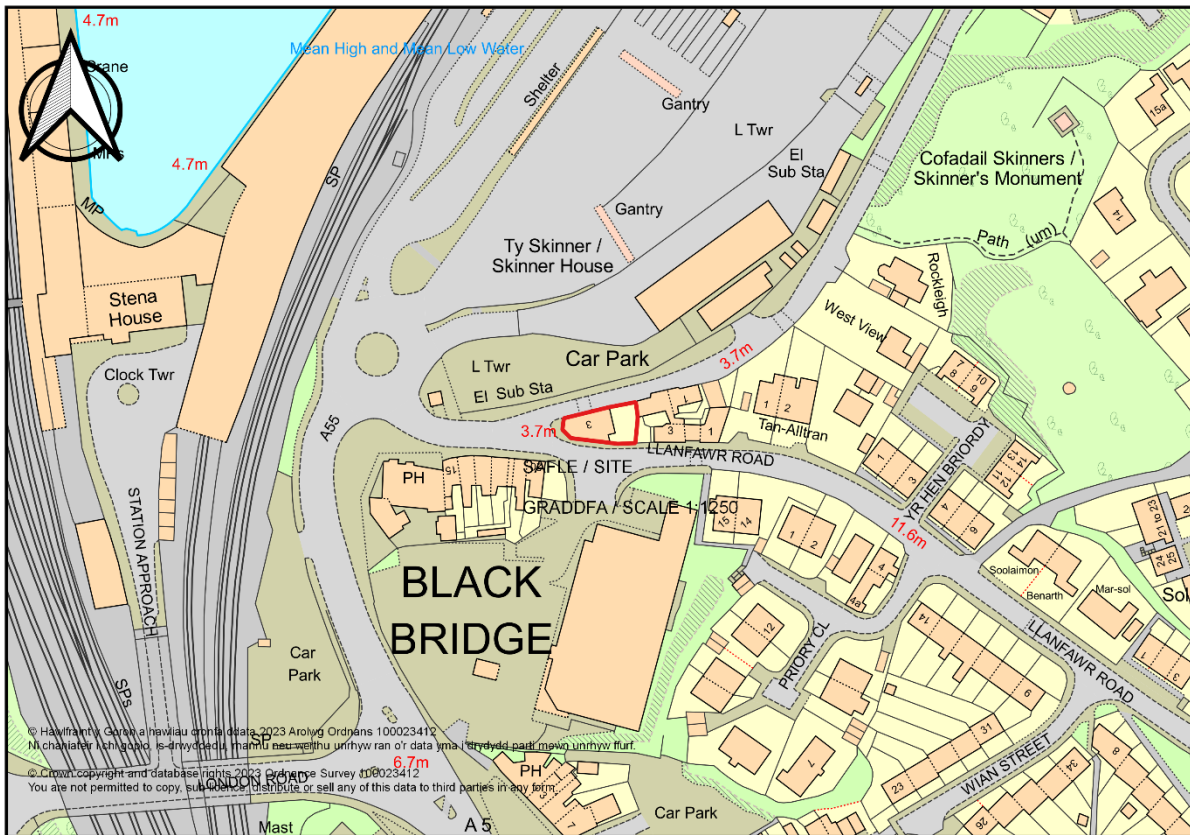


Application Reference: LBC/2023/1

Applicant: Head of Housing Services

Description: Listed Building Consent for conversion of abandoned listed building into 4 social housing flats, together with external and internal works at

Site Address: Plas Alltran, 3 Turkey Shore Road, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application is for development on land in the ownership of the Council.

Proposal and Site

The proposed development site is located on an acutely angled corner site between Turkey Shore Road and Llanfawr Road, Holyhead.

The two storeys plus attics former Doctor's house and surgery built 1890-91 is grade II listed as *Plas Alltran* (Cadw Ref. 5727). It is described as having walls of squared local rubble with darker stone quoins and dressings, pale ashlar corbels, darker ashlar copings to crow-stepped gables. Slate gabled roofs with blue clay ridge tiles. Unusual, irregular plan and elevations, each facade with differently placed gable. The house is linked by stone rubble walls to separately listed 1 & 2 Turkey Shore Road. The interior is poor condition but retains many original features; door-frames, lathe & plaster partition walls, window seats, skirting boards, cornices, stair and landing balustrades. Large room on first floor has a decorated fire-place incorporating the Adeane family crest.

It has been listed as a good example of a late Victorian, Jacobethan style building, possibly inspired by Plas Mawr, Conwy. Holyhead's first purpose-built doctor's surgery, reflecting the growth of the town in the 19th century. Group value with 1-3 Turkey Shore Rd, 1-2 Tan-Alltran cottages and stable block.

The application is for listed building consent for the conversion of abandoned listed building into 4 social housing flats together with external and internal works.

Key Issues

The application's key issues are:

- Does the Proposal comply with relevant policies and policy considerations.
- Does the Proposal significantly affect the character of the listed building.

Policies

Joint Local Development Plan

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

PPG (Wales) 9th Edition, Chapter 6. The Historic Environment.

TAN 12: Design and TAN 24: The Historic Environment.

Anglesey and Gwynedd Joint Local Development Plan (2017) Policy PS 20.

Historic Environment (Wales) Act 2016 & Best Practice Guidance.

Legislative and Policy Requirements: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Planning Policy Wales (Edition 11) February 2021

Policy PCYFF 3: Design and Place Shaping.

Policy PCYFF 4: Design and Landscaping.

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets.

Response to Consultation and Publicity

Consultee	Response
Victorian Society	No response at the time of writing this report
Joint Committee of The National Amenity Societies	No response at the time of writing this report
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Cyngor Tref Caergybi / Holyhead Town Council	No response at the time of writing this report

Cynghorydd Pip O'Neill	No response at the time of writing this report
Cynghorydd Jeff M. Evans	No response at the time of writing this report
The Royal Commission on the Ancient and Historical Monuments of Wales	No response at the time of writing this report
Cadw Consultations	No response at the time of writing this report

Expiry Date: 08 03 23

Relevant Planning History

FPL/2021/1 - Cais llawn ar gyfer newid defnydd adeilad rhestredig i fod yn 4 fflat llety cymdeithasol ynghyd ag addasiadau ac estyniadau / Full application for change of use of existing listed building into 4 social housing flats together with alterations and extensions at - Plas Alltran, 3 Turkey Shore Road, Caergybi/Holyhead Caniatáu / Permit 30/07/2021

LBC/2021/1 - Caniatâd Adeilad Rhestredig ar gyfer trosi adeilad rhestredig sydd wedi'i adael i fod yn 4 fflat llety cymdeithasol, dymchwel rhan o'r adeilad a chodi estyniad yn ei le ynghyd â gwaith allanol a mewnol yn / Listed Building Consent for conversion of abandoned listed building into 4 social housing flats, demolition of part of the building and erection of extension in lieu together with external and internal works at - Plas Alltran, 3 Turkey Shore Road, Caergybi/Holyhead - Caniatáu / Permit 05/10/2021

Main Planning Considerations

The two storeys plus attics former Doctor's house and surgery built 1890-91 is grade II listed as Plas Alltran (Cadw Ref. 5727). The adjacent group of buildings (1-3 Turkey Shore Road, 1-2 Tan-Alltran cottages, and stable block) are also grade II listed.

The application is for listed building consent for the conversion of abandoned listed building into 4 social housing flats, demolition of part of the building, and erection of extension in lieu together with external and internal works.

The building has been vacant since the early 1970s and is currently in a state of disrepair with holes in the roof allowing water ingress and pigeon infestation leading to structural damage. The building has also suffered from fire damage as a result of arson and vandalism and anti-social behaviour.

