

Application Reference: FPL/2023/49

Applicant: Director of Education, Skills and Young People

Description: Full application for the retention of a prefabricated building to be located on the land temporary until an additional 5 years to house two classrooms and toilets for use by pupils at

Site Address: Canolfan Addysg Y Bont, Clidwrn Road, Llangefni



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application has been presented to the Planning and Orders Committee as the land is owned by the Council.

Proposal and Site

This is a full application for the retention of a prefabricated building to be located on the land temporary until an additional 5 years to house two classrooms and toilets for use by pupils at Canolfan Addysg y Bont, Llangefni.

Key Issues

The Key issue is whether the extension of the permission until May 2028 is acceptable and whether the proposal will have a negative impact upon the immediate area or adjacent residential properties.

Policies

Joint Local Development Plan

Policy PCYFF2 – Development Criteria
Policy PCYFF3 – Design and Place Shaping
Strategic Policy PS19 – Conserving and where appropriate enhancing the natural environment
Policy AMG5 – Local Biodiversity Conservation
Strategic Policy PS4 – Sustainable transport, development and accessibility
Policy TRA2 – Parking Standards
Policy TRA4 – Managing Transport Impacts
Policy ISA3 – Further and Higher Education Development

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Geraint ap Ifan Bebb	No response at the time of writing the report.
Cynghorydd Nicola Roberts	No response at the time of writing the report.
Gwasanaeth Addysg / Education Service	No response at the time of writing the report.
Dwr Cymru Welsh Water	Conditional Approval
Cyngor Tref Llangefni Town Council	Supportive of the application.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Confirmation has been received that no ecological survey is needed at this current time.

The proposal was advertised by posting individual letters to all adjacent residential properties. The expiry date to receive representations was the 28th April, 2023. At the time of writing the report no letters had been received.

Relevant Planning History

34LPA121M/CC/ECON - Erection of a new school on land near Ysgol Gyfun Llangefni – Approved 18/10/11

34LPA121K/CC/SCR - Screening Opinion for the erection of a new school on land near Ysgol Gyfun Llangefni EIA not required 5/7/11

34LPA121R/VAR/CC - Variation of condition(05) from 34LPA121Q/CC so as to change the flue colour from green to stainless steel at Ysgol y Bont – Approved 3/4/14

34LPA121N/CC - Variation of condition (06) and (07) at Ysgol y Bont, Llangefni – Approved 8/8/12

34LPA121Q/CC - Installation of a biomass wood pellet boiler unit in connection with new school at Ysgol y Bont, Llangefni – Approved 2/8/13

FPL/2021/220 - Full application for the retention of a prefabricated building to be located on the land temporary until March 2022 to house two classrooms and toilets for use by pupils at - Canolfan Addysg Y Bont, Ffordd Cildwrn / Cildwrn Road, Llangefni – Permit 6/10/21

VAR/2022/20 - Application under Section 73 for the variation of condition (01) (Building removal and land restored to former condition before 01/04/2022) of planning permission reference FPL/2021/220 (Temporary prefabricated building) so that the building can remain on site until 31/01/2023. Canolfan Addysg Y Bont, Ffordd Cildwrn / Cildwrn Road, Llangefni – Permit 16/6/22

Main Planning Considerations

This is a full application for the retention of a prefabricated building to be located on the land temporary until an additional 5 years to house two classrooms and toilets for use by pupils at Canolfan Addysg y Bont.

The prefabricated building was initially requested in order that essential extensive maintenance work could be undertaken to the roof at Ysgol y Bont. The prefabricated building enabled pupils to continue to access learning through as much face to face learning as possible whilst the essential works continued.

The essential works to the roof has now been completed; however, the Property Section has requested to retain the prefabricated building on the land for an additional 5 years during which pupil numbers will be monitored and long-term solutions to provide additional space in the school will be investigated.

Design and Landscaping

The proposal is a standard portacabin building which has been located on the existing car park to the South West of Ysgol y Bont. The building measures 18.080m long x 9.880m wide and will be approx. 4.453m high at the highest point from ground level. The portacabin has a timber decking/ramp which is used to gain access to the classroom and has been sited on the existing tarmac of the car park.

