No response
Cynghorydd Liz Wood	No objections
Swyddog Llwybrau Troed / Footpaths Officer	No response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections - advice given

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 08/02/2023. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

No relevant site history.

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 and footpaths, or any neighbouring properties.

The applications' main issues are:

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

Proposal and Site:

The application site is the public car park located on Upper Quay Street, within the development boundary of Amlwch as defined by the Joint Local Development Plan. The application presented is for an information monolith replacing board, which will highlight the wider historic assets to the East and the West along the North Wales Coast.

Sign Detail:

The interpretation board will be 1.8 meters height and 0.6 meters in width. The depth of the board will be 0.3 meters. The materials used on the sign will be folded metal structure featuring a copper finish. In addition, digitally printed vinyl graphics will be applied to the face of the board with a gloss laminate finish.

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 and the public footpath. 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 and footpaths:

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 in the corner of the car park, and will not be visible from most of the surrounding area. In addition, the replacement sign will modernize the existing sign, and is not a distraction to drivers as it is set back from the car park. Furthermore, the sign will be situated on the entrance of a public footpath, however the sign will not have a negative effect on the public footpath as it is set back and it will provide informative information of the surrounding area to the walkers of the footpath.

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 provide a heritage interpretation board in the public car park located on Upper Quay Street. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads and footpaths, 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.

- Location plan – 1:500.
- Location plan – 1:2500.
- Proposed signage.

(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.

(08) No work shall commence until full details of the wording and appearance of the sign has been submitted to and approved in writing by the Local Planning Authority. The work shall thereafter proceed in accordance with the approved details.

Reason: To ensure the development is in keeping with the surrounding area and in accordance with Welsh Language requirements.

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.

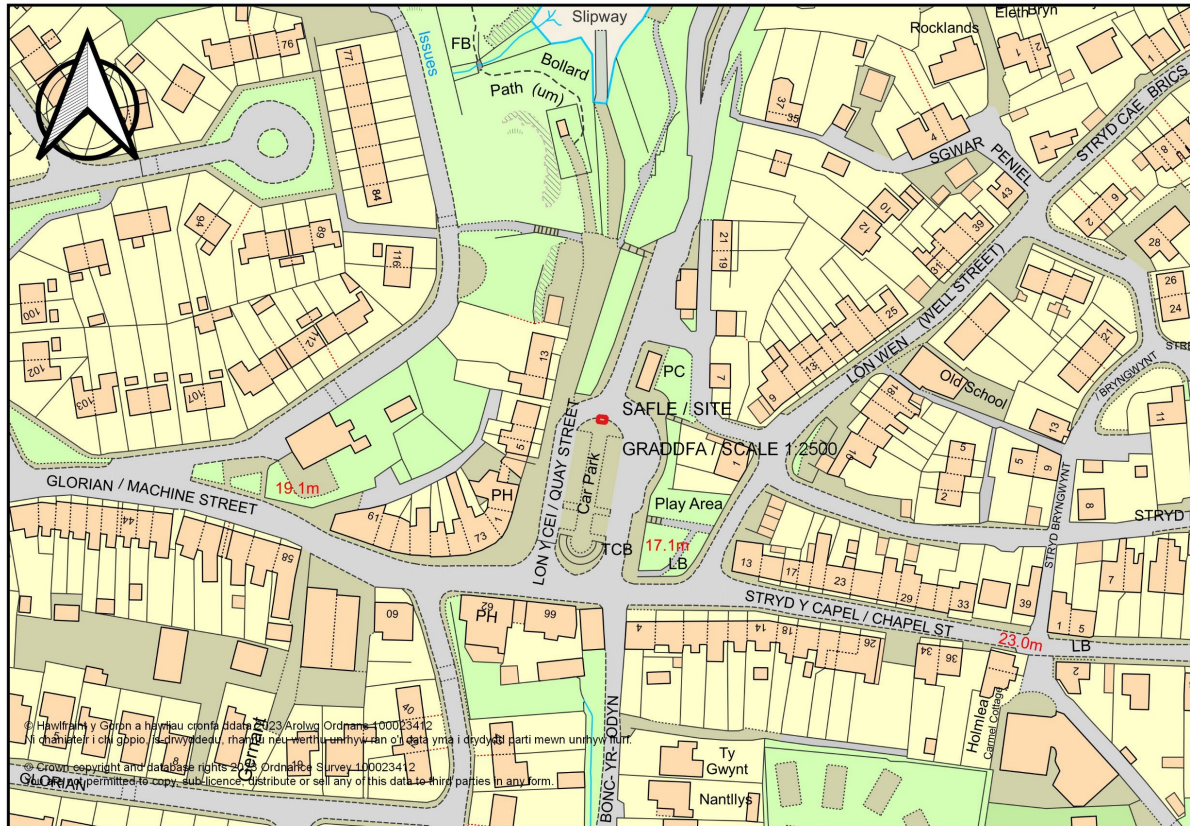
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development, and to delegate authority to Officers to determine any subsequent application in relation to the discharge of Conditions.

Application Reference: ADV/2023/3

Applicant: Head of Service Regulation and Economic Development

Description: Application for the replacement of interpretation sign at

Site Address: Main Square Car Park, Amlwch.



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application site is the Main Square Car Park located on Upper Quay Street within the development boundary of Amlwch as defined by the Joint Local Development Plan.

The application presented is for an information monolith replacing board, which will highlight the historical assets of the port, the town, and Parys Mountain.

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 Conservation 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

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	No objections
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections - advice given
Cynghorydd Derek Owen	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Liz Wood	No objections
Cyngor Tref Amlwch Town Council	No response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 15/02/2023. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

11LPA917/CC - Gwelliannau amgylcheddol i / Environmental improvements to Porth Sgwar Amlwch a Glan yr Harbwr / Amlwch Port Square & Harbourfront, Porth Amlwch Port. Caniatau / Permitted - 17/12/2009.