Plas Alltran has been on CADW'S Buildings at Risk Register since 2001 and was scored as being in a 'Very Bad' condition in a Historic Asset Risk Assessment (December 2020). It was also noted as having had a high decline rate since the last inspection undertaken in 2014. Additionally, the building is on the Victorian Society's top 10 buildings at risk in the UK.

Listed building consent (Ref. LBC/2021/1) was granted for conversion, demolition of part of the building and erection of extension in lieu together with external and internal works at on 5/10/2021.

Following the competitive tendering process there is a need to revisit the extent of the proposals in order to make cost savings. The current application omits the previously consented contemporary zinc extension to rear and reconfiguring of internal layout and staircase, and makes amendments to proposed window details from metal Crittalls casement windows inserted into oak frames to window frames wholly constructed of oak.

The omission of the previously approved extension will assist in retaining the historic character and appearance of the listed building.

The applicant has undertaken a full review of the existing windows and has concluded that they are not salvageable. The proposed oak windows represent a replica of the original windows and would in effect preserve the character of the building.

It is not considered that the internal reconfiguration due to the omission of the extension would lead to the loss of any features of significance.

As per the previously consented application the current application will allow necessary repair and maintenance works including; the removal of external vegetation from walls and rake out cement mortar joints and repoint with appropriate lime mortar, repairs of external windows and doors installation of secondary glazing, and re-installation of suitable new cast iron rainwater goods. It is also proposed to retain existing historical internal features and to repair existing; joinery, parquet flooring, staircases, plasterwork and ironmongery.

The proposals do not adversely impact upon the special character and appearance of the listed building or setting of the adjacent grade II listed buildings and, subject to specific conditions, recommend the granting of listed building consent.

At the time of writing this report no letter of objection has been received at this department.

As noted in the previously approved application the proposed development site abuts an area of flood zone C2 and that the Flood Consequences Assessment report notes that flood mitigation works should not be necessary at present.

Conclusion

The prominently located listed building has been vacant for nearly 50 years. The building's condition is deteriorating at an increasing pace and will continue to do so until remedial works are undertaken.

The granting of listed building consent (and planning permission) and implementation of the proposals would safeguard the building's future through viable re-use and address a long time problematic building that, due to its dilapidated condition, detracts from its surroundings that is considered to be an important gateway to Anglesey and Wales from Ireland. The proposals would also result in the removal the building from CADW's Buildings at Risk Register.

The proposals would not adversely impact upon the special character and appearance of the listed building or the setting of the adjacent listed buildings.

The department has not, at the time of writing this report, received any letter of objection.

The proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposed design that both protects and enhances the listed building subject to specific listed building consent conditions.

Recommendation

That the application is permitted subject to the following conditions:

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

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

**Location Plan and Site Plan / 100
Roof Plan and External Landscaping - Existing / 101 Rev 1
Ground Floor Plan – Existing / 103 Rev 1
First Floor Plan – Existing / 105 Rev 1
Second Floor Plan – Existing / 107 Rev 1
Proposed Floor Plans / 120 Rev 1
Proposed Roof Plan / 121 Rev 1
Proposed Elevations - Sheet 1 / 122 Rev 1
Proposed Elevations - Sheet 2 / 123 Rev 1
Window Pattern Schedule and Details / 151 Rev 1
North Elevation – Existing / 201 Rev 1
East Elevation – Existing / 202 Rev 1
South Elevation – Existing / 203 Rev 1
West Elevation – Existing / 204 Rev 1
Section 1 – Existing / 301 Rev 1
Section 2 – Existing / 303 Rev 1
Feasibility Report / Purcell May 2018
Archaeological Building Recording and Research / CR 137-2017
Heritage Impact Addendum / BTP Architects December 2022
Design and Access Statement / Housing Services IoACC Rev A**

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

(03) All existing historic features shall be retained in situ, except where indicated otherwise on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(04) No development shall take place until samples of slates, and internal and external joinery proposed to be used on the development have been approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development.

(05) Prior to the commencement of any development, the applicant shall provide in writing to the Local Planning Authority a schedule of window and door repairs and replacement, including large scale architectural drawings/ full sectional details, for our consideration and approval.

Reason: In the interest of ensuring, that special regard is paid to the appropriate type of repair and restoration in the interest of protecting the special character and architectural interest of the listed building.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4, and PS 20.

NOTE: This decision notice refers to the granting of Listed Building Consent only. Planning Permission may also be required and until such time as the necessary permission is granted no development may be carried out at the property.

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

Application Reference: FPL/2023/6

Applicant: Head of Service Regulation and Economic Development

Description: Full application to house a storage container for storage of equipment at

Site Address: Old Station Yard Car Park, High Street, Llangefni.



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 Old Station Yard Car Park located on the High Street, by the entrance to the Dingle Local Nature Reserve. The site is within the development boundary of Llangefni as defined by the Joint Local Development Plan.

The application presented is to house a storage container for storage of equipment. The purpose of the container is to keep materials and tools on hand for repair works at the Dingle Local Nature Reserve.

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

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

Policy AMG 5: Local Biodiversity Conservation

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

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dylan Rees	No response
Cynghorydd Paul Charles Ellis	No response
Cyngor Tref Llangefni Town Council	No objections
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections
Ymgynghorydd Treftadaeth / Heritage Advisor	No objections
Cynghorydd Non Lewis Dafydd	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 01/03/2023. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

No relevant planning 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 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 Old Station Yard Car Park located on the High Street, by the entrance to the Dingle Nature Reserve. The site is within the development boundary of Llangefni as defined by the Joint Local Development Plan. The application presented is to house a storage container for storage of equipment. The purpose of the container is to keep materials and tools on hand for repair works at the Dingle Local Nature Reserve.

Details of container:

The container will measure 3 meters in length, 2.44 meters in width, and 2.6 meters in height.

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, therefore it is not considered a distraction to road users. The design and appearance is considered acceptable given the design is using materials that are in-keeping with the surrounding Conservation Area. The scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area. Furthermore, a condition will be implemented stating the container will only be temporary for 5 years. In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, a Bat box, and/or Bird box, and/or Squirrel box will be attached to nearby mature trees adjacent to the North facing elevation of the proposed container.

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 container will not have a large visual impact therefore the placement of this storage container is appropriate to this area. It will integrate well into its place in the corner of the Old Station Yard Car Park. In addition, the effect on neighbouring properties will be minimal as there are no immediate neighbours to the site. Furthermore, the container is set back from the car park and main road, therefore it will not be a distraction to road users.

Impact on the Conservation Area:

The container will be located inside the Llangefni 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.

Conclusion

The proposal is a small scale development to house a storage container for storage of equipment in the Old Station Yard Car Park on the High Street in Llangefni. 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. Furthermore, the biodiversity enhancements will help conserve and safeguard biodiversity, therefore this development is considered to comply with the relevant policies of the Joint Local Development Plan.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- Location plan.
- Proposed measurements.
- Proposed location of the biodiversity enhancements.

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

(03) Three weeks prior to any works commencing, a Bat box, and/or Bird box, and/or Squirrel box as shown on the plan labelled, 'Proposed location of the biodiversity enhancements', will be attached to nearby mature trees adjacent to the North facing elevation of the proposed container. The box and/or boxes shall thereafter be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(04) The storage container hereby approved shall be removed from the site within 5 years of the date of this notice and the land reinstated to its original condition.

Reason: The local planning authority has granted permission for a temporary period only as they wish to re-consider the position on the 5th April, 2028 in the light of circumstances prevailing at that date.

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

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

Application Reference: FPL/2023/24

Applicant: Mr Timothy Parkes

Description: Full application for change of use of land to form part of the residential curtilage at

Site Address: Bryn Fedwen Cottage, Gaerwen



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application presented is for an extension to the residential curtilage of Bryn Fedwen Cottage.