Impact of the proposal upon the area/adjacent residential properties

It is not considered that an extension in the temporary permission until 03 May 2028 will have any impact upon the area. Residential properties are located away from the site and the proposal will not impact upon the amenities of residential properties due to the location being a considerable distance away. The portacabin fits in with the school complex and cannot be seen unless you drive onto the school grounds. This is a temporary building must be removed on or before the 03/05/2028.

Conclusion

It is considered acceptable to allow the portacabin to remain on site until 03/05/2028 in order that the Property Section can monitor pupil numbers and long-term solutions to provide additional space in the school. It is not considered that the proposal has any impact upon the area or adjacent residential properties.

Recommendation

That the application is permitted subject to the following conditions:

(01) The building shall be removed from the land in its entirety and the land shall be restored to its former condition before 03/05/2028.

Reason: For the avoidance of doubt.

(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) 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/Block Plan - ED200-AL(20)02**
- **Proposed Floor Plan & Elevations - ED200 - AL(20) 03**
- **Proposed Foul Drainage Connection - ED200-AL(20) 05**
- **Classroom Unit – Base Set-Out – ED200-AL(20) 04**
- **Line Marking to Bus Parking**

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: PCYFF2, PCYFF3, PS19, AMG5, PS4, TRA2, TRA4, ISA3

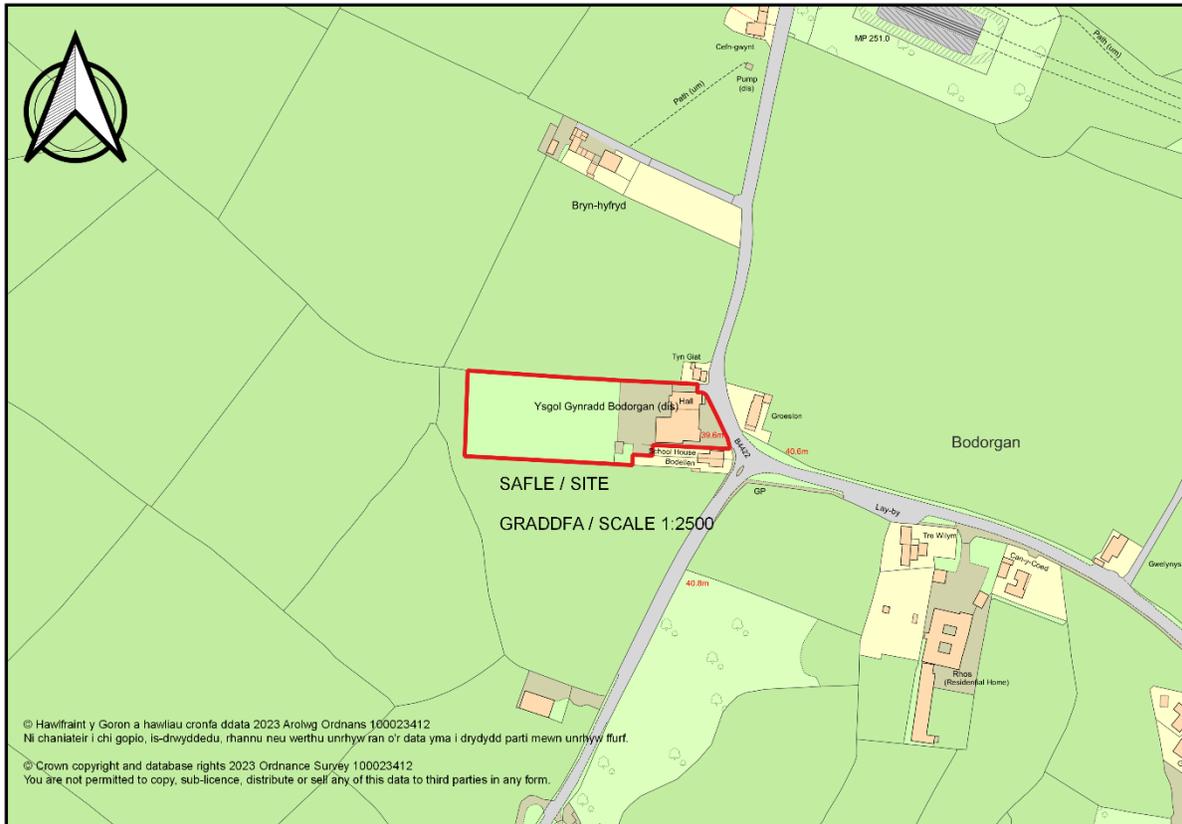
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/38