11LPA917A/CC - Estyniad a adnewyddu'r bloc toiled presennol yn cynnwys ciosg yn / Extension and refurbishment of existing toilet block including the provision of a kiosk at Bloc Toilet Block, Sgwar Porth Amlwch Port Square, Porth Amlwch Port. Caniatau / Permitted - 04/02/2010.

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.
- iii. Impact on the Conservation Area.

Proposal and Site:

The application site is the Main Square Car Park located on Upper Quay Street within the development boundary of Amlwch as defined by the Joint Local Development Plan. The application presented is for an information monolith replacing board, which will highlight the historical assets of the port, the town, and Parys Mountain.

Sign Detail:

The interpretation board will be 1.8 meters height and 0.6 meters in width. The depth of the board will be 0.3 meters. The materials used on the sign will be folded metal structure featuring a copper finish. In addition, digitally printed vinyl graphics will be applied to the face of the board with a gloss laminate finish.

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 in the Main Square Car Park. In addition, the replacement sign will modernize the existing sign, and is not a distraction to drivers as it is set back from the main road.

Impact on the Conservation Area:

The sign will be located inside the Amlwch Conservation Area. Policy AT1 of the JLDP states that proposals within or affecting the setting and/or significant views into and out of Conservation Areas must have regards to the Conservation Area Character Appraisals.

The scale of the proposed development will not have an adverse impact upon the character of the Conservation Area given the scale of the development is small.

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 provide a heritage interpretation board in the Main Square car park located on Upper Quay Street. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the Conservation 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.

- Location plan – 1:500.
- Location plan – 1:2500.
- Proposed signage.

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.

(08) No work shall commence until full details of the wording and appearance of the sign has been submitted to and approved in writing by the Local Planning Authority. The work shall thereafter proceed in accordance with the approved details.

Reason: To ensure the development is in keeping with the surrounding area and in accordance with Welsh Language requirements.

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, AT 1, PS 1.

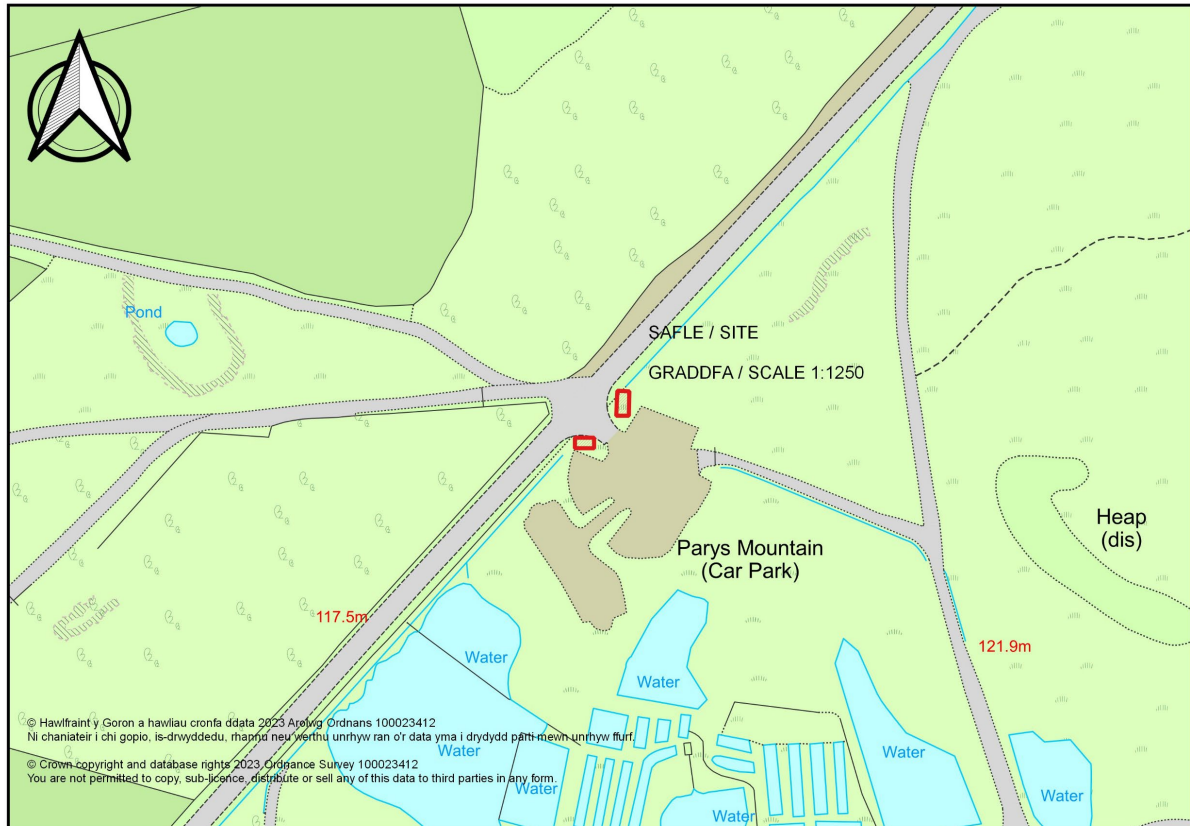
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development, and to delegate authority to Officers to determine any subsequent application in relation to the discharge of Conditions.

Application Reference: ADV/2023/4

Applicant: Head of Service Regulation and Economic Development

Description: Application for the siting of 2 non-illuminated signs at

Site Address: Parys Mountain, Amlwch.



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application site is located at the entrance to the Parys Mountain car park, where the nearest town is Amlwch.

The application presented is for erecting two non-illuminated arrival/car parking signs. These signs will highlight the entrance to the car park as well as the Coppermine Trail within the surrounding area

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 roads and footpaths, 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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Swyddog Llwybrau Troed / Footpaths Officer	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice given
Ymgynghorydd Treftadaeth / Heritage Advisor	No objections
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections - advice given
Cynghorydd Liz Wood	No objections
Cynghorydd Derek Owen	No response
Cynghorydd Aled Morris Jones	No response
Cyngor Tref Amlwch Town Council	No response

The proposal has been advertised through the posting of a notice on site. The latest date for the receipt of any representation was the 08/02/2023. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

11C77F - Gosod cynhwysydd ar gyfer defnydd wardeini yn / Siting of a container for use by guides/wardens at Mynydd Parys, Amlwch. Caniatau / Permitted - 14/09/2006.