The application site is a two storey detached dwelling located in an open countryside location along the B4419 between the villages of Pentre Berw and Llangaffo.

Key Issues

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

Policies

Joint Local Development Plan

Policy AMG 2: Special Landscape Areas
Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TRA 4: Managing Transport Impacts

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested further information from the applicant regarding the intended use of the land, including details of environmental improvements and tree/vegetation removal. The Ecologist was happy with the details provided by the applicant, and provided informatives.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments and provided informatives for the applicant.
Cyngor Cymuned Llanfihangelesceifiog Community Council	No response received
Cynghorydd Alwen Pennant Watkin	No response received
Swyddog Llwybrau Troed / Footpaths Officer	The proposal is acceptable from a Public Rights of Way point of view if the highway running NE-SW is retained. This section of highway will remain unaffected by the development.
Ymgynghorydd Tirwedd / Landscape Advisor	No response received
Cynghorydd Dafydd Roberts	No response received

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 22/02/2023. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

No relevant planning 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 detached dwelling located in an open countryside location along the B4419 between the villages of Pentre Berw and Llangaffo. The site also lies within the Special Landscape Area 'Malltraeth Marsh & Surrounds'.

The proposed scheme is for an extension to the residential curtilage of Bryn Fedwen Cottage.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Special Landscape Area and Ecology
- iv. Highways

i. Siting and Design

The proposal involves changing the use of the land to the north of the main dwelling into a part of the property's residential curtilage. The parcel of land measures approximately 480m², and includes a small part of adopted highway which has been unused for years. This land is currently derelict, consisting of trees, hedges and overgrowth. The adopted highway within this parcel of land was once a part of the B4419, but it was made redundant by the construction of a new section over 50 years ago. The parcel of land subject to this application is currently within the ownership of the County Council.

The septic tank that services Bryn Fedwen Cottage is located within the derelict parcel of land, and an extension to curtilage would allow for it to be within the residential curtilage of the property. A small section along the roadside edge will be retained by the Highways Department, whilst the northernmost section which houses a BT pole will remain within Council ownership.

The applicant has been in discussion with the Council's Principal Valuation Officer, who confirmed that the Council would be prepared to sell the land if the applicant is successful in an application to the Welsh Ministers under section 247 of the Town & Country Planning Act 1990 for a stopping-up order of the unused highway.

A planning condition will remove the Permitted Development rights granted by Part 1 Class E of the General Permitted Development Order, to ensure that the Local Planning Authority has control over any future developments. The justification provided is considered acceptable, and as no works are proposed to the land it ensures no greater visual impact and negligible impacts on the surrounding natural environment.

ii. Impact on Adjacent Residential Properties

Being located in an open countryside location, the application site only has one immediate neighbour, Bryn Fedwen Bungalow. Neighbouring property Glan Morfa, located down a small track to the west, also shares an access with both aforementioned properties, with the access not being affected by the proposed development.

Given the applicant's intention to retain the land as existing, and only make environmental improvements, the proposed extension to curtilage is considered to have no greater impact upon its neighbouring properties, in compliance with policy PCYFF 2. The Permitted Development condition will restrict future developments, ensuring that their impacts on neighbouring properties are assessed during a full planning application.

iii. Special Landscape Area and Ecology

The applicant seeks to make environmental improvements to the land once it has been acquired as part of their residential curtilage. The land is to remain as natural as possible, with the existing bramble patches trimmed and reseeded with grass and wild flowers. All trees within the parcel of land will be retained with the applicant hoping to planting additional saplings. These environmental proposals will secure biodiversity enhancement on site, and ensure compliance with the Environment Wales Act as well as policies AMG 5 and PCYFF 4 of the Joint Local Development Plan.

The site is located near the edge of the Special Landscape Area (SLA) 'Malltraeth Marsh & Surrounds'. Policy AMG 2 of the JLDP states that when considering a proposal within SLAs, there will need to be an appropriate consideration to the scale and nature of the development, ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognized character and qualities of the SLA. Given the small scale nature of the development, and as no changes are proposed to the land except for environmental improvements, it is not considered to have any impacts upon the qualities and features of the SLA.

iv. Highways

Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. Despite being located on the highway edge, no change will occur to the land compared to the existing, which is considered to have no greater impact on the safe operation of the highway or highway safety. The Highways Department have no objection to the proposal which is considered to comply with policy TRA 4.

Conclusion

This is an application to extend the residential curtilage of Bryn Fedwen Cottage into a derelict parcel of land to the north, which is currently owned by the County Council. The extended curtilage will allow the property's septic tank to be located within the residential curtilage, and will allow the applicant to make environmental improvements to the land. It is considered that the development will have no greater impact on its surrounding natural environment or any neighbouring properties, in compliance with all relevant policies of the JLDP.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- Location plan - submitted under planning application reference FPL/2023/24 - 23/01/2023

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

(03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Class E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

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

Informative

All vegetation clearance should be carried out from October to February (inclusive) so as to avoid the breeding bird season; nesting birds during the breeding season are protected under the Wildlife and Countryside Act 1981 (as amended).

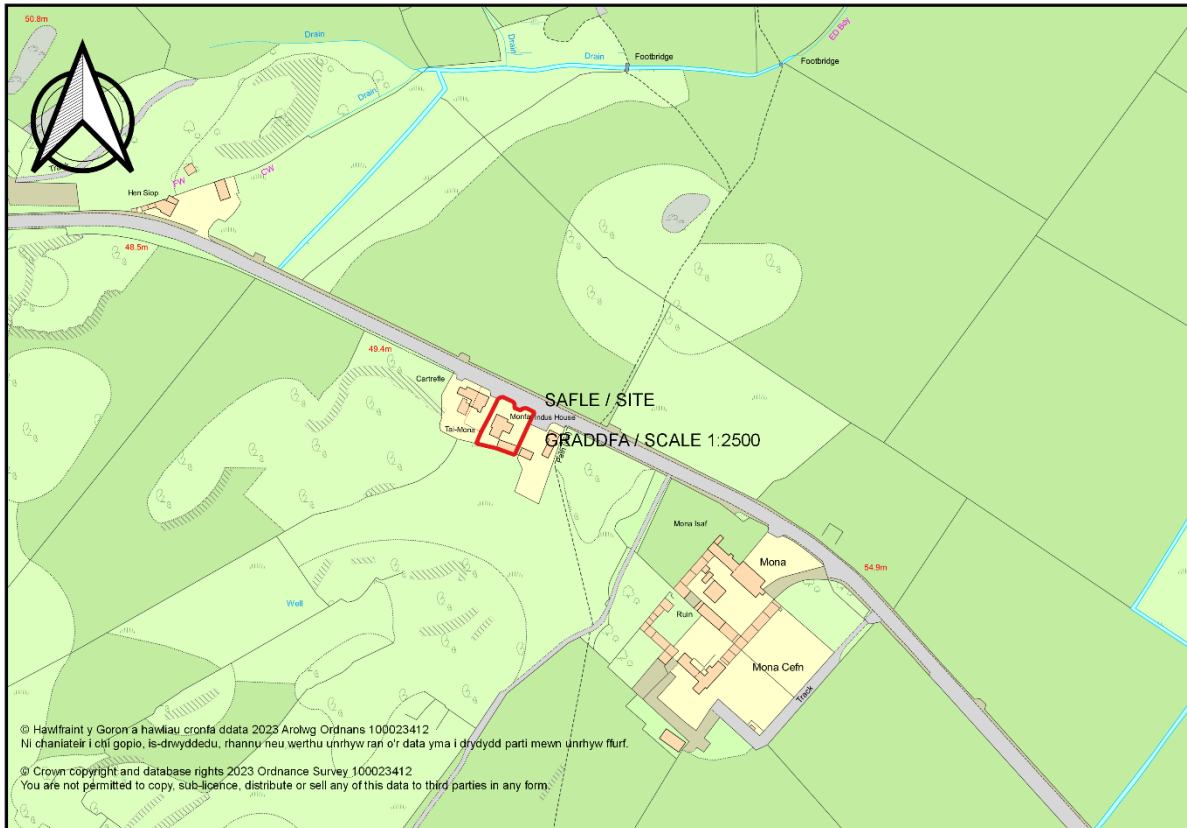
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2022/291

Applicant: Mr R Anthony

Description: Full application for the conversion of the garage into an annexe at

Site Address: Monfa, Holyhead Road, Mona



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been called into the Planning and Orders Committee at the request of Councillor Nicola Roberts due to local concern surrounding the application.

