

Application Reference: VAR/2023/33

Applicant: Director of Education, Skills and Young People

Description: Application under Section 73 for the variation of condition (18) (Landscaping) and (20) (Pedestrian Paths) of planning permission reference FPL/2021/361 (Full application for the erection of a new foundation phase and child care unit, external play areas, car park and associated works) so as to approve details in relation to condition (18) after the work has commenced on site and allow the re-wording of condition (20) to allow information to be submitted prior to the commencement of any path works on land adjacent to

Site Address: Ysgol y Graig, 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 applicant is the Isle of Anglesey County Council.

Proposal and Site

This is an application to vary condition (18) (landscaping) to allow the landscaping details to be submitted after the commencement of work on site as well as vary the wording of condition (20) (pedestrian paths).

Key Issues

- Does the information provided satisfy the requirements of condition (18)
- Is it acceptable to amend the wording of condition (20) to allow further time to provide pedestrian path information.

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 PCYFF 5: Carbon Management
Policy PCYFF 6: Water Conservation
Policy TRA2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 1: Infrastructure Provision
Policy ISA 2: Community Facilities
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
PS1 – Welsh Language and Culture
PS20: Preserving and Where Appropriate Enhancing Heritage Assets
Policy AT4: Protection of Non-Designated Archaeological Sites and their Setting

Planning Policy Wales (Edition 11)

Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 11: Noise
Technical Advice Note 12: Design (2016)
Technical Advice Note 15: Development and Flood Risk (July 2004)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Welsh Language
Technical Advice Note 24: The Historic Environment

Supplementary Planning Guidance

Maintaining Distinctive and Sustainable Communities – July 2019
Design Guide for the Urban and Rural Environment – March 2008
Parking Standards – (2008)

Response to Consultation and Publicity

Consultee	Response
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Cynghorydd Paul Charles Ellis	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Non Lewis Dafydd	No response
Cyngor Tref Llangefni Town Council	Recommends Approval

The proposal was advertised by posting individual letters to all adjacent residential properties. The expiry date to receive representations was the 28th June, 2022. At the time of writing the report no letters had been received.

Relevant Planning History

FPL/2021/361 - Full application for the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to - Ysgol y Graig, Llangefni – Permit 07/7/22

MAO/2022/16 – Minor amendments to scheme previously approved under planning permission FPL/2021/361 (erection of new foundation phase unit) so as to allow the re-wording of conditions (07) (biosecurity risk assessment), (17) (construction traffic management plan), (18) (landscaping), (20) (pedestrian paths) and (21) (landscape) on land adjacent to Ysgol y Graig, Llangefni – Permit 28/7/22

DIS/2022/62 - Application to discharge condition (02a) (Archaeological), (07) (Biosecurity Risk Assessment) and (17) (Construction Management Plan) of planning permission FPL/2021/361 (erection of a new foundation phase and child care unit) and MAO/2022/16 (Minor amendments) on land adjacent to - Ysgol Y Graig, Ffordd y Coleg, Llangefni -Condition Discharged 06/10/2022

Main Planning Considerations

Planning permission was approved under planning application FPL/2021/361 for the erection of a new foundation phase and child care unit on land adjacent to Ysgol y Graig, Llangefni.

This is an application under Section 73 for the variation of condition (18) (Landscaping) and (20) (Pedestrian Paths) of planning permission reference FPL/2021/361 (Full application for the erection of a new foundation phase and child care unit, external play areas, car park and associated works) so as to approve details in relation to condition (18) after the work has commenced on site and allow the re-wording of condition (20) to allow information to be submitted prior to the commencement of any path works on land adjacent to Ysgol y Graig, Llangefni

Condition (18) required the applicant to provide hard and soft landscaping including an indication of which existing trees were to be retained with Tree Protection Measures for their protection. throughout the course of development prior to the commencement of work on site; however, work has commenced on the site without formally discharging the condition. The applicant has provided full landscaping details as part of this planning application as well as details of which trees are to be retained. The details also include Tree Root Protection Heras Fence to ensure that the trees are protected throughout the course of the development.