11LPA921A/AD/CC - Cais ar gyfer lleoli panel dehongli yn / Application for the siting of an interpretation panel at Mynydd Parys, Amlwch. Caniatau / Permitted - 10/06/2013.

11C77G - Cais llawn ar gyfer ailwynebu'r maes parcio ymwelwyr ynghyd â gosod rhwystr cyfyngu uchder cerbydau yn / Full application for resurfacing the visitor car park together with the installation of a vehicle height restrictor barrier at Mynydd Parys, Amlwch. Caniatau / Permitted - 12/10/2018.

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 surrounding area or any roads and footpaths.

The applications' main issues are:

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

Proposal and Site:

The application site is located at the entrance to the Parys Mountain car park, where the nearest town is Amlwch. The application presented is for erecting two non-illuminated arrival/car parking signs. These signs will highlight the entrance to the car park as well as the Coppermine Trail within the surrounding area.

Sign Detail:

The signs will be 1.2 meters in height and 1.5 meters in width. The depth of the signs will be 0.3 meters. The materials used on the sign will be folded metal structure featuring a copper finish. In addition, digitally printed vinyl graphics will be applied to the face of the board with a gloss laminate finish.

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 and the public footpath at the back of the car park. 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, roads and footpaths:

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 signs will not have a large visual impact therefore the erection of the new signs are appropriate to this area. It will integrate well into its place at the entrance of the car park, and will not be visible from most of the surrounding area. In addition, the replacement signs will modernize the existing signs, and is not a distraction to drivers as it is set back 2.5 meters from the highway. The signs also highlights the Coppermine Trail footpath at the rear of the car park, therefore this will have a positive impact on the surrounding area.

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 erect two non-illuminated arrival/car parking signs located at the entrance to the Parys Mountain car park. It is of an appropriate design and scale to ensure integration into the site and no impact upon roads and footpaths, 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.

- Location plan – 1:500.
- Location plan – 1:2500.
- Proposed signage.
- Proposed site plan – sign distance from the highway.

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.

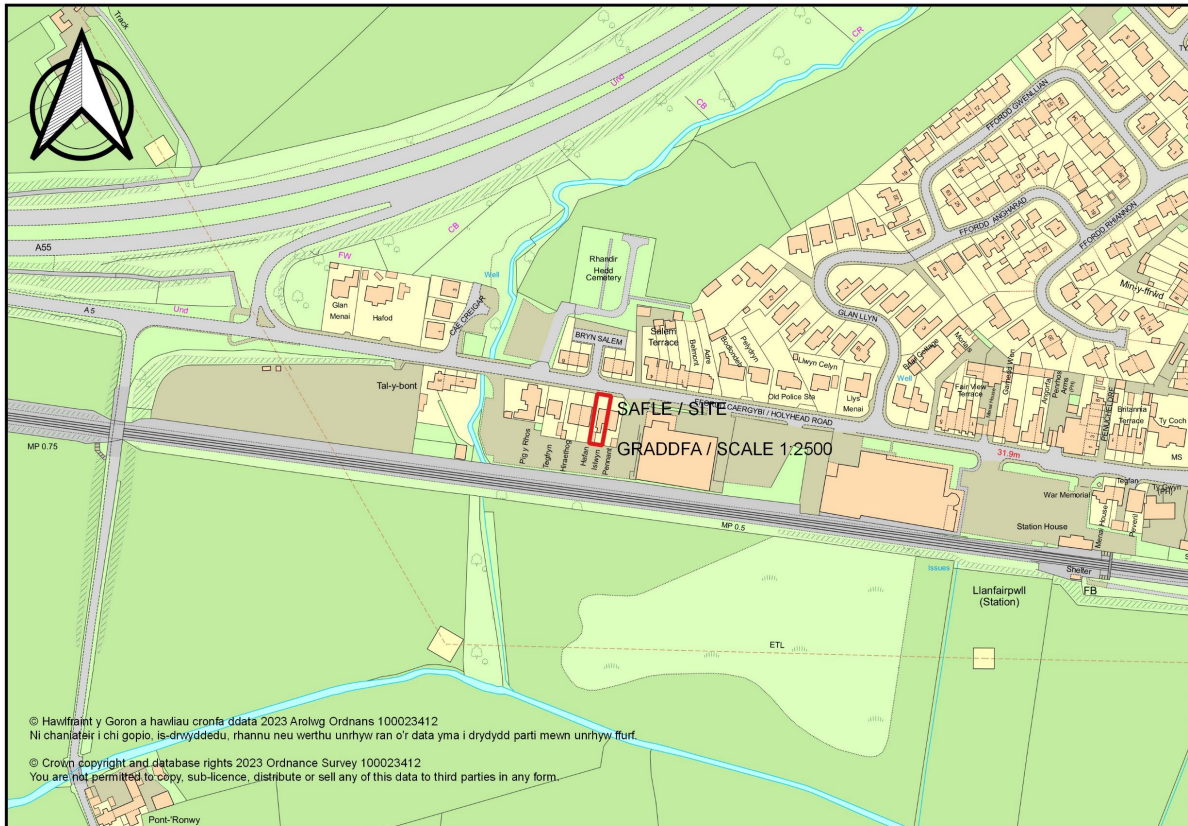
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development, and to delegate authority to Officers to determine any subsequent application in relation to the discharge of Conditions.

Application Reference: HHP/2022/342

Applicant: Mr & Mrs D Edwards

Description: Full application for alterations and extensions at

Site Address: Islwyn, Holyhead Road, Llanfairpwll



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been called into the Planning and Orders Committee at the request of Councillor Robin Williams due to concerns that the development will impact the neighbouring property.