Proposal and Site

The application presented is for alterations to the existing garage, together with its conversion into an annexe.

The application site is a detached bungalow located in an open countryside location along the A5 in Mona. The site is outside any development boundary or cluster as defined by the Joint Local Development Plan.

Key Issues

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

Policies

Joint Local Development Plan

Policy AMG 2: Special Landscape Areas
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy TRA 2: Parking Standards

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Dwr Cymru Welsh Water	Informatives for the applicant
Priffyrdd a Trafnidiaeth / Highways and Transportation	Informatives for the applicant
Cyngor Cymuned Llangristiolus Community Council	Questioning whether this is a new development in the open countryside. Email confirmation was sent to the Community Council stating that a condition would be placed to ensure that the annexe is used ancillary to the main dwelling.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The site is adjacent to a designated wildlife site, but is unlikely to have negative impacts. No ecological survey is needed, and advice was provided regarding external lighting. A bird box should be added to the proposed building as biodiversity enhancement.
Cynghorydd Nicola Roberts	Called the application into the planning committee due to local concern.
Cynghorydd Geraint Ap Ifan Bebb	No response received

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 16/11/2022. At the time of writing this report, one letter of representation was received at the department.

The main comments raised were:

- Neighbours not notified of the application

- This is a resubmission of a previously withdrawn application with no apparent changes
- The property is no longer on Airbnb but is still listed on coolstays.com
- How can the annexe be for the applicants' parents if the property is a holiday let

In response to the issues raised:

- The comment was received the same day that the neighbour letters were posted
- The previous application was withdrawn at the request of the agent
- Confirmation has been received that the applicant lives at the property, and it is no longer a holiday let
- A condition will be placed that the annexe is used ancillary to the main dwelling

Relevant Planning History

36C357 – Full application for the demolition of the existing garage together with the erection of a new garage at Monfa, Mona, Bodffordd. Approved 19/06/2018.

HHP/2019/276 – Retrospective application for the retention of the store/workshop at Monfa, Mona, Bodffordd, Llangefni. Approved 31/12/2019.

HHP/2022/200 - Full application for the conversion of the garage into an annexe at Monfa, Holyhead Road, Mona. Withdrawn 08/08/2022.

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.

Proposal and Site

The site is a detached bungalow located in an open countryside location along the A5 in Mona. The site is outside any development boundary or cluster as defined by the Joint Local Development Plan. The site also lies within the Special Landscape Area 'Malltraeth Marsh & Surrounds'.

The proposed scheme is for alterations to the existing garage, together with its conversion into an annexe.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Special Landscape Area and Ecology

i. Siting and Design

The proposal involves alterations to the existing garage together with its conversion into an annexe. The existing garage is located in close proximity to the rear elevation of the main dwelling. It is a rectangular building measuring approximately 10.8m by 7.5m, with a pitch roof at 5m in height. The footprint of the building will remain unchanged as part of this application.

Small amendments are proposed to the external appearance of the building to accommodate its conversion into an annexe. Both side elevations and the rear elevation will remain unchanged, with the existing double garage door on the front elevation being replaced by a single door with narrow glass panels on either side. These are small changes to the appearance, which are considered to have no impact on the design of the building. The building will remain integrated into the site, and is a high quality design in accordance with policy PCYFF 3.

The justification provided behind the proposed scheme is to provide annexe accommodation for the applicants' parents. A single storey building is required to cater their needs, and this annexe will bring them closer to the family. The annexe will share the same access, parking area and garden as the main

dwelling, and it is considered that they will form part of one residential unit. Concerns were raised during the consultation period that Monfa is a holiday let, listed on coolstays.com, who appear to be a subsidiary of the main letting agent Anglesey Holiday Lettings. The applicant has confirmed that he has lived in Monfa permanently since September 2022, and that the property is no longer a holiday let, which was also confirmed by the Council Tax department. Given the justification provided by the applicant, the Local Planning Authority are satisfied that the annexe will be used ancillary to the main dwelling, and a planning condition will secure that.

ii. Impact on Adjacent Residential Properties

The application site is in an open countryside location, with only a few nearby residential properties. Neighbouring property Indus House is located directly to the east, whilst Coedlys Mona is located to the west. The side window facing Indus House will be facing a high boundary wall, the rear windows will be looking into agricultural land, with the front windows facing the driveway. No issues of overlooking will arise from the change of use of the garage into an annexe.

Given the small scale nature of the development with only minor external changes, and as the annexe is to be used ancillary to the main dwelling, it is considered that the impact on neighbouring properties would be negligible. As such, it is considered that the application complies with policy PCYFF 2.

iii. Special Landscape Area and Ecology

The site is located near the edge of the Special Landscape Area (SLA) 'Malltraeth Marsh & Surrounds'. Policy AMG 2 of the JLDP states that when considering a proposal within SLAs, there will need to be an appropriate consideration to the scale and nature of the development, ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognized character and qualities of the SLA. Given the small scale nature of the development it is not considered to have any impacts upon the qualities of the SLA.

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 installed on the building. This is considered to provide overall biodiversity enhancement, and complies with the requirements of the Environment Wales Act.

Conclusion

This is an application to convert the existing garage into an annexe for the applicants' parents. The justification provided is considered sufficient, with the small external changes proposed not considered to impact the character of the building. The small scale nature of the development and the ancillary use to the main dwelling ensures that the development will have negligible impacts upon its neighbouring properties, and that their privacy and amenities are maintained.

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.

- Existing site plan

- Location plan
- Proposed end elevations
- Proposed front & rear elevations
- Proposed floor plan
- CDP-Annexe-001: Planning Justification Statement

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

(03) 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/2022/291.

Reason: For the avoidance of doubt

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

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/2022/256

Applicant: AMP Construction Ltd

Description: Full application for the erection of 33 affordable homes, new vehicular and pedestrian access, construction of new estate road together with associated works on land adjacent to

Site Address: Crown Street, Gwalchmai



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented before the planning and orders committee at the request of both local members for the area, Neville Evans and Douglas Massie Fowlie.

Proposal and Site

The site is located in the rural settlement of Gwalchmai in a position directly adjoining Crown Street in the upper section of the village. The site in its present form is an agricultural enclosure and includes a splayed access leading directly from Crown Street, with stone walling forming the access and the remainder of the roadside boundary. Remaining boundaries are formed by mature native hedging

comprising of predominantly hawthorn. The site is at an equal elevation with the highway (Crown street) which has a slight gradient running from south west to the north east. The North, South and West boundaries of the site flank existing housing developments with the western boundary being separated by the public highway. The eastern boundary flanks with other agricultural enclosures and the open countryside beyond. The application site itself is considered open countryside by virtue of its location outside of (but directly adjoining) the defined development boundary as outlined in the Joint Local Development Plan inset maps, with Gwalchmai itself categorised as a service village.

The immediate locality of the site does not include a set pattern of development, with a diverse range of property types and finishing materials evident locally. The opposite side of Crown Street directly outside of the site includes both bungalows and 2 storey dwellings, with a range of finishing materials used including (but not limited to) Slate, tile, render, pebbledash and stone cladding. Maes Meurig directly to the south of the site comprises of terraced housing which is finished in slate roofing and pebbledash walling.