Applicant: Dr. Capell Aris

Description: Full application for the change of use of the former primary school into a community centre at

Site Address: Bodorgan Primary School, Bodorgan



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application presented is for the change of use of the former primary school into a community centre.

The application site is the former Bodorgan Primary School, located in an open countryside location near the junction between the B4422 and the A4080 in Bodorgan.

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 ISA 2: Community Facilities
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

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

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Ifan Jones	No response received.
Cynghorydd Arfon Wyn	No response received.
Cyngor Cymuned Bodorgan Community Council	No response received.
Polisi Cynllunio / Planning Policy	Outlined relevant policy considerations.
Iechyd yr Amgylchedd / Environmental Health	Provided informatives for the applicant.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Requested further information regarding the parking arrangements on site. No objections as parking arrangements are to remain unchanged from the former primary school.
T Dylan Edwards	No objection to the change of use. The community use of the building has been secondary to its use as a school since around 1988. Provided background on the building and the lease agreement.
Dwr Cymru Welsh Water	Condition regarding surface water and advisory notes for the applicant.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice regarding biodiversity enhancements and external lighting.

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 08/03/2023. At the time of writing this report, 26 letters of representation had been received at the department, 24 supportive comments and 2 objections.

The 24 supportive comments raised the following points:

- Space and facilities available for activities due to the multi-functional use of the building and land

- Off-road parking available and the site is easily accessible from the surrounding areas as its situated on a bus route
- Contribution to the local area providing meeting place for local social groups
- Wellbeing of local residents and alleviating rural isolation
- Bodorgan has been without a community hub for some time
- Continued use of the building since the school closed
- Promote Welsh language and culture

The two objections stated:

- Bodorgan Community Centre Trustees have an existing lease running from 1988 until 2087
- Local authority has made no contact with the charity regarding the planning application
- Malltraeth Ymlaen Cyf believed to be an unlawful organisation
- Unsuitable access off B4422, and only parking for around 30 cars

In response to these comments:

- Notice has been served on the relevant parties as part of the application
- The permission is given to the building and the use, not the applicant
- The legal issues arising are not planning considerations
- Highways Department have been consulted and raised no objections

Relevant Planning History

15C28 – Extension to the community hall at Bodorgan County Primary School, Bodorgan. Approved 24/09/1987.

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

Proposal and Site

The application site is the former Bodorgan Primary School, located in an open countryside location near the junction between the B4422 and the A4080 in Bodorgan. The site also lies within the Special Landscape Area 'Malltraeth Marsh & Surrounds'.

The proposed scheme is for the change of use of the former primary school into a community centre.

The applications' main issues are:

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

i. Siting and Design

The proposal involves the change of use of the former primary school into a community centre. No external changes are proposed as part of the development. A Community Centre has been secondary to the use of the primary school for years, with this application proposing to expand the Community Centre use to the whole site after the educational use ceased. The Isle of Anglesey County Council are the landlord and the tenant of the former primary school. Malltraeth Ymlaen has submitted an Expression of Interest and a Business Plan to Anglesey County Council to acquire the whole school for community use, and a tenancy of the school building in its entirety was completed in March 2023. The applicant has stated that the community centre will host a range of community activities such as coffee mornings, bingo

and fitness classes. The organisation also have a link to Coleg Menai and will provide education and craft training at the school.

Policy ISA 2 states that the development of new community facilities will be approved, provided that they comply with the specific criteria noted within the policy. It is considered that the proposed development will comply with the policy. It will provide an essential facility for the community of Bodorgan, using an existing building which is of an appropriate scale, and it sited in a central location for the whole community.