Condition (20) stated that full details of pedestrian link paths shall be submitted to and approved in writing prior to commencement of work on site; however, work has commenced on the site without formally discharging the condition. The applicant has requested that the wording of the condition is amended so that full details of pedestrian link paths are submitted to and approved in writing by the Local Planning Authority prior to the works commencing on the paths.

Conclusion

The landscaping information submitted with the planning application satisfies the requirements of condition 18. It is also considered acceptable to amend the wording of condition (20) to allow the applicant further time to submit details of the pedestrian link paths prior to commencement of the paths.

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 Town and Country Planning Act 1990.

(02) (a) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

(b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Condition (02)(a) discharged under planning application DIS/2022/62

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2021 and TAN24: The Historic Environment.

2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(03) In the event of any contamination being found, no further development shall be carried out until a suitable Remediation Strategy should be submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of public health

(04) Any construction works should be carried out between 0800 – 1800hrs – Monday to Friday or 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(05) Development shall be carried out in accordance with the recommendations stated within the Philip Dunbavin Acoustics Noise Impact Assessment dated November 2021

Reason: To safeguard the amenities of future occupants.

(06) The development shall take place in accordance with Section 6 Mitigation Recommendations contained within the Protected Species Survey, Bat Activity/Transect Survey, Great Crested Newt Presence/Absence Surveys and Preliminary Ecological Survey submitted under application reference FPL/2021/361.

Reason: To safeguard any protected species or nesting birds which may be present on the site.

(07) No development (excluding archaeological works and temporary access) including site clearance, with the potential to impact on invasive species, shall commence until a site-wide Biosecurity Risk Assessment (particularly Montbretia) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site.

Condition (07) discharged under planning application DIS/2022/62

(08) The access is to be completed in accordance with the details shown in drawing no. GTA-HAL-XX-XX DR-C-6010 and it shall be thereafter be retained for as long as the development remains in existence.

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

(09) The access shall be constructed with a minimum 40 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.

(10) The existing highway boundary wall/fence/hedge or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway for a distance of 40 metres either side of the access and nothing exceeding this height erected within 2 metres of the said wall/fence/hedge or any new boundary.

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.

(11) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

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.

(12) 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 work is commenced on the remainder of the development before the development is occupied.

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

(13) The car parking accommodation shall be completed in full accordance with the details as shown on the attached plan drawing reference GTA-HAL-XX-XX-DR-C-6007 before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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.

(14) The turning area shall be completed in full accordance with the details hereby approved under drawing reference GTA-HAL-XX-XX-DR-C-6009.

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.

(15) The vehicle loading and unloading area shall be completed in accord with details hereby approved before the use hereby permitted is commenced.

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

(16) 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.

(17) The commencement of the development shall not take place (excluding archaeological works and temporary access) until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include:

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;** (iii) **The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible "out of gauge" loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers' plant and equipment; and for the temporary removal of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**
- (ix) Proposals for communicating information and advance notice relating to the approved plan to the Council and other stakeholders; The construction of the development shall be completed in accordance with the approved plan.**

Reason: To ensure reasonable and proper control is exercised over construction and demolition traffic and construction activities in the interests of highway safety.

Condition (17) discharged under planning application DIS/2022/62

(18) Notwithstanding the submitted plans, no development (excluding archaeological works and temporary access) which includes site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping. The scheme shall include indications of existing trees (including root protection areas) and

hedgerows on the land, identify those to be retained and set out Tree Protection Measures for their protection throughout the course of development.

Reason: In accordance with JLDP policy PCYFF 4

Condition (18) discharged under planning application VAR/2023/33

(19) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority prior to the use of the buildings hereby permitted. The landscape management plan shall be carried out as approved.

Reason: In accordance with JLDP policy PCYFF 4

(20) Notwithstanding the submitted plans, details for, and the route of the pedestrian link paths, as informed by retained trees and no-dig path guidelines shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the pedestrian link path. The path construction works shall be carried out in accordance with the approved details prior to the building hereby approved being brought into use.

Reason: In accordance with JLDP policy PCYFF 4

(21) Notwithstanding the submitted plans, no development (excluding archaeological works and temporary access) which includes site clearance shall take place at the main access until a pre-commencement meeting is held on site attended by the developer's appointed arboricultural contractor or landscape architect, the site architect or manager and a representative from the Local Planning Authority (LPA) to agree tree removals and position of tree protection measures as set in Condition (19). The development shall thereafter be carried out in accordance with the approved details.

