

**Application Reference: FPL/2023/108**

**Applicant:** Head of Service (Highways, Waste & Property)

**Description:** Full application for installing various fences measuring 2.2 meters, 2.9 meters, and 3.2 meters high fences, with matching gates at

**Site Address:** Ysgol Syr Thomas Jones, Pentrefelin, Amlwch.



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is being presented to the Planning Committee as the land is owned by the Council.

**Proposal and Site**

The application is a full application and entails installing various fences measuring 2.2 meters, 2.9 meters, and 3.2 meters high fences, with matching gates at Ysgol Syr Thomas Jones, Amlwch.

## Key Issues

The applications key issue is whether the fence would have a negative impact upon the immediate area, and or adjoining properties.

## Policies

### Joint Local Development Plan

Policy PCYFF2 – Development Criteria  
Policy PCYFF3 – Design and Place Shaping  
Strategic Policy PS20 - Preserving and Where Appropriate Enhancing Heritage Assets  
Policy AMG5 – Local Biodiversity Conservation

Planning Policy Wales (11th Edition)

Technical Advice Note 12: Design

### Response to Consultation and Publicity

Consultee	Response
Cyngor Tref Amlwch Town Council	No response.
Cynghorydd Liz Wood	No response.
Cynghorydd Aled Morris Jones	No response.
Cynghorydd Derek Owen	No response.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Ecological Enhancements recommended.
GCAG / GAPS	No comments.
Ymgynghorydd Treftadaeth / Heritage Advisor	Supportive of the application and no impact on the setting of the Grade II* listed building.

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 01/06/2023. At the time of writing this report, 1 letter of representation had been received at the department. The letter stated that they had no objections to the proposal.

### Relevant Planning History

Lengthy planning history

### Main Planning Considerations

#### Proposal

The proposal includes installing various fences and gates measuring 2.2 metres, 2.9 metres and 3.2 metres at various locations around Ysgol Syr Thomas Jones, Amlwch. The fence will be a high quality galvanized security fence with polyester coating 'Fortex' which will be green in colour.

The fence is required to safeguard the site for security reasons. The fences and gates will be located on the school premises and will not obstruct visibility from the existing vehicular accesses.

A 3.2m high fence and gate is proposed to the upper and lower entrance at Pentrefelin to the North boundary. The reason for a 3.2m high fence is due to the fact that there is an existing 1.1m high stone wall and there is a need to provide a 3.2m high fence to ensure that children are not able to climb the fence off the existing stone wall.

A 2.2m high fence and gate is proposed to the area near the staff parking area to the South and a 2.9m high fence will follow on the West boundary. The 2.9m high fence is required due to the gradient of the site and an existing stone wall.

A 2.2m high fence and gate and a 3.2m high fence is proposed near the craft block to the East, again the need for a 3.2m high fence is due to the gradient of land levels.

### **Policy Context**

Policy PCYFF3: Design and Place Shaping states that proposals are expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context. The policy goes on to state that proposals must complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment. Materials should be appropriate to its surroundings.

This policy plays an important role in addressing design of new development in order to maintain high quality development. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social well being. New developments should integrate into its surroundings whilst seeking to enhance the overall character of the locality. High quality design will be required for all developments. Policy PCYFF3 sets out a range of issues which must be taken into account.

Policy PS20: Preserving and Where Appropriate Enhancing Heritage Assets states that proposals shall preserve and where appropriate, enhance its unique heritage assets. Ysgol Syr Thomas Jones is a Grade II\* listed building and the Heritage Officer has confirmed that the design of the proposed new boundary fence will still allow views towards the listed building from public realm viewpoints. Given the existing fencing arrangement and distance between the Listed Building and proposed fence it is unlikely that the proposals would have a significant adverse impact upon the setting of the heritage asset.

### **Ecology**

Under Section 6 of the Environment Wales Act (2016) all developments have to show a benefit towards biodiversity. This is in line with Policy AMG5 of the JLDP.