No external changes are proposed to the building, and it is therefore considered to have no impact upon its surrounding natural and built environment, in compliance with policy PCYFF 3.

ii. Impact on Adjacent Residential Properties

The former primary school is in close proximity to neighbouring properties to the north, east and south. Given the former use of the building as a primary school, it is considered that the change of use into a community centre would have negligible impact on the neighbours in terms of noise generated or increased activity or disturbance. The proposal is therefore considered to comply with policy PCYFF 2.

iii. Special Landscape Area

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 external changes are proposed the building, it is not considered to have any impacts upon the qualities and features of the SLA.

iv. Highways and Parking

Policy TRA 2 states that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. No changes are proposed to the parking arrangements or access of the site since the former school closed, and it is considered that there is ample space for parking within the site to accommodate the proposed use. The Highways Department have no objection to the proposal which is considered to comply with the relevant transport policies in the JLDP.

Conclusion

This is an application to change the use of the former Bodorgan Primary School into a community centre. The proposed development involves no external changes to the building and will provide a facility for the local community to convene. Given the previous use of the site as a primary school, it is considered that the impact of the proposed use upon its neighbouring properties would be negligible, 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 - received 08/02/2023**
- **Proposed floor plan**

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

(03) 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: AMG 2, ISA 2, PCYFF 2, PCYFF 3, TRA 2, TRA 4

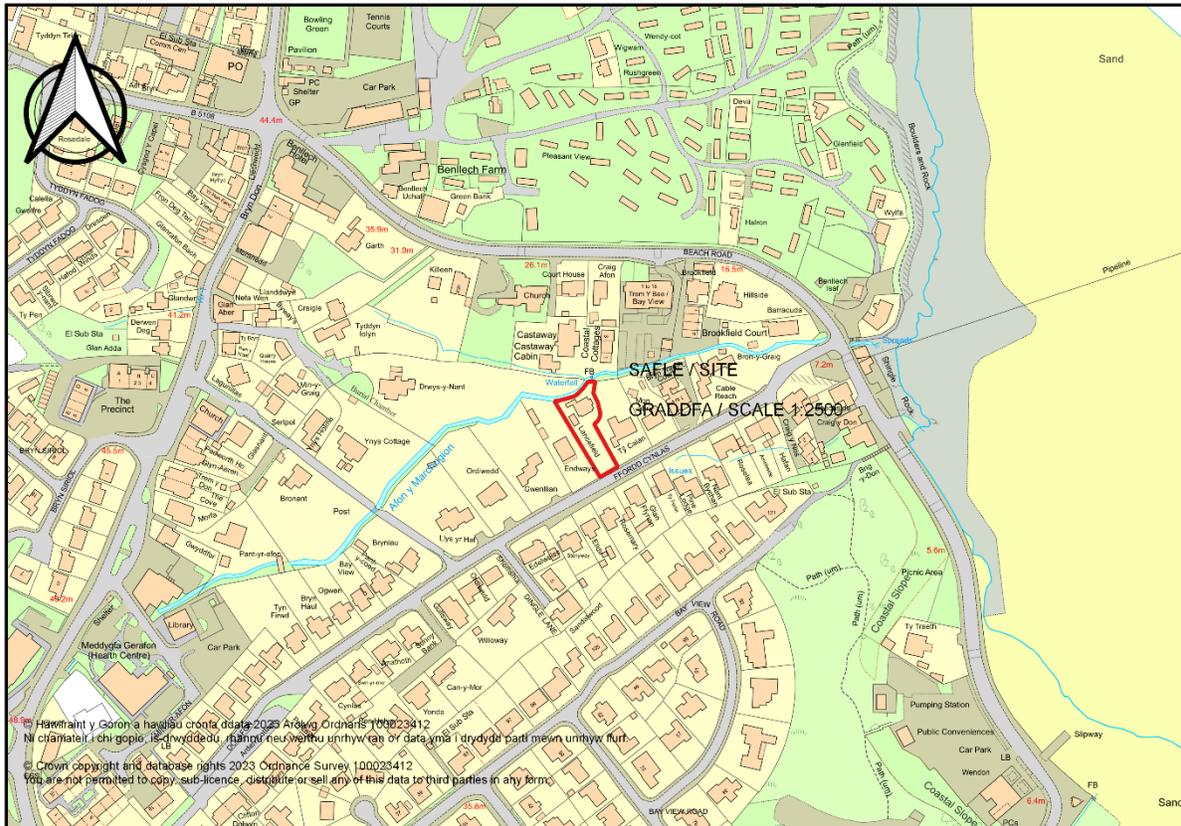
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2023/51