Proposal and Site

The application site is a two storey semi-detached property, located along Holyhead Road (A5) within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan.

The application presented is for alterations and extension to the dwelling, consisting of demolishing the existing single storey section to the rear and erecting a new single storey side and rear extension.

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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	Requested a CTMP condition and provided informatives for the applicant. The CTMP condition will not be included due to the small scale nature of the development, as the development won't affect the access, and as there is ample space to store materials etc. on the driveway.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The development is unlikely to impact nearby designated sites, and no ecological survey is needed. Two bird boxes should be included as biodiversity enhancements, and advice was provided regarding outdoor lighting and bats.
Cynghorydd Robin Wyn Williams	Called the application into the planning committee due to concerns regarding the impact on the neighbouring property.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cyngor Cymuned Llanfairpwll Community Council	No response at the time of writing the report.

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 25/01/2023. At the time of writing this report, one letter of objection had been received at the department.

The main comments raised were:

- Concerns regarding the distance between the side of the extension and neighbouring property Hafan.
- Height of the extension would result in a loss of light to the kitchen windows on the side elevation of Hafan.

In response to these comments:

- This is a small scale development which is not much larger than what could be considered permitted development.
- Considered that the impact on the neighbouring property would be no greater than a permitted development extension.

Relevant Planning History

No relevant site history

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 site is a two storey semi-detached property, located along Holyhead Road (A5) within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan. The proposed scheme is for the demolition of the existing single storey section to the rear and the erection of a new single storey side and rear extension.

The applications' main issues are:

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

i. Siting and Design

The proposal includes the demolition of the existing single storey section to the rear of the dwelling. This section extends approximately 6.2m beyond the rear elevation and is 3m wide, level with the west side elevation of the property. It has a flat roof at 2.9m in height, and it will be replaced by a new L-shaped wrap around side and rear extension.

The new extension will extend approximately 2.2m beyond the side elevation, up to the boundary with neighbouring property Hafan, and will have a total width of 7.8m. It will extend 4.5m beyond the rear elevation into the garden. It will be brought up to the boundary with Hafan, whilst set off the eastern boundary with Pennant by around 0.3m. The extension will have a flat roof, and due to the topography of the site sloping southwards, its height will alter between 2.6m and 2.9m above ground level.

Both side elevations of the extension will be blank walls, whilst the rear elevation will have sliding doors for the dining area and double doors for the garden store. A roof lantern will also be installed above the dining area to allow for more natural daylight. The finish materials have been chosen to match the existing dwelling, ensuring integration into the site, and a high quality design in compliance with policy PCYFF 3.

This is a small scale extension which is not much larger than something that could be built without planning permission, under permitted development rights. Part 1, Class A of the General Permitted Development Order (GPDO) allows extensions on the boundary up to 4m in height, and allows rear extensions that extend up to 4m beyond the rear elevation. This proposal requires planning permission as it extends 4.5m beyond the rear elevation rather than the 4m allowed under permitted development. It complies with all other relevant criteria within Part 1, Class A of the GPDO, highlighting its small scale nature.

In order to comply with the Environment Wales Act (2016), all planning applications must show overall biodiversity enhancement. In regards to this application, two bird boxes will be placed on the dwelling. This is considered to provide overall biodiversity enhancement, and complies with the requirements of the Environment Wales Act.

ii. Impact on Adjacent Residential Properties

Whilst it is appreciated that the development work is on the boundary with neighbouring property Hafan, the proposed extension is not much larger than a permitted development extension. It is not considered that the impact of this proposed scheme upon its neighbours would be greater than an extension built without planning permission.

The proposal could be built without the need for planning permission if it extended 0.5m less beyond the rear elevation. It is not considered that this additional 0.5m would have a detrimental impact upon the privacy and amenities of neighbouring properties, in comparison to a similar scheme which could be built with the benefit of permitted development rights. The extension will become around 2.6m closer to the boundary with neighbouring property Pennant. As it will be a blank wall facing the boundary, and as Pennant has an existing structure on the boundary, it is considered that the proposed development will have no greater impact upon their privacy and amenities in compliance with policy PCYFF 2.

Conclusion

This application concerns a small scale side and rear extension to a semi-detached property located along Holyhead Road in Llanfairpwll. It is subservient to the main dwelling and will integrate into its surroundings with matching finish materials. It is not much larger than an extension which could be built under permitted development rights, and as such, it is considered to have negligible effects upon its neighbouring properties in comparison to an extension built without planning permission.

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:

- **2301-A3-01: Existing location & block plan**
- **2301-A3-02: Proposed location & block plan**
- **2301-A3-05: Proposed elevations**
- **2301-A3-06: Proposed ground floor plan**
- **2301-A3-07: Proposed 3D 1 of 2**
- **2301-A3-08: Proposed 3D 2 of 2**

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 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: HHP/2022/244

Applicant: Mr. Steven Lomas

Description: Full application for demolition of the existing garage together with the erection of a two storey annex at

Site Address: Lancefield, Ffordd Cynlas, Benllech



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

Recommendation: Permit

Reason for Reporting to Committee

The application is called to the Planning and Order Committee at the request of the Local Member on the grounds of over-development of the site and adverse impact on the neighbours' amenities.

Proposal and Site

The proposal is for a new two storey pitched roof detached annexe west of the main detached 2 storey property of Lancefield, Benllech.