The applicant has confirmed that the school has planted 10,500 trees on the school grounds known as Cae Felin between 2008 and 2014, together with the construction of a wildlife pond, planting daisy seeds and gorse seeds. The applicant has agreed to plant a further 4 native fruit trees on the site in order to show a benefit towards biodiversity. A condition will be placed on the permission to ensure that the 4 fruit trees are planted in the first planting season following the completion of the works.

### **Affect on neighbouring properties**

The fence near the craft block and the staff car park will be located a considerable distance away from neighbouring properties. The 3.2m high fence and gate on the North boundary will not have a negative impact upon the amenities of the adjacent residential properties due to the fact that there is an existing highway between the school and the neighbouring properties.

## Conclusion

It is considered that the fence complies with all relevant policies listed above. It is not considered that the fences or gates will have a negative impact upon the immediate area, the setting of the Grade II\* listed building or any neighbouring properties. The fences and gates will safeguard the site for security reasons.

## 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) A total of 4 fruit trees shall be planted in the first planting season after completion of the development. 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 of the same species and size as those originally required to be planted.**

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

**(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 Plan – LP/15081/01**
- **Location of Proposed New Fence and Gates – AL/15081/01**
- **Location of fence and double gates to lower entrance at Pentrefelin – AL/15081/06**
- **Location of fence and double gates to upper entrance at Pentrefelin – AL/15081/05**
- **Location of fence and double gates near craft block – AL/15081/04**
- **Location of fence and gates near staff car park – AL/15081/03**
- **Location of fence to boundary – AL/15081/02**
- **Fence Detail ‘Fortex’**

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, PS20, AMG5, TRA2

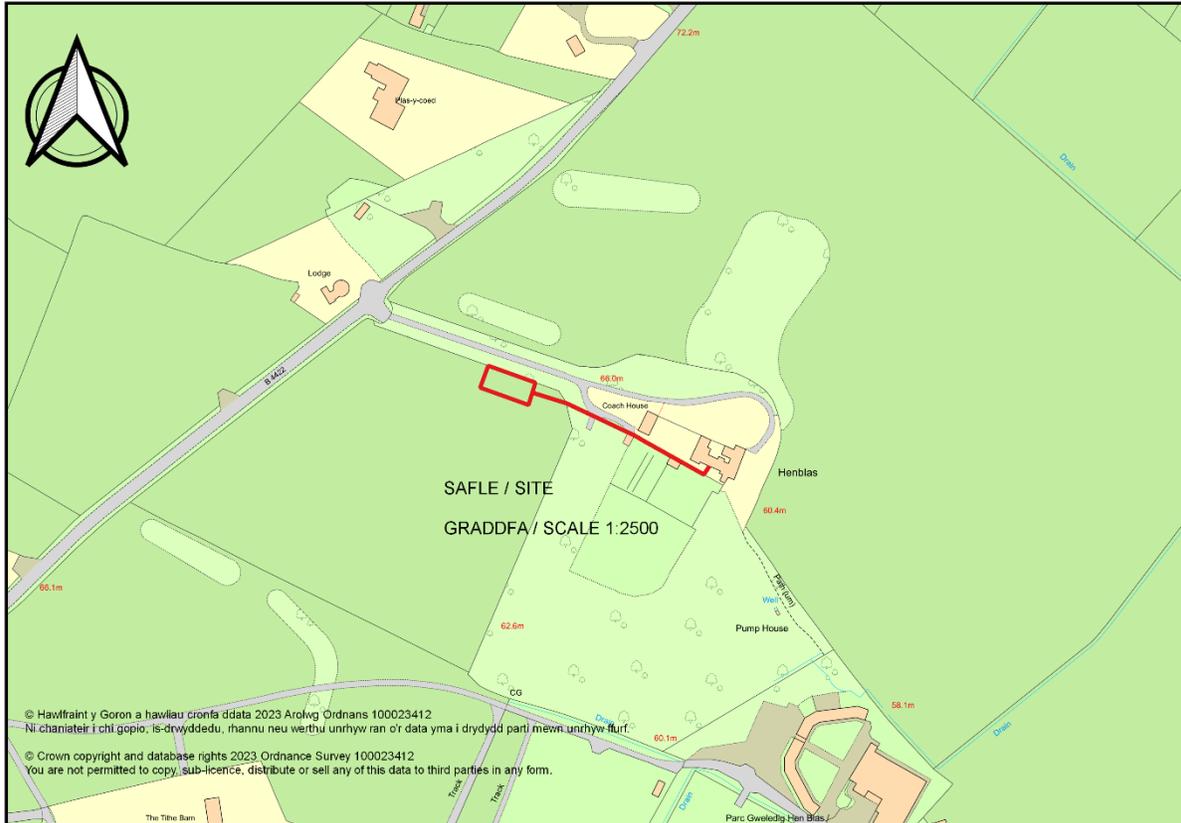
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/66