Applicant: Mr. Steven Lomas

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

Site Address: Lancefield, Ffordd Cynlas, Benllech, Tyn Y Gongl



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 attached 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)

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 Ieuan Williams	Galw mewn i Pwyllgor
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Observations
Draenio Gwynedd / Gwynedd Drainage	No Observations
Dwr Cymru Welsh Water	Condition and Advisory Notes provided
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Observations
Cynghorydd Euryn Morris	No Response
Cynghorydd Margaret Murley Roberts	No Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	Parking Arrangements and CTMP requested and received.
Iechyd yr Amgylchedd / Environmental Health	Observations

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 10/05/2023. At the time of writing this report, 2 letters of representation and 4 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 Annexe 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 approx. 5.4m height, Length 10.62m and width 5m (at its widest). 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. Caniatau / 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. Caniatau / 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. Caniatau / 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 Cynlais, 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 and previous applications 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 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. A previous application for an annexe was withdrawn recently with this new proposed amended design received.

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 adjoin the main dwelling. This is to reduce any detrimental impact to adjacent neighbouring properties and the design has also been amended 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 proposed scheme was also amended in its style 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 Schwelger 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.

- **D918.06 Rev A - Proposed Site Plan**
- **D918.07 Rev A - Proposed Floor Plans, Elevations & Sections**
- **D918.08 - Proposed 3D Views**
- **D918.09 - Proposed Streetscape Section**
- **Construction Traffic Management Plan - Lancefield, Ffordd Cynlas, Benllech, April 2023**

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 window on the proposed south west elevation as labelled on the drawing D918.07 – 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

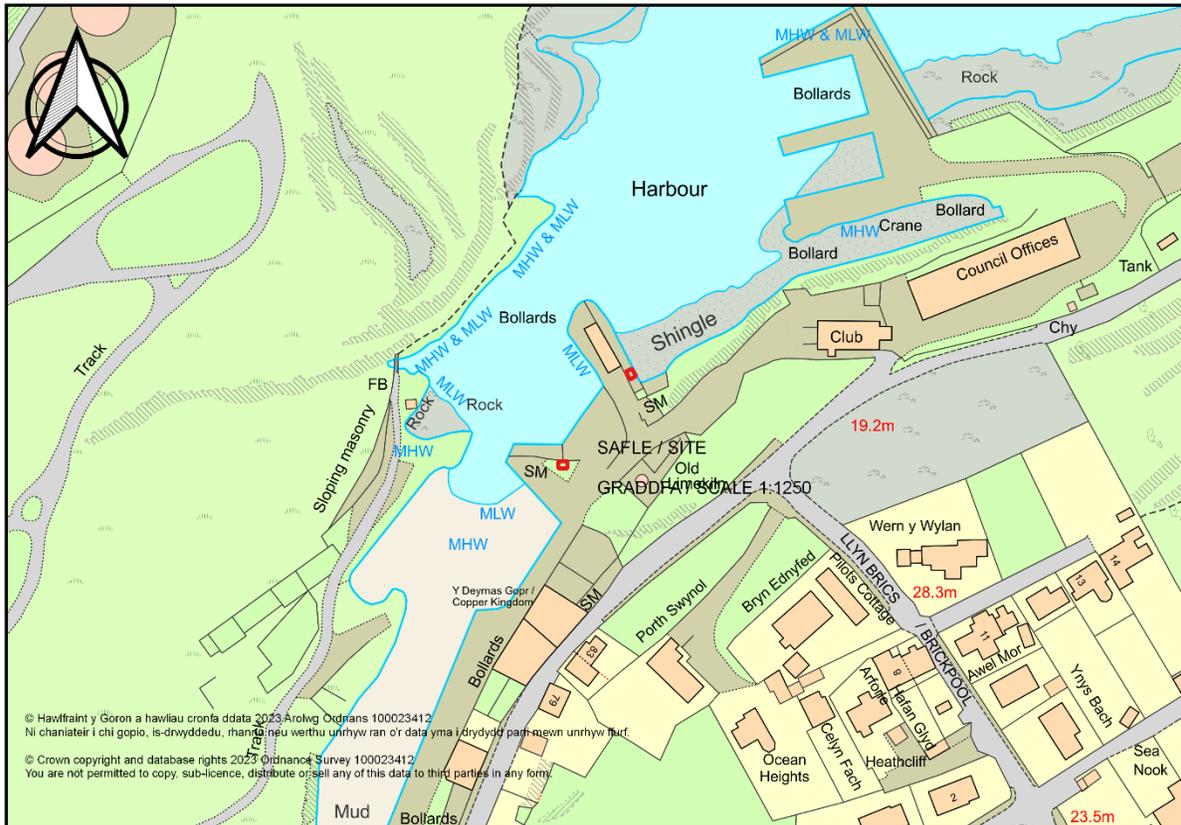
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: ADV/2023/6