Reason: In accordance with JLDP policy PCYFF 4.

(22) 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 PL(00) 01
- External Lighting and Power Layout – YYG-ESD-01-XX-DR-E-6900 Rev T4
- Landscape General Arrangement – 513-STO-00-00-DR-L-0001 Rev C01
- Boundary Design – 513-STO-00-00-DR-L-0005 Rev P06
- Hard Landscape Design – 513-STO-00-00-DR-L-0006 Rev C01
- Soft Landscape Design – 513-STO-00-00-DR-L-0007 Rev C01
- Street Furniture Design - 513-STO-00-00-DR-L-0008 Rev P06
- Block Plan – PL(00)02
- Site Sections - 513-STO-00-00-DR-L-0003 Rev P02
- Drainage and Highways General Arrangements – GTA-HAL-XX-XX-DR-C-5020 Rev P3
- Vehicle Tracking Fire Appliance Clockwise Traffic Flow – GTA-HAL-XX-XX-DR-C-6001 Rev P4
- Vehicle Tracking Fire Appliance Counter Clockwise Traffic Flow – GTA-HAL-XX-XX-DR-C-6002 Rev P4
- Vehicle Tracking Large Coach Vehicle Clockwise Traffic Flow - GTA-HAL-XX-XX-DR-C-6003 – Rev P4
- Vehicle Tracking Coach Vehicle Clockwise Traffic Flow - GTA-HAL-XX-XX-DR-C-6008 Rev P1
- Vehicle Tracking Private Car Clockwise Traffic Flow - GTA-HAL-XX-XX-DR-C-6009 Rev P1

- Site Entrance Visibility Splays - GTA-HAL-XX-XX-DR-C-6010 Rev P1**
- Existing Car Park and Road Alterations - GTA-HAL-XX-XX-DR-C-6005 Rev P4**
- Standard Details - GTA-HAL-XX-XX-DR-C-6006 Rev P4**
- Proposed Road Markings and Traffic Flow - GTA-HAL-XX-XX-DR-C-6007 Rev P4**
- Proposed Elevations 1 of 2 – PL (00)(04) Rev A**
- Proposed Elevations 2 of 2 – PL(00) 05 Rev A**
- Proposed Floor Plan – PL(00) 03**
- Sections – PL(00)06**
- Visualisations Sheet 1 of 3 – PL(00)07**
- Visualisations Sheet 2 of 3 – PL(00)08**
- Visualisations Sheet 3 of 3 – PL(00)09**
- Arboricultural Impact Assessment by Amenity Tree Care**
- Preliminary Ecological Appraisal by Udall-Martin Associates Ltd dated September 2021**
- Great Crested Newt Presence/Absence Surveys by Udall-Martin Associates Ltd dated September 2021**
- Bat Activity/Transect Surveys - by Udall-Martin Associates Ltd dated September 2021**
- Protected Species Survey by Udall-Martin Associates Ltd dated May 2022**
- Transport Assessment – ATKINS dated October 2021**
- Residential Amenity Report Version 2.0 dated 4/11/21**
- Flood Consequence Assessment by HALTEC Consulting Civil and Structural Engineers – dated 8/11/21**
- Sustainability and Energy Strategy – YYG-ESD-01-XX-RO-N-0008**
- Noise Impact Assessment by Philip Dunbavin Acoustics Ltd – dated November 2021**
- Design and Access Statement dated 23/5/22**
- Archaeological Evaluation (Trial Trenching)**
- Drainage Strategy Statement - HALTEC dated 15/11/21**
- External Lighting and Power Layout – YYG-ESD-01-XX-DR-E-6900 Rev T5**