Key Issues

The key issues are if the proposal complies with current policies, if the proposal is an overdevelopment of the site and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
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)

Planning Policy Wales – Edition 11 (February 2021)

Technical Advice Note 12: Design

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	Over-development, concerns of local infrastructure capacity (physical and social), and use of the annex as a summer house in the future.
Cynghorydd Euryr Morris	No Response
Cynghorydd Margaret Murley Roberts	No Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Observations
Iechyd yr Amgylchedd / Environmental Health	Observations
Dwr Cymru Welsh Water	Advisory Notes and Condition Provided
Cynghorydd Ieuan Williams	Concerns - Called in to committee

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 15/02.2023. At the time of writing this report, 12 letters of representation and 8 web comments of representation had been received at the department. The main comments can be summarised as follows:

- Concerns regarding the removal of two mature trees at the site
- Works on the boundary of the site effecting neighbouring property
- Future use of the property
- Future use of the Annex as a separate independent dwelling or holiday let
- Inaccuracies in the application documentation
- Scale of Development – much larger / wider than existing garage and two storey with significant glazing. Closer to the boundary than existing garage.
- Out of Keeping / Character with the area
- Detrimental impact to residential amenity of neighbouring properties due to proximity to boundary, scale, noise and increased vehicle movement

- Drainage concerns with additional occupants at the site
- Concerns of local infrastructure capacity (physical and social)

In the response to the comments received for this application a Justification Statement was requested and received by the agent of the application. The application was also amended in its design and siting after comments raised. Consideration has been given to the concerns raised and the objections received have been taken seriously. A response to the summarized comments above have been briefly stated below:

- The trees removed are within the curtilage of the proposal property and are not protected by a Tree Preservation Order
- The planning application does not include proposed works at the west boundary of the site. A 2.2m high fence is to be erected 200mm proud of existing fence at the east boundary of the site.
- Future Use - We have to deal with the planning application as submitted, the planning application will be determined in accordance with the information submitted to us.
- The application received is for an annexe ancillary use to main property, not an independent dwelling. A Justification statement has been received as part of the application. We must deal with planning applications as submitted we are not able to speculate the use of the annexe will be any different to submitted.
- The existing vehicular access is to be retained and the existing substantially sized vehicular parking area at the site is also to be retained.
- Residential amenity - The case officer has visited the neighbouring properties internally and externally to analyse different viewpoints. The first floor plan has been reduced slightly and the whole placement of the annexe has been set back within the site to extend less from the main dwelling (Lancefield) front elevation than previous site plan.
- The annexe is labelled as approx. 1m smaller in height than the main property at 5.65m height, Length 9.62m and width 4.65m. It is considered that the annexe is subservient to the main property in scale and size and not considered an overdevelopment of the substantially sized residential site.
- Dwr Cymru have been consulted and have provided a condition.

Relevant Planning History

30C537 - Addasu ac ehangu yn / Alterations and extensions to - Lancefield, Ffordd Cynlas, Benllech. Caniatáu / Permitted 24/12/2003

30C537A - Cynlluniau llawn ar gyfer codi annedd ynghyd a chreu fynedfa newydd yn/Full plans for the erection of a dwelling together with the construction of a new access at - Lancefield, Ffordd Cynlas, Benllech. Tynnwyd yn ol / Withdrawn

30C573B - Codi modurdy ynghyd a chreu fynedfa newydd i gerbydau yn / Erection of a garage together with the construction of a new vehicular access at - Lancefield, Ffordd Cynlas, Benllech. Caniatáu / Permitted 01/12/2004

30C537C - Dymchwel modurdy integrol presennol ynghyd a chodi annedd gyda modurdy a chreu mynedfa newydd i gerbydau yn / Demolition of existing garage together with the erection of a dwelling with integral garage and construction of a new vehicular access at - Lancefield, Ffordd Cynlas, Benllech. Caniatáu / Permitted 05/04/2005

30C537D - Cais diwygiedig ar gyfer codi annedd ar dir ger /Amended application for the erection of a dwelling on land adjoining - Lancefield, Benllech 04/01/2006

HHP/2022/186 - Cais llawn ar gyfer addasu ac ehangu yn / Full Application for alterations and extensions at - Lancefield, Ffordd Cynlas, Benllech, Tyn Y Gongl - Caniatáu / Permit 18/08/2022

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. The accuracy of the plans received for this application have come in to question. The agent has been contacted regarding these concerns and the plans amended accordingly to ensure the proposal is displayed accurately.

Location/Siting:

The proposal is for a new two storey pitched roof detached annexe at a similar siting to an existing detached single storey garage currently west of the main detached 2 storey property of Lancefield, Benllech. The property is located within the residential street of Ffordd Cynlais within the coastal town of Benllech. The property has an L-shaped curtilage with a small rear garden towards the bordering River/waterfall and a substantially large front garden and driveway with no immediate neighbours towards the front elevation of the property.

There are immediate detached neighbours at either side elevations of the property with the site topography sloping from west to east. The residential street is sloping down to the east towards the beach with various ground level differences between residential properties. Due to the sloping nature of the site a Streetscape Section was requested and received by the agent of the application to provide a visual plan displaying how the annexe will stand within the street setting. The Streetscape Section A-A displays the Annexe to be subservient in size and scale to the main property with a lower roof line than the main Lancefield property. Given the context of other buildings and existing uses, it is not considered that the proposal would give rise to an unacceptable visual effect in the local landscape as the property is to have a similar footprint to existing structure (Garage) at the site.

Annexes are designed to be in keeping with the main dwelling and located as near as possible to the main dwelling. The initial siting of the proposed annexe has been amended from the initial design to be placed further back within curtilage of the property to be closer to the main dwelling. This is to reduce any detrimental impact to adjacent neighbouring properties and the design has also been reduced in the interest of residential amenity as detailed below. The proposed annexe will also have the same highway access as the main property and will share the same driveway, ensuring that the annexe is incidental to the main property known as Lancefield.

Policy TRA 2 stipulates that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. It is considered the existing hardstanding/driveway at the site will provide adequate additional parking at the site, in line with Policy TRA 2.

Design / Justification:

The proposed self-contained annexe is to be two storey and is to include a first floor living/kitchen/dining space with a W.C and Cloakroom. The ground floor will include one bedroom with cupboard, Bathroom, Hallway and a Store Room. Confirmation has been received by the applicants that the proposed annexe will be incidental to the main dwelling and will be for family use only. For the avoidance of doubt ancillary use of annexe has been conditioned as part of this decision, condition (05).