Applicant: Head of Regulation and Economic Development

Description: Application for the replacement of interpretation sign at

Site Address: Amlwch Watchtower, 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 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
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections.
Cynghorydd Derek Owen	No response.
Cynghorydd Aled Morris Jones	No response.
Cynghorydd Liz Wood	No objections.
Cyngor Tref Amlwch Town Council	No response.
Ymgynghorydd Treftadaeth / Heritage Advisor	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 03/05/2023. At the time of writing this report, no letter of representation had been received at the department.

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.

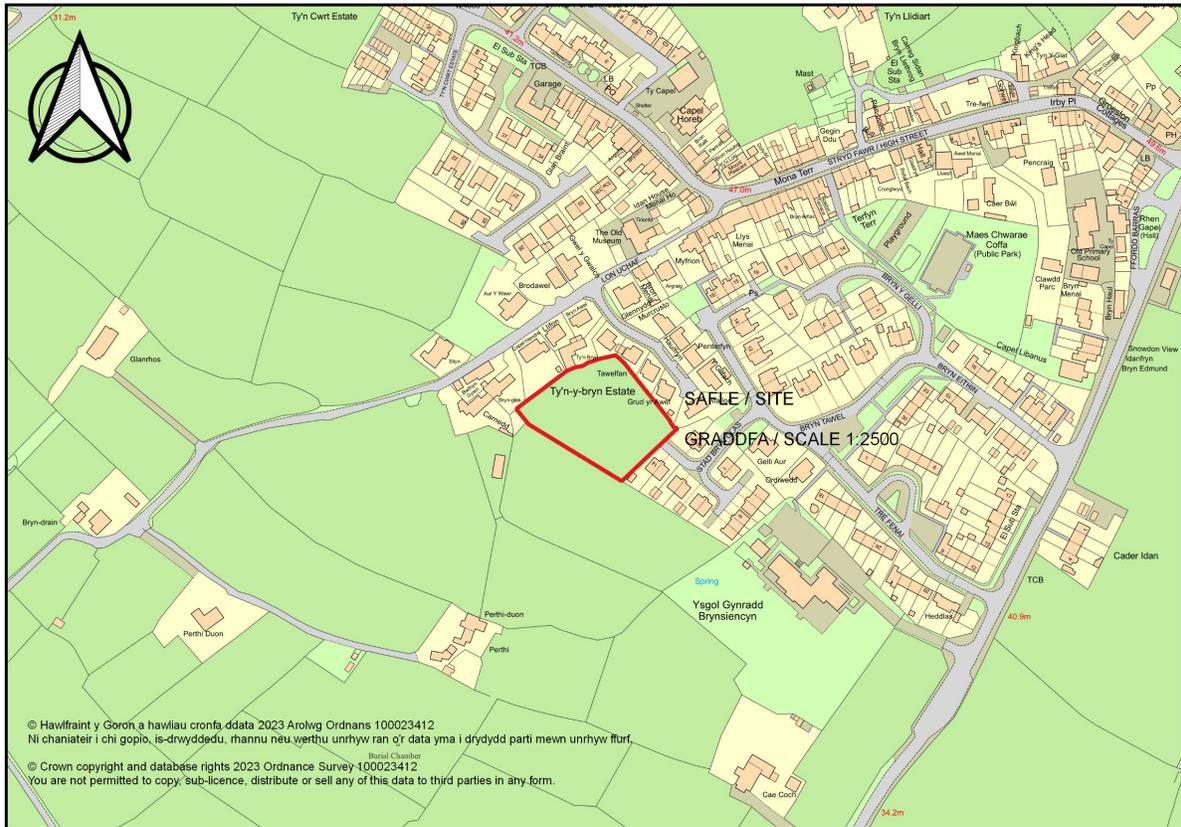
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: MAO/2023/2