Applicant: Mrs Claire Hollingsworth

Description: Full application for the siting of 120 35.4KW Solar panels on land at

Site Address: Hen Blas, Bethel, Bodorgan



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

**Recommendation:** Permit

### Reason for Reporting to Committee

The application was called in by Cllr Nicola Roberts for the reason that there would be local concern.

### Proposal and Site

The site is located in the open countryside of the Llangristiolus area in a position set back from the B4422 and is currently part of an agricultural enclosure. Access to the site is provided via a private single track lane leading from the B4422 which is also means of access to the Henblas dwelling which the development will serve. The site is well screened from the highway, with the enclosure boundary with the highway being defined by a mature hawthorn hedge at a height of around 2 metres, with the exception of a small section of 26m which is defined only by low stone walling for the benefit of visibility at the site

access. Remaining boundaries are defined by mature trees of a substantial height which screen the dwelling from the public highway.

The proposal is made for the installation of 120 solar panels which will be arranged in 2 banks and generate 35.4KW of electricity for the applicants residential dwelling. The solar panels will be located at ground level and mounted on a steel frame, with the total area of panels extending to 194m<sup>2</sup>. The banks of panels will roughly run east to west, following the treeline behind. The scheme also includes the provision of landscaping in the form of a block planting of native trees beside the boundary wall with the highway.

### Key Issues

The key issues of the scheme are its conformity with the relevant policies of the JLDO together with the visual impacts of the scheme.

### Policies

#### Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy ADN 2: PV Solar Energy

Policy AMG 2: Special Landscape Areas

Policy AMG 5: Local Biodiversity Conservation

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

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

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

### Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with native planting scheme.
Cynghorydd Nicola Roberts	Called in.
Cynghorydd Geraint ap Ifan Bebb	No response.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments.
Polisi Cynllunio / Planning Policy	Comments
Ymgynghorydd Treftadaeth / Heritage Advisor	No objection.
Cyngor Cymuned Llangristiolus Community Council	No objection but questioned if they would be for residential use only and why so many are needed.

Publicity was afforded to the scheme by the posting of personal letters to occupiers of neighbouring properties, with the latest date for representations to be made the 19/04/2023. At the time of writing this

report, no letters of representation had been received at this department and it is not considered that the scheme would impact the amenities of any neighbouring properties to an extent that would warrant refusal.

### **Relevant Planning History**

None.

### **Main Planning Considerations**

#### **Principle of Development**

Policy ADN 2 of the Joint Local Development Plan has been confirmed by the policy department as the applicable policy to this development. Policy ADN 2 supports solar development of up to 5MW subject to adherence with the following criterion;

- 1. All impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;*
- 2. The proposal will not result in significant harm to the safety or amenity of sensitive receptors including effect from glint and glare and will not have an unacceptable impact on roads, rail or aviation safety;*
- 3. The proposal will not result in significant harm to the residential visual amenities of nearby residents;*
- 4. The proposal will not have unacceptable cumulative impacts in relation to existing solar PV farms and those which have permission and other prominent landscape features;*
- 5. The panels and associated infrastructure will, at the end of the operational life of the facility, be removed in accordance with a restoration and aftercare scheme submitted to and agreed by the Local Planning Authority.*
- 6. That a Construction Environmental Management Plan (CEMP) is provided to demonstrate that any potential negative effects arising during construction and decommissioning phases are avoided.*

As mentioned above, the site is well screened by existing landscape features in the form of mature hedges and trees which will obscure most views of the site from the public highway. Brief views of the site are currently possible due to the gap in the hedge to accommodate visibility at the site access, however these views are brief views only and would not have a drastic impact upon the character of the area. In addition to this, a substantial amount of landscaping has been proposed in order to increase screening of this view over time. Subsequently, it is not considered that the scheme would be to the detriment of the visual amenities of the area. No concern was raised by the highway department in regards to glint/glare, however due to the proposed landscaping and existing boundary treatments, it is not anticipated that the panels would give rise to glint/glare to an extent that would warrant refusal.