A statement has been provided by the applicant justifying the proposed annexe and the Local Planning Authority is satisfied with the justification provided. The planning department must accept applications as presented and based on the information provided as part of a planning application.

The original design included a two storey pitched roof design with a clad rendered first floor, a blank south west elevation, 2 north west rear elevation windows, significant glazing at the front (North east elevation) and significant glazing and door access at the North East Elevation. After initial consultation the proposed scheme was reduced slightly in scale with a smaller 1st floor to avoid a blocking in effect to neighbouring property and reduce impact of any loss of light. The first floor was reduced from approx

9.69m² (same as proposed ground floor area) to 8.55m², pitched roof step effect to reduce the overall visual impact of the proposal.

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

1) It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

The proposal is aspirational in style but in keeping with its surroundings and the character of the existing property complying with policy PCYFF 3. The roof is to be pitched slate roof as existing property and approx 1m lower in height than the main dwelling. The development is to make use of modern, high quality materials and will complement the existing property and the surrounding area. The form and proportion of the development also respect the character of the surrounding built environment and landscape in accordance with the guidance provided in the following Supplementary Planning Guidance Notes:

- Design Guide for the Urban and Rural Environment (2008).

Adjacent Residential Properties:

Due to the residential setting of the property the proposed alterations are a shorter distance than the Indicative Minimum Distances noted in SPG Guidance Note 8: Proximity of Development. Therefore careful consideration must be taken to determine any detrimental impact to neighbouring properties with this proposal.

The large scale glazing proposed has been reduced from initial scheme to avoid overlooking issues at the site towards neighbouring properties. The siting is at a previously developed land of the siting of the existing garage which is to be demolished. Policy PCYFF 2 states that planning permission will be refused where the proposed development would have an unacceptable adverse impact on:

The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

Condition (06) is to be included with this recommendation of approval for obscure glazing to be placed at the rooflight window on the South West Elevation (facing neighbouring property) to avoid any potential overlooking introduced at the site to nearest neighbouring property.

To also avoid potential overlooking issues arising at the east side neighbouring property additional screening has been implemented within the designs of a new 2.2m high fence 200mm proud of the boundary line of the neighbouring property to ensure privacy is to be maintained to all parties.

The proposed annexe has a 1st floor living area with bedroom on the ground floor. With the amended reduced scale glazing it will reduce any potential of overlooking. The ground level will be well screened within the site of property by the well-defined boundary at the site. The new 1st floor glazing does not significantly increase the overlooking impact of the main dwelling, which has previous planning permission granted for Juliette balcony dormer roof windows at its front elevation, towards neighbouring properties.

With the amendments requested and received of the location and design of the annexe from the agent of the application it is considered, on balance, that the proposal will not have any negative impact upon to the amenities of adjacent residential properties and the proposal therefore complies with Policy PCYFF2 of the JLDP.

Biodiversity Enhancement / Sustainability:

In accordance with the requirements of the Environment Wales Act (2016) for developments to show biodiversity enhancement Schwegler Swift Terrace Bird Boxes are to be placed at the site. This has been requested to agent and implemented in Proposed Drawings received by agent. This promotes the resilience of ecosystems, so far as consistent with the proper exercise of those functions complying with Policy AMG 5: Local Biodiversity Conservation.

Due to the inclusion of new energy efficient systems, construction techniques and insulation materials it is considered the dwelling will be environmentally sustainable. The proposed plans display new solar panels to be placed on the roof of the South West Elevation providing a sustainable energy source for the occupants of the annexe.

Conclusion

It is considered that the proposal complies with the JLDP policies. The proposed annexe will be high quality and on balance will not have a significant negative impact on the area or detriment upon adjacent residential properties. There are a variety of different types and sizes of dwellings in the immediate area and it is considered that the proposal will fit in with the general form of new developments in the immediate area.

It is considered that the proposal is acceptable in land use planning terms. The Proposed development is subservient to the existing property in respects of scale and size and does not dominate the original elevation, therefore it is appropriate to the dwelling and its surrounding area. 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.

- **D918.05 – Rev H – Proposed Proximity of Development Plan & Streetscape Section**
- **D918.02 - Rev J – Proposed Site Plan**
- **D918.04 - Rev H – Proposed Floor Plans, Elevations & Section**

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

(03) Demolition or construction works shall not take place outside the hours of 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

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

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

(05) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on land outlined in red on the location plan submitted under planning application reference HHP/2022/244

Reason: For the avoidance of doubt

(06) Prior to the occupation of the extensions hereby approved the windows at first floor level on the proposed south west elevation as labelled on the drawing D918.04 Rev H– Proposed Floor Plans, Elevations & Section, shall be Non-opening and fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.

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

(07) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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, TRA 2, AMG 5

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

Application Reference: FPL/2021/231

Applicant: DU Construction Ltd

Description: Full application for the erection of 27 affordable dwellings, construction of internal access road, diversion of Public Right of Way, creation of a landscaping bund, erection of acoustic fence and associated works on

Site Address: Land North of Y Garnedd, Llanfairpwll



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

Recommendation: Refuse

Reason for Reporting to Committee

The application is reported to the committee at the request of the previous councillor Meirion Jones.

Proposal and Site

The site is located in the village of Llanfairpwll at the terminus of the Y Garnedd residential estate, which also provides means of access to the site. The site is currently agricultural land, with the north western being defined by mature vegetation and flanking the A55 highway. North east and south west boundaries are also defined by vegetation and share their boundaries with an agricultural enclosure and the village

football club to the south west. The South east boundary is shared with the residential curtilages of properties on the Y Garnedd estate. No major gradients exist across the site, which is also crossed by a public right of way running from the Y Garnedd estate road to the north of the enclosure. The application is made for the erection of 27 affordable dwellings together with the creation of an estate road and other associated development.