Applicant: Clwyd Alun Housing Association

Description: Minor amendments to scheme previously approved under planning permission FPL/2022/46 (erection of 12 dwellings together with the creation of an internal access) so as to allow amendments to the design and boundary treatment at

Site Address: Land near Bryn Glas Estate, Brynsiencyn



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

Recommendation: Permit

Reason for Reporting to Committee

The application is reported to the planning committee as the original consent was determined by the committee.

Proposal and Site

The application site includes valid permission for the construction of 12 dwellings together with creation of a new access road which will lead from existing Stad Bryn Glas estate to the south east. The application

site currently comprises of an area of undeveloped land and is bounded by residential properties to the north, east and west with agricultural land located to the south.

The land is located within the settlement boundary of Brynsiencyn as identified within the Joint Local Development Plan (JLDP).

The consent consists of a mixture of single and two storey dwellinghouses across the site with various number of bedrooms. The majority to the dwellinghouses are semi-detached properties together with a detached unit and a row of three dwelling terrace. All units are provided with designated parking and private amenity spaces. As part of the permitted scheme a public open space will located to the north west.

This application is made for minor amendments to the approved scheme.

Key Issues

The key issues are whether or not the proposed amendments can be consider minor in nature in line with Welsh Government guidance.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

There is no statutory public requirement for minor amendment applications.

Relevant Planning History

FPL/2022/46 - Full application for the erection of 12 dwellings together with the creation of an internal access road and associated works on -Land near Bryn Glas Estate, Brynsiencyn - Permit

Main Planning Considerations

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 or 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.

Planning permission for the 12 dwellings was initially granted on 23.01.2023 under planning permission reference FPL/2022/46 and as such it is considered the policy context remains the same.

This application is seeking an amendment to the approved plans as following;

- Reduction in cladding to rear of dwellings.
- Removal of retaining walls in rear gardens in line with Welsh Government Guidance
- Internal amendments to 4 bed dwelling

The proposed amendment is considered non-material in nature and it is not considered that the proposed amendments are of such significance as to cause an impact different to that caused by the development originally approved. The 4 bed dwelling will be amended by altering the ground floor layout as such that the previous bedroom will become a living. Living rooms are considered primary rooms under the Supplementary Planning Guidance Design Guide whilst bedrooms are secondary and therefore more distance is required to the neighbouring property. Despite this, the proposal still conforms effectively with the SPG and as such would not cause an impact different to the originally granted scheme.

Having considered the above and all other material considerations my recommendation is that the proposed alterations are deemed to be non-material and therefore be approved under Section 96A of the Town and Country Planning Act 1990. This decision should be read in conjunction with the conditions imposed on planning permission VAR/2020/61.

Conclusion

The proposed changes are minor in nature and therefore the department recommend approval of the scheme.

Recommendation

To amend the previous consent.

Application Reference: FPL/2022/219

Applicant: Head of Housing Services

Description: Full application for the change of use on ground floor from communal lounge to extension to flat above at

Site Address: 1, Lon Deg, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application site is located along Lon Deg within the development boundary of Holyhead as defined by the Joint Local Development Plan. The existing two storey detached building has a communal lounge on the ground floor and a residential flat on the first floor.