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

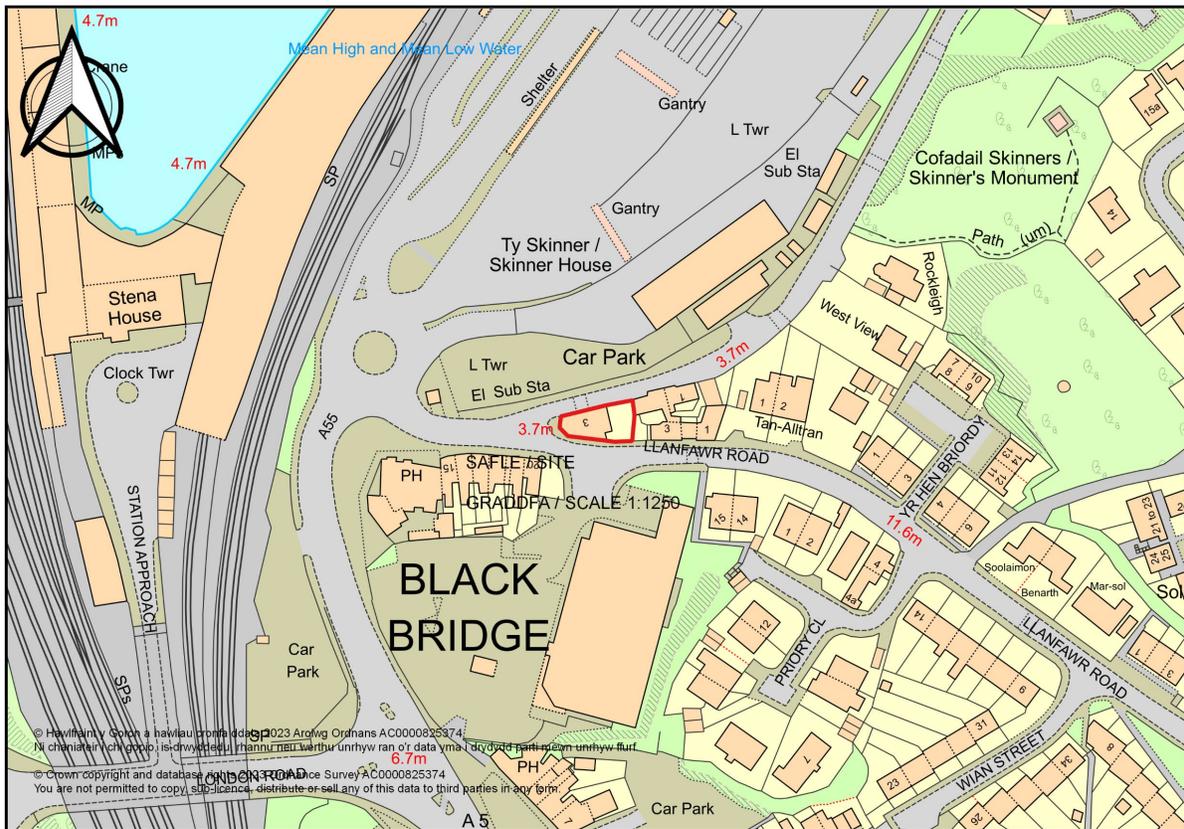
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2023/8

Applicant: Head of Housing Services

Description: Application under Section 73 for the variation of condition (07)(Approved Plans) of planning permission reference FPL/2021/1 (change of use of existing listed building into 4 social housing flats together with alterations and extensions) so as to amend the design at

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



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Permit

Reason for Reporting to Committee

The planning application is reported to the Planning Committee as the planning application has been submitted by the Local Authority's Housing Department.

Proposal and Site

The proposed development site is located on acutely angled corner site between Turkey Shore Road and Llanfawr Road, Holyhead. The development proposed is for the variation of the scheme approved under

planning application reference FPL/2021/1 for the creation of 4 affordable residential units including a small contemporary extension to facilitate access to one of the units.