The application is made for the erection of 33 affordable dwellings on the site together with the closing up of the existing access, creation of a new access and also the creation of a new internal access road. The dwellings will be 2 storey in their construction and will be finished in tile roof covering, white render, red facing brickwork and white upvc windows, doors and rainwater goods. The site will consist of the following housing mix:

- 12 no. 1 bed apartments
- 10 no. 2 bed semi detached dwellings
- 8 no. 3 bed semi detached dwellings
- 3 no. 4 bed detached dwellings.

Key Issues

The key issues of the scheme are as following:

- Compliance with relevant policies of the Joint Local Development Plan
- Highways matters
- Ecological Matters
- Welsh Language Matters
- Design/Landscaping
- Objections from neighbours

Policies

Joint Local Development Plan

Policy ISA 1: Infrastructure Provision

Strategic Policy PS 2: Infrastructure and Developer Contributions

Policy PCYFF 4: Design and Landscaping

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy TAI 16: Exception Sites

Policy TAI 8: Appropriate Housing Mix

Policy TAI 15: Affordable Housing Threshold & Distribution

Policy TAI 3: Housing in Service Villages

Strategic Policy PS 18: Affordable Housing

Technical Advice Note 2: Planning and Affordable Housing (2006)

Supplementary Planning Guidance - Affordable Housing (2004)

Technical Advice Note 12: Design (2016)

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

Policy AMG 5: Local Biodiversity Conservation

Policy TRA 4: Managing Transport Impacts

Policy TRA 2: Parking Standards

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy PCYFF 6: Water Conservation

Policy PCYFF 5: Carbon Management

Strategic Policy PS 16: Housing Provision

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

Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection following receipt of additional info.
Draenio Gwynedd / Gwynedd Drainage	No response.
GCAG / GAPS	No objection.
Gwasanaeth Addysg / Education Service	Financial contribution required.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Outline of applicable policies provided along with details regarding open space contribution.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Iechyd yr Amgylchedd / Environmental Health	Comments regarding working hours.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection.
Dwr Cymru Welsh Water	No objection.
Strategol Tai / Housing Strategy	Satisfied there is demand for number and mix of dwellings proposed .
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No objection.
Cynghorydd Neville Evans	Call in to committee.
Cynghorydd Douglas Massie Fowle	No response.
Cyngor Cymuned Trewalchmai Community Council	Objections raised regarding following issues: <ul style="list-style-type: none"> - Overdevelopment - Insufficient infrastructure - Dwellings not for local people - Concern regarding Welsh Language - Concern regarding capacity for foul water
Ymgynghorydd Treftadaeth / Heritage Advisor	No comments

The application was afforded publicity by 2 means as following:

- Personal letters to neighbouring properties.
- Advert placed in the local press.

The latest date for representations to be made in response to the publicity was the 02/11/2022. At the time of writing this report, 119 letters of representation had been received and their contents will be addressed later in this report.

Relevant Planning History

None.

Main Planning Considerations

Principle of Development

As mentioned previously, the application site is outside of the defined development boundary of Gwalchmai but directly adjoins the boundary on 3 of its elevations and therefore can be considered as an exception site in line with policy TAI 16 of the plan. TAI 16 states as following:

'Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land'

The policy is principally based on proposals demonstrating that there is an identified need for affordable housing. The application was supported by the submission of a design, access and planning statement which included a section in relation to housing mix/need. The statement provides details of how supply and demand for housing was assessed by means of assessing the following sources:

- Anglesey Local Housing Market assessment
- Census data
- Tai Teg Affordable housing register
- Rural housing Enabler Service
- Local Authority Social Housing Register

Having collated information from all these sources, it was concluded that there was a need for 50 affordable dwelling in the Trewalchmai area, although it was acknowledged that there may be a degree of crossover in the various sources. The department are satisfied that there is a genuine need for 33 affordable dwellings as were the local Authority housing department who confirmed there is demand for this number and mix of dwellings. The policy also requires it to be demonstrated that the need cannot be reasonably delivered within a reasonable timescale on market sites. Gwalchmai at present only includes 1 housing allocation site which has in part received consent (including 2 affordable dwellings) with the other part vacant. The vacant section is some 0.5 hectare in size and therefore in line with PCYFF 2, should theoretically provide 15 units (3 units affordable). As can be seen, the theoretical supply of affordable dwellings on market sites within Gwalchmai would fall significantly short of the demand. As such, the department are satisfied this demand can not be met within a reasonable timescale on market sites. The application site is flanked on 3 of its elevations by existing housing developments and includes natural existing demarcation. The proposal would form a natural extension to the village as it would infill a gap in the build form of the village on the south side of Crown Street. It is acknowledged that the site is not small scale in nature, however in line with the policy it has been demonstrated that there is a genuine need for a larger housing site. Due to the above, it is considered that all aspects of TAI 16 have been effectively conformed with and thus the proposal is in accordance with the principle policy in assessing the fundamental acceptability of the scheme.

Housing Density

Policy PCYFF 2 of the JLDP states that all housing developments should achieve a minimum housing density of 30 units per hectare to ensure the best and most efficient use of land. The application site area is 0.83 hectares which equates to a housing density of 41 units per hectare and therefore the scheme achieves the minimum housing density set out under the policy. The Supplementary Planning Guidance Design Guide denotes that dwellings should include an area of approx 55m² amenity area. The proposed site plan delineates the dwellings will include garden areas ranging between 54m² a 62m². Due to this, it is not considered that the development can in planning terms be legitimately considered as over development of the site. Further to this, the site includes visitor parking along with open space in the form of the attenuation basin together with the amenity area with fruit tree planting to the northern end of the site.

Housing Mix

Policy TAI 8 states that all new housing development should contribute to improving the balance of housing stock and meet the identified needs of the whole community. As mentioned above, a housing mix statement was submitted as part of the application and included details of assessments made of various sources. The statement identified a local need in particular for 1 bed units, which the scheme has been designed to meet. The housing department were satisfied that the housing mix was appropriate and met the needs of the Trecastell ward and as such the department are of the opinion the scheme is in conformity with TAI 8. Having discussed the housing type/mix further with the housing department, they have confirmed that 4 no. 2 bedroom dwellings and 4 no. 3 bedroom dwellings should be intermediate rent, with the remainder social housing. The developer was happy to accept this mix requested by the housing department.

Housing Amount

Despite being outside of the defined development boundary, the scheme must still be considered against the indicative provision figures allocated to Gwalchmai as a service village. The indicative supply for Gwalchmai (including a slippage allowance of 10%) is for 40 units over the plan period. In the period 2011 to 2022 a total of 19 units have been completed within Gwalchmai. The total land bank (windfall and allocated sites), i.e. sites with extant planning permission and likely to be developed, in April 2022, was 17 units. In addition there is part of an allocated site Land Near the A5 (T54) that has an extant planning permission for 6 units with the remainder of the allocation anticipated to deliver 21 additional units. This means that Gwalchmai will have exceeded its capacity with the development of the allocated site.

Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and open countryside.. The indicative growth level (including 10% slippage) for Villages, Clusters and open countryside is 1953 units. 1,422 units were completed between 2011 and 2021 in the Villages, Clusters and open countryside category and that 708 were in the land bank (and likely to be developed). This data reflects the fact that the Plan has inherited a number of approvals given by the Local Planning Authority on the basis of previous development plans and relevant planning considerations. Some of these approvals correspond with the adopted JLDP. Therefore, currently, the approval of this site can be supported by the expected provision within the Villages, Clusters and open countryside category. As Gwalchmai as a settlement has exceeded its indicative provision however, it is required that the scheme is sufficiently justified and also supported by the submission of a Welsh language impact assessment. The scheme is made to meet an identified affordable need in the area and the scheme was supported by the submission of a Welsh Language Impact Assessment. The WLIA was assessed by the local authority Welsh Language and Policy Manager, who showed initial concern in regards to the data used to collate the report, but following further correspondence from the agent clarifying the data used, had no objections to make.