The application is for the change of use of the ground floor communal lounge to be an extension of the existing residential flat above so as to make the entire building one residential accommodation together with alterations to the exterior of the building and the erection of a metal shed.

Key Issues

The applications key issues are if the proposed change of use complies with current policies, has a negative impact on the community facility, existing residential flat and neighbouring residential properties.

Policies

Joint Local Development Plan

ISA 2 – Community facilities
PS5 – Sustainable development
PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF4 – Design and Landscaping

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
Cynghorydd Jeff M. Evans	No observations received to date
Polisi Cynllunio / Planning Policy	Advised that policies ISA2, PS5, PCYFF2, PCYFF3 and PCYFF4 be considered
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No comments to make on the application and had advice for applicant.
Cynghorydd Pip O'Neill	No observations received to date
Cyngor Tref Caergybi / Holyhead Town Council	No objections to planning application
YGC (Ymgynhoriaeth Gwynedd Consultancy)	No observations received to date

Publicity:

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties with the expiry date for receiving representations was the 15/03/2023. At the time of writing this report no letters have been received.

Relevant Planning History

No planning history

Main Planning Considerations

The application is submitted by the councils Head of Housing Services for the change of use of the ground floor communal lounge to be an extension of the existing residential flat above so as to make the

entire building one residential accommodation together with alterations to the exterior of the building and the erection of a metal shed.

The main planning considerations are if the proposed change of use complies with current policies, has a negative impact on the community facility, existing residential flat and neighbouring residential properties.

Main Planning Considerations

- (i) Loss of community facility and change of use into part of existing residential flat
- (ii) Impact on neighbouring properties

(i) Loss of community facility and change of use into part of existing residential flat

Policy ISA 2 of the Joint Local Development Plan relates to community facilities and how they should be retained, enhanced and new facilities encouraged. The policy states the loss or change of use of community facilities should be resisted unless:

- i. a suitable replacement facility can be provided by the developer either on or off site, and within easy and convenient access by means other than the car, or*
- ii. it can be demonstrated that the facility is inappropriate or surplus to requirements,*

As part of the application the applicant has confirmed in writing that a consultation process has been carried out with the residents of the local area to assess their opinion on terminating the use of the communal lounge and its change of use into accommodation. The local residents had no objection to the proposed loss of the community facility. The applicant also confirmed that refurbishment works have been carried out at the communal lounge at Cae Gwyn, Treseifion with this facility available for residents who wish to organise or participate in events. The facility at Cae Gwyn is accessible through public means of transport.

The proposed change of use of the ground floor communal lounge into an extension of the existing residential flat above will increase the floor area of the residential accommodation and provide more privacy for the occupant of the flat.

The proposed change of use of the ground floor communal lounge into an extension of the first floor residential flat is considered acceptable with the community facility being surplus to requirement, complying with planning policy ISA2 with the proposed use providing an increase of floor space and privacy for the occupant.

(ii) Impact on neighbouring properties

The proposed development proposes the removal of a ground floor bathroom window and the construction of a new door on the North Eastern elevation together with the erection of a small metal shed to the North Western elevation. The new door opening will be screened from view from the neighbouring property by the existing garage building.

The proposed new door and metal shed are considered acceptable as they do not have a negative impact on the existing dwelling and would not overlook neighbouring properties or their gardens complying with policies PCYFF2 and PCYFF3.

Conclusion

It is not considered that the proposed change of use of the communal lounge into an extension of the existing residential flat will impact the existing building, neighbouring dwellings and community. It is considered that the overall proposed scheme complies with 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.

- **Site Location Plan – D924.01 – Revision A – Dated 07/11/2022**
- **Proposed Floor Plan – D924.05 – Revision F – Dated 10/02/2023**
- **Proposed Elevations – D924.06 – Revision A – Dated 25/07/2022**

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: ISA2, PS5, PCYFF2, PCYFF 3, PCYFF 4

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.