Key Issues

The application's main issues are;

- i. Impact on character of Listed Building
- ii. Impact on amenities of neighbouring properties

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
 Policy TAI 8: Appropriate Housing Mix
 Policy TAI 15: Affordable Housing Threshold & Distribution
 Policy AT 2: Enabling Development
 Policy AMG 5: Local Biodiversity Conservation
 Strategic Policy PS 1: Welsh Language and Culture
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

Technical Advice Note 15: Development and Flood Risk (2004)

Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	No response to date - however the Listed Building application has been approved
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Support
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Priffyrdd a Trafnidiaeth / Highways and Transportation	Requested details of the proposed parking on the site. However during the course of determining the previous full application (FPL/2021/1) for the change of use of the building into 4 affordable units the Highway Authority confirmed that they were satisfied with the proposal. Whilst they acknowledged that there was no parking facilities

	with the proposal they were satisfied that there were adequate car parking facilities available nearby.
Strategol Tai / Housing Strategy	Proposal exceeds affordable housing provision
Pennaeth Gwasanaeth / Head of Service, Rheoleiddio a Economaidd / Regulation and	No response
Ymgynghoriadau Cynllunio YGC	Comments regarding flooding however the proposal is to amend the design of the previously approved scheme and these matters have been addressed during the consideration process of the previous application
Dwr Cymru Welsh Water	Recommended conditional approval
Cadw Consultations	No response
Mr Nathan Blanchard	No response
Gwasanaeth Addysg / Education Service	No response
Cyngor Tref Caergybi / Holyhead Town Council	No response
Cynghorydd Jeff M. Evans	No response
Cynghorydd Pip O'Neill	No response

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 01/03/2023. At the time of writing this report no letters of representation had been received at the department.

Relevant Planning History

19C719/LB - Cais adeilad rhestredig i ddymchwel 3 Lon Llanfawr, er mwyn cael ei ddefnyddio fel rhan o cais cynllunio rhif 19C400A/TR er mwyn codi arfarchnad dosbarth A1 a maes parcio cysylltiedig yn / Listed building consent for the demolition of 3 Llanfawr Road, to be used as part of planning application ref No 19C400A/TR for the erection of a class A1 retail foodstore and associated car parking on Tir ger / Land adj Llanfawr Rd & Foundry St, Black Bridge, Caergybi / Holyhead.– Tynnwyd yn ol / Withdrawn

19LPA696/CC – Caniatad adeilad rhestredig ar gyfer dymchwel / Listed building consent for the demolition of Plas Alltran, Caergybi / Holyhead – Dim gwrthwynebiad / No objection 6/3/96

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

Main Planning Considerations

Planning permission has been granted for the change of use of the building into 4 affordable units and the planning permission is extant and the planning permission is safeguarded.

The application is to amend the design of the previously approved scheme with the removal of the former contemporary zinc two storey extension to the rear of the building together with the reconfiguration of the internal layout and staircase and amendments to the opening and a small rear single storey extension.

The application's main issues are;

- i. Impact on character of Listed Building
- ii. Impact on amenities of neighbouring properties

i. Impact on character of Listed Building - The property is a Grade II Listed Building. Listed Building Consent has been granted under planning application reference LBD/2023/1 for the amendments currently proposed.

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 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.

ii. Impact on amenities of neighbouring properties - The immediate neighbouring properties lie to the east of the application site. The current proposal is to remove the previously approved two storey contemporary extension and amendments to the schemes design will not result in a detrimental impact on the amenities of the neighbouring properties. The re-use of the vacant building will improve the visual appearance of the building which will improve the outlook from the adjoining properties.

Conclusion

The principle of the change of use of the building into four affordable units has been established under planning application FPL/2021/1. The current proposal to amend the design of the previously approved scheme respects the character of the Listed Building and will not have a detrimental impact on 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 development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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.

(03) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include:

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

Reason: To ensure reasonable and proper control is exercised over construction and demolition traffic and construction activities in the interests of highway safety.

(04) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:

- the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;**
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;**
- the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);**
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

Reason: To ensure that the development provides an element of affordable housing in accord with development plan policy.

(05) The development shall take place in accordance with the Mitigation and Recommendations contained within the Preliminary Bat + Protected Species Survey by Cambrian Ecology Ltd dated 23rd May, 2023 submitted under application reference VAR/2023/8.

Reason: To safeguard any protected species or nesting birds which may be present on the site.

(06) No development shall commence until full details have been submitted to and approved in writing for the two sparrow terrace boxes and Three Swift Boxes to be installed on the proposed building which includes their location. Photographic evidence shall be provided of the sparrow and swift boxes after installation.

Reason: In the interest of ecology.

(07) 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.