Design

Policy PCYFF 3 of the JLDP is made with the main thrust of ensuring that all proposals are of a high quality design which fully take into account the built and natural context of the site. The proposed design of the units have been set out earlier in this report. The proposed units are typical in their scale and proportions and will be sympathetic of the design precedent which exists locally and as such it is considered that the built environment has been fully considered as part of the design of the site. The site

has been laid out in a manner where the roadside dwellings run away from the highway and thus retain part of the more open feel of this section of the village and prevent the development from being imposing on the street scene. Due to the above, the department are of the opinion the scheme is in accordance with policy PCYFF 3

Effect upon Residential Amenity

The impact of the proposal, in particular upon the amenity of nearby land users should be considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration should be given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users. Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties and also within the development site. Existing dwellinghouses are located along the northern and southern boundary of the application site and on the opposite side of Crown Street. It is not anticipated that the scheme would have a detrimental impact upon the amenities currently enjoyed by properties to the north and south of the site as they will be separated by ample distance (25 m to the south and 15 to the north) and both boundaries include thick mature hawthorn hedging to a height of approx. 3 metres and up to 4 metres in areas. Due to this, it is not considered that the scheme would overlook any existing properties to the north and south to an extent that would warrant refusal of the scheme. The arrangement of the dwellings roadside within the site ensures that there are no primary windows that would look directly towards to properties on the opposite side of crown street and therefore would not overlook to an extent that would warrant refusal. Despite the site being open countryside in policy terms, it is still within the village from a visual point of view and thus there is an existing baseline of disturbance in the area due to traffic etc and therefore it is not considered that the proposal would give rise to a level of disturbance which would justify refusal.

Within the site, the dwellings have been set out with regard to the Design Guide Supplementary Planning Guidance. The majority of the dwellings will face the boundaries of the site where the primary windows will look out over the open countryside or towards the mature boundaries which ensures that they will not give rise to overlooking. Within the central area of the site, the rear of the properties will face inwards towards each other, however these properties have been designed with the living rooms to the front of the properties and therefore the distance of 9-15 metres set out under the SPG can be met (20metres distance between facing properties). Further to this, 1.8m close boarded timber fencing will be utilised as boundary treatment which will act as mitigation against any overlooking at a ground floor level.

Contributions

Large scale developments have potential to effect the capacity of local schools and therefore the education department were consulted to ascertain whether or not any financial contributions are required as part of the scheme. Having assessed the current capacity of local schools and the likely requirements of the development, it was concluded by the education department that a total financial contribution of £67,497 would be required which consisted of £49,028 towards primary aged pupils at Ysgol y Ffridd and £18,469 towards post 16 pupils at Ysgol Uwchradd Bodedern.

Policy ISA 5 states that for proposals of 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed housing development, it will be expected to provide suitable provision of open spaces in accordance with the fields in Trust benchmark standards of 2.4 hectares per 1000 population. An SPG on Open Space in New Residential Development was adopted on the 22 March 2019. This provides guidance for undertaking an assessment over the need for open space provision within settlements. Policy ISA5 does acknowledge that in some circumstances on site provision may not be feasible. In such cases, the Council will seek to negotiate a planning obligation under Section 106 of the Town and Country Planning Act 1990. This obligation enables developers to make a contribution towards the provision of suitable off site play space in lieu of direct provision within the development site where there are identifiable and appropriate opportunities for providing new play space.

The calculation of costs is based on (i) FiT standards (which identify a level of provision per 1,000 population), and (ii) likely basic costs for the provision of open space provision. If the cost of providing the various categories of open spaces changes over time, the most recent cost framework will be used.

- Outdoor sport provision = 947.68m² x £11.69 = £11078.38
- Children's equipped play provision = 108.79m² x £37.99 = £4132.93

The financial contributions of £67,497 towards education and £15,211.31 towards open space will be secured by a S106 legal agreement.

Drainage Arrangements

The application was supported by the submission of a drainage strategy document which details the proposed methods of disposal of both foul and surface water. Surface water will be discharged into a suitably sized SuDS basin which will in turn run through a hydrobrake, controlling the rate of discharge of surface water to the final point of discharge into an existing water course. No response was received from the drainage department despite being consulted, but surface water drainage will receive closer scrutiny as part of the SuDS application none the less. Foul sewerage will be disposed of into the public sewerage network, which Dwr Cymru as the sewerage undertaker did not object to and were satisfied the the contents of the drainage strategy document along with the proposed point of connection. As such, it is considered that the drainage arrangements of scheme are acceptable.

Agricultural Land

The application site is located on what has been identified as good quality agricultural land – Grade 2. Criterion 6 of Strategic Policy PS6 (Alleviating and adapting to the effects of climate change) of the JLDP states that proposals have to fully take account of safeguarding the best and most versatile agricultural land.

Planning Policy Wales states that considerable weight should be given to protecting such land from development, because of its special importance. The best and most versatile land should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.

It is also noted that if best and most versatile land does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.

As such, there is a need to consider the proposal against these factors and whether there is an overriding need for the development when considered against safeguarding the land. To this extent it is noted that an Agricultural Land Classification Report (ALCR) has been submitted with the planning application.

The ALCR concludes that the land is only used for grazing and has only moderate value in terms of the agricultural land classification of growing crops for food production. The report underlines that the land in question is Grade 3a, the soil type is clay loam, with restricted use with impeded drainage, with soil conditions that may limit safe groundwork and grazing.

As previously noted, criterion 6 of Strategic Policy PS6 (Alleviating and Adapting to the Effects of Climate Change) notes that proposals must give full consideration to protecting the best and most versatile agricultural land. Best and most versatile (BMV) agricultural land is defined in Planning Policy Wales as Grades 1, 2 and 3a, this is excellent to good quality land which is able to best deliver the food and non-food crops. The ALCR has undertaken a detailed survey of the site and concluded that the quality of the land reflects Grade 3a land which is considered best and most versatile agricultural land, however due to the significant affordable need expressed by the housing department, it is considered there is an overriding need for the development.

Ecology/Landscaping

Under policy AMG 5 of the JLDP and the Councils Duty under the Environment Wales Act (2016), it is required that all proposals demonstrate a net gain to biodiversity. An ecological survey has been carried out on the site which identified its current ecological value together with making recommendations for

mitigation and enhancement measures. Proposed enhancement features include landscaping, installation of bird/bat boxes together with the opening of hedgehog gaps inbetween the dividing timber fencing. These measures were considered acceptable by the local authority ecology officer and as such it is considered that the requirements of policy AMG 5 will be met. Conditions will be used to secure the landscaping together with the other mentioned enhancement features.

Neighbour Objections

As mentioned above, 119 letters of objection had been received at the department in response to the publicity afforded to the scheme. The issues raised can be summarised as below:

1. Scale of development would overload infrastructure
2. 1 bed flats will give rise to antisocial behaviour
3. Road from A5 is insufficient to accommodate additional traffic.
4. Ysgol y Ffridd has insufficient capacity
5. Doctor surgery will not be able to accommodate additional population
6. Insufficient foul drainage capacity to accommodate scheme.
7. Negative effect on welsh language.
8. Site access is sub-standard
9. Houses will be for rent only and not for local people to buy.
10. Over development of site
11. Site will serve wider Trecastell ward and not Gwalchmai itself.