The proposed dwellings are all 2 storey in their construction and will finished with slate roofs, chalk coloured rendered walls and white UPVC windows/doors. The development consists of 14 no 2 bedroom dwellings, 6 no. 3 bedroom dwellings, 4 no 1 bedroom flats and 3 no 4 bedroom dwellings. Proposed plans indicate that surface water is proposed to be disposed of into the Local Authority Highways system, whilst the foul will be pumped into the Dwr Cymru public sewer.

Key Issues

The key issue is whether or not sufficient information has been provided in relation to surface water drainage.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Alun Wyn Mummery	No response.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Over-riding reasons for development required.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Section of footpath will need to be extinguished if application approved.
Cynghorydd Meirion Jones	Called in to committee.
Cynghorydd Robin Wyn Williams	No response.
Cyngor Cymuned Llanfairpwll Community Council	Strongly object.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditions recommended.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditions recommended.
Draenio Gwynedd / Gwynedd Drainage	Object to connection to local authority system.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Dwr Cymru Welsh Water	Advisory notes.
Gwasanaeth Addysg / Education Service	No response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	TAI 16 confirmed as relevant policy.

Iechyd yr Amgylchedd / Environmental Health	Proposal only acceptable if mitigation measures are implemented via condition.
Strategol Tai / Housing Strategy	Large demand for affordable housing in Llanfairpwll area.
Llywodraeth Cymru (Priffyrdd/Highways)	Additional information required.
Dim i'w ddefnyddio	No response.

Publicity was afforded to the proposal via the placing of a site notice in the vicinity of the site together with letters sent to occupiers of neighbouring properties and an advert placed in the local press. The latest date for any representations to be made was the 30/09/2021. At the time of writing this report, 38 letters of representation had been received by the department.

Relevant Planning History

None.

Main Planning Considerations

Surface Water Drainage

At the time of writing this report, the proposal includes surface water disposal via means of connection to the the Local Authority Highway system. In correspondence dated 27/09/2021 the local authority drainage officer confirmed that they would not be supportive of this disposal method due to historical surface water drainage issues in the area. Subsequently, it is understood that the applicant has explored other avenues for surface water drainage, although an appropriate method has not yet been identified. A significant amount of time has lapsed since the initial correspondence highlighting the need for a new method of surface water disposal and the applicant has be afforded ample opportunity to provide such information. Due to time that has lapsed and the failure of the applicant to demonstrate a reasonable prospect of finding a suitable alternative method of surface water disposal, the proposal will be recommended for refusal. It is to be noted that the refusal relates only to the the surface water drainage of the scheme and no other aspect of the proposal.

Conclusion

The applicant has failed to provide an acceptable method of surface water disposal and as such the department are unable to support the scheme in its current form.

Recommendation

That the application is refused for the following reason:

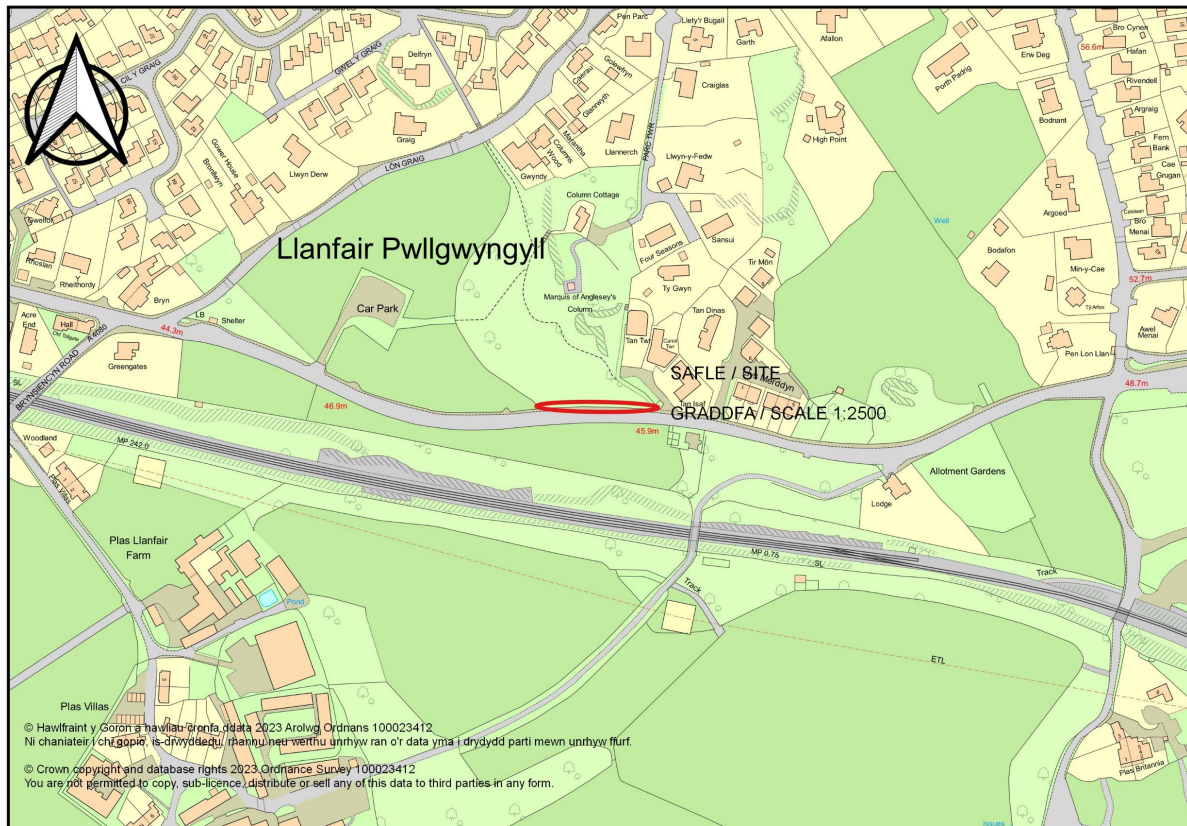
(01) The Local Planning Authority consider that insufficient information has been provided in relation to proposed surface water drainage arrangements to demonstrate that the proposal will not have any detrimental effects or pose an unacceptable risk to the water environment contrary to the provisions of policies PS5, PCYFF2 and PCYFF3 of the Anglesey and Gwynedd Joint Local Development Plan.