The site is located in the open countryside, which is sparsely developed and subsequently the nearest neighbouring property is 100m to the north west of the site. The nearest property facing the front of the panels is over 330m away. Due to the above, the department are satisfied it will not have a detrimental impact upon residential amenity in the locality. It is also to be noted there are no other such solar developments in the immediate locality or that would be seen in the same context as the proposal site.

The panels will have a lifespan of approximately 20-25 years. At the end of this period, they will either be replaced (Subject to planning approval) or removed in accordance with the restoration and aftercare scheme submitted as part of this application. The method of fixing the panels to the ground will have minimal impact (Steel rods and frame screwed into the ground) and therefore will allow the land to be

return to its former condition upon reaching the end of the functioning life of the panels. An acceptable CEMP was provided as part of the application which demonstrated that the construction phase would not give rise to any unacceptable impacts. Due to the above, the department are satisfied the scheme effectively conforms with policy ADN 2.

### **Agricultural Land Classification**

Criterion (6) of Policy PS 6 Mitigating and Adapting to the Impacts of Climate Change states that best and most versatile agricultural land will be protected. Best and versatile lands are land of scale 1, 2 and 3a. The planning application form describes the site as grazing land. From the Welsh Government's predictive information for agricultural land this site is identified as Grade 2 and would therefore fall within the Best and Most Versatile land. Despite this, it must be noted that the panels will not be fenced off and will allow for livestock such as sheep to continue to graze below and as such little/no grazing land is lost.

### **Landscape Sensitivity and Capacity / Special Landscape Area**

As part of an evidence base for the Development Plan the Council commissioned a study for Landscape Sensitivity and capacity into different types of development including solar farms. There are different landscape character areas within this study with guidance for the type of development that could be supported in them. This particular site falls in the A17 Landscape Character Area of the West Central Anglesey. Area A17 for solar farms states – Within the AONB and Special Landscape Areas (SLAs) (and all areas that contribute to their setting), there is typically no capacity for field-scale solar PV energy (with the exception of very infrequent micro scale, development). Micro scale development is defined as developments generating under 500KW. This development will generate 35.4KW and therefore falls substantially short of the threshold. As there are no other solar developments which would be seen in the same context, the department are satisfied that the proposal can be considered as infrequent micro scale development. The site is located within the Malltraeth Marsh and Surrounds Special Landscape Area and therefore the visual merits of the scheme warrant closer scrutiny. The site is well enclosed by immediate vegetation and as such would not be seen as part of any wider landscape contexts or have any detrimental impacts upon the visual quality of the landscape/SLA.

### **Listed Buildings Considerations**

A number of Grade II and Grade II\* Listed Buildings are located near the proposed development site. Consideration therefore must be given to Policy AT 1 (Conservation Areas, World Heritage Sites and Registered Historic Landscapes, parks and Gardens). A Heritage Impact Assessment has been submitted with the application in order to demonstrate the impacts. Having assessed this document, no concern was raised by the Local Authority Heritage Officer and stated that the existing and proposed vegetation/landscaping would satisfactorily screen the development from the local heritage assets.

### **Conclusion**

The proposal effectively conforms with the relevant policies of the JLDP and there are no other material considerations which indicate that refusal is justified. The department are therefore minded to recommend approval of the scheme to the committee.

### **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 / 3076:23:1A**
- **Proposed Site Plan / 3076:23:3**
- **Proposed Drawings / 3076:23:4**
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Reason: To ensure that the development is implemented in accord with the approved details.

**(03) The site shall be landscaped strictly in accordance with the Proposed Site Plan (Ref. 3076:23:3) 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.

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, PCYFF 4, ADN 3, AMG 2, AMG 5, PS 19, PS 20, 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.