In response to these points:

1. Suitable financial contributions will be obtained towards education and open space infrastructure. Betsi Cadwaladr were consulted but did not respond.
2. The units will be let out for social rent through North Wales Housing Association and 1 bed units are not inherently antisocial. Any antisocial behaviour will be dealt with through different regulatory processes outside of the planning function.
3. The Local Authority Highways department had no objections to the scheme and were satisfied with the access arrangements.
4. The education department had no objection to the scheme on the condition that a financial contribution of £67,497 was made towards education in the area, with £49,028 of that contribution going towards Ysgol y Ffridd.
5. Betsi Cadwaladr made no comments in relation to the scheme.
6. Dwr Cymru as the public sewer undertaker had no objections to the scheme and the surface water drainage will receive closer scrutiny as part of the SuDS application.
7. The local authority Welsh Language and Policy Manager had no objections to the scheme.

Conclusion

The department had concerns initially in regards to the scale of the development with respect to the small country village it is located within, however upon receipt of confirmation from the housing department that there is significant need for the development, it is not considered there is sufficient material planning reason to refuse on this basis. As such, the department are satisfied that the proposal is in accordance with all relevant national and local planning policies and no other material considerations point towards refusal of the scheme being necessary. Due to the above, the department are minded to recommend approval of the scheme.

Recommendation

That the application is permitted subject to the completion of a Section 106 Agreement and 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.

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

(03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(04) The site shall be landscaped strictly in accordance with [insert plan reference] in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(05) A landscape management plan incorporating appropriate biodiversity enhancements, noting maintenance schedules for landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason: In accordance with PCYFF 4.

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

Reason; To safeguard the amenities of future occupants.

(07) No surface water from within the development shall discharge onto the highway.

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

(08) The turning area shall be completed in full accordance with the details hereby approved before work on the remainder of the development hereby approved is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(09) The car parking accommodation shall be completed in accord with the details hereby approved before the use hereby permitted is commenced.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(10) The dwellings shall not be occupied until the estate road shown on plan 2947:21:BR2a has been constructed to the base course level.

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

(11) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any dwelling is occupied.

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

(12) The access shall be constructed with 2.4 metre by 40 metre splays on either side with the existing wall/fence/hedge along the highway boundary removed and replaced along the line of the vision splays where they lie within the curtilage of the site.

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.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application:

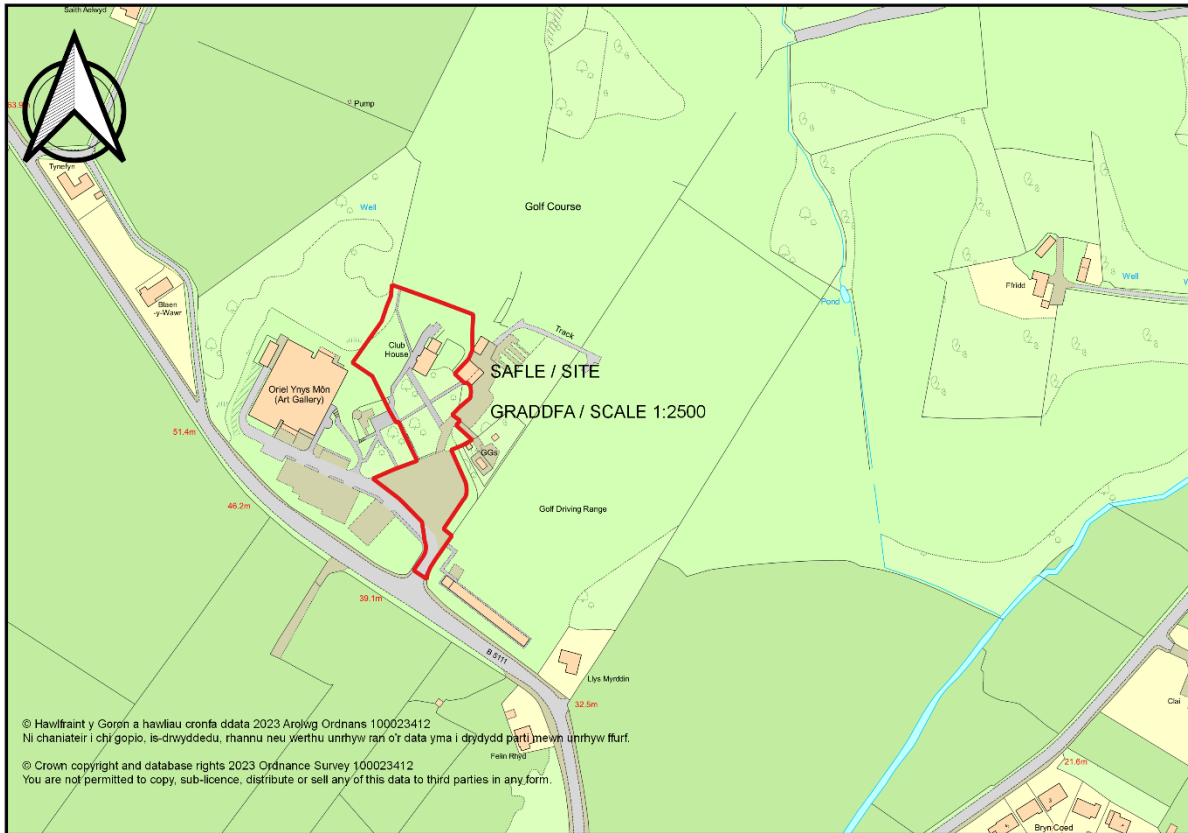
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/85

Applicant: Mr Matthew Wharton

Description: Full application for an extension to the existing golf course to create a PuttStroke putting course, together with the erection of a clubhouse building, a bar and refreshment building, a 'half-way house' refreshment building a toilet block and associated development at

Site Address: Llangefni Golf Club, Llangefni



Report of Head of Regulation and Economic Development Service (Joanne Roberts)

Recommendation: Permit

Reason for Reporting to Committee

The land subject of the application is Council owned land.

Proposal and Site

The application is made for an extension to the existing golf course to create a PuttStroke putting course, together with the erection of a clubhouse building, a bar and refreshment building, a 'half-way house' refreshment building a toilet block and associated development.

The application site comprises land at Llangefni Golf Club, Llangefni adjacent to the Oriel Mon Gallery.

Key Issues

The key issues are whether the proposal complies with relevant local development plan policies.

Policies

Joint Local Development Plan

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 5: Sustainable Development
Policy TRA 4: Managing Transport Impacts
Policy TRA 2: Parking Standards
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy TWR 1: Visitor Attractions and Facilities
Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 16: Sport, Recreational and Open Space (2009)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Non Lewis Dafydd	No response at the time of writing the report.
Cynghorydd Paul Charles Ellis	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No observations.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghoriadau Cynllunio YGC	Comments.
Dwr Cymru Welsh Water	Comments/conditions.
Cynghorydd Dylan Rees	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	Approve.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments/conditions.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No response at the time of writing the report.
Iechyd yr Amgylchedd / Environmental Health	Comments.

The application was afforded statutory publicity. This was by the posting of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 18/07/2022.

At the time of writing the report, one representations had been received. The main points raised are summarised below:

-No objection to the activity proposed on the site, but a request for additional planting/screening along the site boundary with Oriol Mon.