- Preliminary Ecological Assessment Update by Cambrian Ecology Ltd dated 23rd May, 2023
- Flood Consequence Assessment by Caulmert - submitted under planning application FPL/2021/1
- Flood Consequence Assessment Addendum No 2 May 2021 - submitted under planning application FPL/2021/1
- Flood Evacuation Plan for Residents Version 0.2 dated 25/5/21 - submitted under planning application FPL/2021/1
- Results of Archaeological Building Record and Archival Research by C.R Archaeology - submitted under planning application FPL/2021/1
- Heritage Impact Assessment submitted under planning application FPL/2021/1
- Noise Assessment by Environoise submitted under planning application FPL/2021/1
- Drawing number PA-BTP-00-LP-DR-A-4013_100 -Location Plan
- Drawing number PA-BTP-00-SP-DR-A-4013_103.1 - Bird boxes location
- Drawing number PA-BTP-00-SP-DR-A-4013_102.1 - Proposed Site Plan
- Drawing number PA-BTP-00-ZZ-DR-A-4013_120.1 - Proposed Floor Plans
- Drawing number PA-BTP-00-RF-DR-A-4013_121.1 - Proposed Roof Plan
- Drawing number PA-BTP-00-E-DR-A-4013_122.1 - Proposed Elevations
- Drawing number PA-BTP-00-E-DR-A-4013_123.1 - Proposed Elevations

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

(08) The restoration of the building must be completed in accordance with the approved plans prior to any occupation of the building.

Reason: To ensure that the proposal is in accordance with Policy AT2 of the Joint Local Development Plan

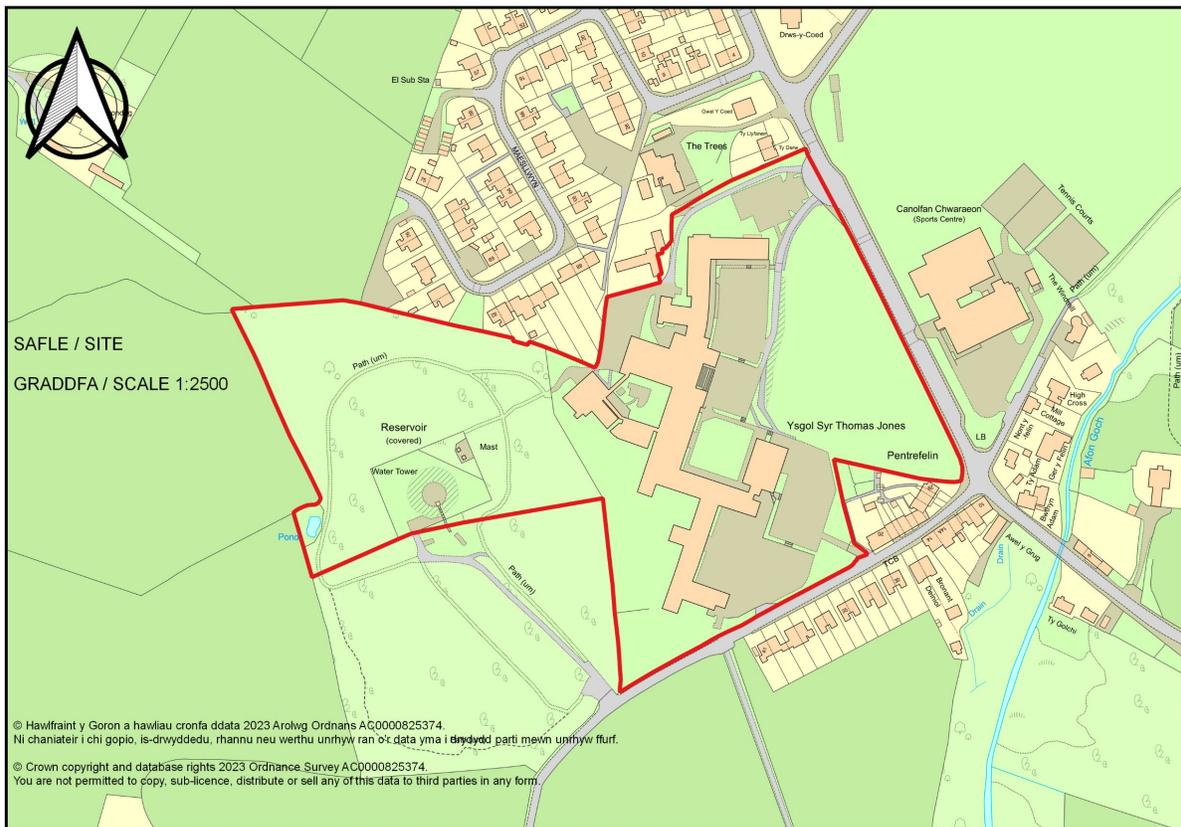
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: LBC/2023/9