Application Reference: TPO/2022/24

Applicant: Head of Service Highways, Waste and Property

Description: Application for works to trees protected by a Tree Preservation Order at

Site Address: Parc Twr, Llanfairpwll



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

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 proposed site is the woodland located surrounding the Marquess' Column in Llanfairpwll. This woodland is protected by a Tree Preservation Order, TPO reference 7 'Trees at Marquess' Column 2006'. It is a woodland consisting mainly of oak, sweet chestnut, sycamore, beech, birch and ash trees.

This application relates to a small minority of the trees within the woodland, which are located at the southern edge along the A5. The proposed scheme is to fell several trees at the edge of the woodland, whilst others may require root pruning during construction. Tree works are proposed to a much wider area along the A5 as part of a scheme for highway improvements and widening the footway, however this application only relates to the trees protected by the TPO.

Key Issues

The main issue is the likely effect on public amenity from the proposed works, and whether they are justified, having regard to the reasons put forward in support of them.

Policies

Joint Local Development Plan

Technical Advice Note 10 (1997): Tree Preservation Orders

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfairpwll Community Council	No response at the time of writing the report.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cynghorydd Robin Wyn Williams	No response at the time of writing the report.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, and through placing site notices near the site. The latest date for the receipt of any representation was the 25/01/2023. At the time of writing this report, one letter of objection had been received at the department.

The main comments raised were:

- The wider scheme has not been thought through as cyclists prefer the road to the pathway
- Less radical widening needed to restrict destruction of SSSI and to lower costs
- Keeping the area as a footpath rather than shared use would mean less trees removed
- Removing 120 trees represents a significant change to the area
- Scheme is mocking the attempt to reduce carbon

In response:

- Most of these comments relate to the wider scheme for a shared use pathway along the A5
- The TPO woodland is only a small part of the wider scheme
- Only comments regarding trees are relevant to TPO applications.

A TPO consent is not a planning permission/development so many of the points, even if correct in the context of a planning application, are not part of the matters considered in relation to TPO applications.

Relevant Planning History

31C448/TPO – Application for works to Sycamore trees protected by a Tree Preservation Order at Column Cottage, Lôn Parc Twr, Llanfairpwll. Approved 12/06/2018.

31C448A/TPO - Application for works to trees protected by a Tree Preservation Order at Column Cottage, Lôn Parc Twr, Llanfairpwll. Approved 12/12/2018.

Main Planning Considerations

Proposal and Site

The proposed site is the woodland located surrounding the Marquess' Column in Llanfairpwll, which is protected by TPO reference 7. The proposed scheme is to fell several trees at the edge of the woodland, whilst others may require root pruning during construction, in order to facilitate highway improvements and widen the pathway along the A5.

The applications' main issues are:

- i. Proposed works
- ii. Justification
- iii. Effect on public amenity and tree health

i. Proposed Works

The proposed work involves felling 13 trees protected by a Tree Preservation Order (TPO) along the road side edge of the woodland. These 13 trees will either be directly impacted by the development, are dead or are in a poor condition. These trees are beech, sycamore, oak, sweet chestnut, ash, holly and elm, and appropriate replacement tree planting will be undertaken as a mitigation measure.

A further 13 trees may require root pruning during construction. These consist of similar species to those being felled, and appropriate mitigation measures are in place. The root protection areas (RPAs) will be staked out by plastic barrier fencing to visibly form the construction exclusion zone (CEZ), and works to trees will be supervised by an Arboriculturalist in accordance with the arboricultural method statement. A further 12 trees within the TPO woodland edge will not be affected, however the CEZ will be made clear by fencing and the trees will be monitored throughout the development as a mitigation measure.

ii. Justification

The justification behind the proposal is to facilitate road improvements along this section of the A5, together with a potential multi-use pedestrian/cycle path between Llanfairpwll and Menai Bridge. The proposed works relate to a small section of the TPO woodland, with the vast majority of the woodland to remain unchanged and unaffected. The development will allow an improvement to highway safety along this section of the A5, and will improve the public safety of the pedestrians and cyclists using the footway. The justification is considered acceptable, as the portion of TPO woodland affected is minimal, and as the proposal would lead to an improvement to highway and public safety.

iii. Effect on public amenity and tree health

It is considered that the proposal will improve public amenity by facilitating improvement to the highway and the footway, improving the safety of users. There is a footpath through the woodland, connecting the A5 with Lon Graig to the north. As the trees affected by this application are edge trees in a much denser woodland, it is considered that the work will have limited visual impact, and that the amenity value for the footpath users will remain unchanged. Replanting will occur elsewhere on site as the edge of the woodland is being lessened. This replanting scheme will ensure that the amenity value of the woodland is maintained in the long term.

Conclusion

This is an application for tree works to trees protected by a TPO within the woodland surrounding the Marquess' Column and along the A5. 13 trees are proposed for removal, whilst another 13 may require root pruning during construction. This is a small minority of edge trees within the woodland, and appropriate mitigation measures are in place in the interest of tree health and amenity.

Recommendation

That the application is permitted subject to the following conditions:

(01) The proposed works are done to British Standard 3998:2010 Tree Work – Recommendations.

Reason: In the interest of amenity.

(02) All works on trees and within the RPA must be supervised by an impartial and competent Arboriculturist in accordance with the TMN Arboriculture - Arboricultural Impact Assessment - Reference A5LlanfairPG_AIA_281022.

Reason: In the interest of tree health and amenity.

Informative

All other mitigation measures noted in the TMN Arboriculture - Arboricultural Impact Assessment - Reference A5_LlanfairPG_AIA_281022 shall be followed at the appropriate time during works.

All birds, their nests and eggs are protected by law. Any disturbance between 1st March and 30th September could constitute a criminal offence.

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.