Relevant Planning History

FPL/2019/40 - Cais llawn ar gyfer newid defnydd y siop golff (Defnydd Dosbarth A1) i fod yn fwyty (Defnydd Dosbarth A3) ynghyd â gosod simnai allanol a ffliw echdynnu a ffurfio ardal o ddecin allanol yn / Full application for the change of use of a golf shop (Use Class A1) into a restaurant (Use Class A3) together with the installation of an external chimney and extraction flue and formation of external decking area at - Clwb Golf LLANGEFNI Golf Club, Llangefni - Caniatáu / Permit 10.06.2019

34C492 - Codi ffens diogelwch 2. 4m yn / Erection of a 2.4m security fence at NG Transco Compound, Near Oriol Ynys Mon, Llangefni - Canitau/Granted 15.09.2004

34LPA341G/CC - Maes ymarfer arfethedig golff ynghyd a estyniad i'r cwrs golff presennolyn / Proposed golf driving range and extension to existing golf course at Llangefni Golf Course, Llangefni - Caniatáu/Granted - 29.11.2005

Main Planning Considerations

The application is made for an extension to the existing golf course to create a PuttStroke putting course, together with the erection of a clubhouse building, a bar and refreshment building, a 'half-way house' refreshment building a toilet block and associated development at Llangefni Golf Club, Llangefni.

The application site is located outside the development boundary of Llangefni on land associated with and adjacent to the existing golf course. An existing pizza restaurant is also located on the site and Oriol Mon is adjacent.

Policy PCYFF 1 of the JLDP relates to development boundaries and states that outside the development boundaries development will be resisted unless in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The application site is not located within a development boundary and does not therefore accord with policy PCYFF1. It is therefore necessary to consider whether the proposal conforms with other specific plan policies.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance. Criterion 7 states that where a development would have an unacceptable adverse 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, planning permission will be refused.

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

Criterion 1 requires that 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.

Criterion 2 requires that it respects the context of the site and its place within the local landscape, including its impact on important principle gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skyline or ridges.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

Criterion 6 requires that its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution.

Criterion 7 requires that the layout and design of the development achieves inclusive design by ensuring barrier free environments, allow access by all and making full provision for people with disabilities.

Criterion 10 requires that it helps create healthy and active environments, and considers the health and well-being of future users.

Policy PCYFF 4 relates to design and landscaping and requires that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

The proposal involves the provision of an 18 hole puttstroke mini golf course and associated buildings and development. Four timber buildings are proposed as part of the development comprising a clubhouse/reception and small separate toilet block to the West of the existing pizza restaurant, a halfway house refreshment building serving drinks, ice cream and snacks in the North West corner of the site and a bar/refreshment building to the East of the existing pizza restaurant. In addition, significant landscape and tree planting is proposed within the site and on its boundaries which will also provide necessary biodiversity enhancement.

The proposal is considered to be acceptable in terms of its layout and design and therefore accords with the provisions of policies PCYFF 3, PCYFF 4 and AMG 5.

Strategic Policy PS 14 relates to the Visitor Economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Council's will support the development of a year-round local tourism industry by (4) supporting appropriately scales new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives.

Policy TWR 1 relates to Visitor Attractions and Facilities and states that proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary.

Where there are no suitable opportunities within the development boundary, only proposals that involve the following will be granted:

1. the re-use of an existing building(s) or a suitable previously developed site; or
2. The re-use of an existing building or a site closely related to other existing buildings that forms part of an existing tourist facility; or
3. An activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction to which it relates.

All proposals will be required to comply with the following criteria:

- i. The scale, type and character of the proposed development is appropriate for its urban/rural setting;
- ii. The proposed development is of high quality in terms of design, layout and appearance;
- iii. The proposed development will support and extend the range of facilities within the Plan area;
- iv. The proposal is supported by evidence to demonstrate that there would be local employment opportunities.

Where appropriate, the development can be accessed by various modes of transport, especially sustainable modes of transport, such as walking, cycling and public transport.

It is considered that the proposal by virtue of its nature, location, layout, design and appearance accords with the provisions of policies PS 14 and TWR 1.

It is considered that there is adequate parking provision within the site to serve the development and existing business on the site and the Highways Department have raised no objection to the proposal.

Welsh Water have highlighted that the site is crossed by a public sewer and had initially raised concerns, however the following amendment to the course layout to ensure that access to the public sewer remains unfettered they have since confirmed that they no longer have any objection subject to conditions.

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposed use would give rise to a significant detrimental impact upon the amenities of neighbouring properties.

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) 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.

(03) Prior to the commencement of the development hereby approved (including all preparatory work), a pre-commencement meeting shall be held on site and attended by the developers arboricultural contractor, and a representative from the Local Authority (LA) to agree details of outstanding tree works as recommended by the Rob Taylor Arboriculture Llangefni Golf Course Arboricultural Impact Assessment (the tree report), as amended by subsequent tree works on site. The agreed tree pruning works shall be carried out in accordance with BS3998:2010 prior to the commencement of other development works.

Reason: To address necessary tree works in accordance with PCYFF 4 of the Joint Local Development Plan.

(04) All tree protection measures proposed in the tree report Tree Protection Plan D.RTA.33.02a shall be installed following tree works as required by the condition (03) prior to the commencement of development hereby approved.

Reason: To protect retained trees in accordance with PCYFF 4 of the Joint Local Development Plan.
(05) All excavations identified in Sections 6.10 to 6.15 of the tree report shall be carried out as detailed in the report and under the supervision of a qualified arboriculturist.

Reason: To protect retained trees in accordance with policy PCYFF 4 of the Joint Local Development Plan.

(06) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping based on the land studio Site Plan, General Arrangement 195-LST-00-XX-DR-L-2000 Rev E. The scheme shall include a beech or hornbeam hedge for boundary screening between the site and Oriel Môn.

Reason: In the interests of amenity and in accordance policy PCYFF 4 of the Joint Local Development Plan.

(07) The landscaping works shall be carried out in accordance with the approved details during the first planting season immediately following completion or use whichever is the sooner. If within a period of 5 years from the date of the planting of any tree or hedge proposed is removed, uprooted or destroyed or dies or becomes, in the opinion of the LPA, seriously damaged or defective, another tree or hedge of the same species and size as that originally planted shall be planted at the same place during the next planting season immediately following the death/removal/destruction of that tree or hedge.

Reason: In the interests of amenity and in accordance policy PCYFF 4 of the Joint Local Development Plan.

(08) The development hereby approved shall be carried out in accordance with the Mitigation Measures detailed in section 9 and the Biodiversity Enhancements detailed in section 10 of the Ecological Survey Report by Cambrian Ecology dated 1st February 2022 (V2).

Reason: To safeguard any protected species which may be present.

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

- Site Location Plan: A-03-50 Rev. 02
- Proposed Layout showing siting of new buildings: A-03-30 Rev. 03
- Land studio, Site Plan, General Arrangement: 195-LST-00-XX-DR-L-2000 Rev. F
- Land studio, Site Plan Course Area General Arrangement: 195-LST-00-XX-DR-L-2002 Rev. B
- Land studio, Planting Plan, Tree Schedule & Planting Schedule: 195-LST-00-XX-DR-L-7000 Rev. D
- Land studio, Site Plan, Entrance Area Plan, General Arrangement: 195-LST-00-XX-DR-L-2001 Rev. A
- Land studio, 3D views: 195-LST-00-XX-DR-L-2003 Rev. A
- Tree Protection Plan – Upper: D.RTA.33.02b
- Tree Protection Plan – Main: D.RTA.33.02a
- Tree Constraints Plan: D.RTA.33.01
- Toilet Block Floor Plan and Elevations: A-03-20
- Halfway House Floor Plan and Elevations: A-03-40
- Bar Floor Plans and Elevations: A-03-10
- Clubhouse/Reception Floor Plan and Elevations: A-03-01
- DIALux Luminaire Details

- **Drainage Assessment, Final Report v1.0, Weetwood, February 2022**
- **Ecological Survey Report, Cambrian Ecology, 1 February 2022 (V2)**
- **Arboricultural Impact Report, Rob Taylor Arboriculture, RTA.33.001, July 2021**

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: PS4, PS5, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF2, PCYFF3, CYFF4, PA14, TWR1, PS19, AMG5.

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