Applicant: Highways, Waste and Property Pennaeth Gwasanaeth/Head of Service (Highways, Waste & Property)

Description: Caniatâd Adeilad Rhestredig ar gyfer ailosod ffenestri a drysau pren gyda ffenestri a drysau alwminiwm newydd, ynghyd â sgrin newydd sy'n gwrthsefyll tân yn/ Listed Building Consent for the replacement of timber windows and doors with new aluminium windows and doors, together with a new fire resistant screen at

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



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

Recommendation: Permit

Reason for Reporting to Committee

The application is submitted by the Council on land in its ownership.

Proposal and Site

Ysgol Syr Thomas Jones is Grade II* listed (Cadw Record No 25852) and is set back, within private grounds, from the SW side of Ffordd Tanybryn in Pentrefelin.

Large-scale purpose-built comprehensive school opened in 1950 and has staggered, long 3-storey, classroom blocks to the left of the entrance block, (with modern theatre block branching from the NE corner), and a 2-storey curving wing to R (housing dining hall and gymnasium etc), from which the boys gym is advanced at a lower level to the far right. The music rooms form a rear range at the back of the hall, linked to the main classroom blocks by a modern single storey curving range built into the slope to the rear of the school. The modern added classrooms and theatre blocks also have rendered elevations with regularly spaced casement windows; theatre block with flat roof and added classrooms to rear with mix of flat and gable roofs.

The school is the first purpose-designed comprehensive school in Wales and one of the earliest (probably even the first) in Britain.

The application is for listed building consent for the replacement of timber windows and doors with new aluminium windows and doors, together with a new fire resistant screen.

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.

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
Joint Committee of The National Amenity Societies	No Response
Ymgynghorydd Treftadaeth / Heritage Advisor	No response
The Royal Commission on the Ancient and Historical Monuments of Wales	No Response
Cadw Listed Building Consent Notificatio CADW	no Response

Cynghorydd Derek Owen	No Response
Cynghorydd Aled Morris Jones	No Response
Cynghorydd Liz Wood	No Response
Cyngor Tref Amlwch Town Council	No Objection
GCAG / GAPS	No Response

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper.

Expiry Date: 08 06 23

Representations: Amlwch Town Council had no objections.

Relevant Planning History

11LPA101J/1/LB/CC - Caniatâd Adeilad Rhestredig/ Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer ailwampio mewnol prif doiled bechgyn, i gynnwys ciwbiclau newydd, troethfeydd, system IPS ac uned wagedd ynghyd â louvers allanol newydd a griliau awyru mewnol i fyny standiau ffenestr to pot gwydr yn/ Building Consent for internal refurbishment of main boys toilet, to include new cubicles, urinals, IPS system and vanity unit together with new external louvers and internal ventilation grills to upstands of glass pot rooflight at - Ysgol Syr Thomas Jones, Amlwch

11LPA101K/1/LB - Datblygiad gan y Cyngor Sir/ Development By County Council - Caniatâd Adeilad Rhestredig ar gyfer ffurfio 4 mynediad â chroes ar y llawr gwaelod crog yn/ Listed Building Consent for the formation of 4 access hatched in the suspended ground floor at - Ysgol Syr Thomas Jones, Amlwch

11LPA101Z/LB/CC - Caniatâd Adeilad Rhestredig/ Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer gwaith mewnol (peintio) yn/ Listed Building Consent for internal works (painting) at - Ysgol Syr Thomas Jones Amlwch

11LPA101N/1/LB/CC - Caniatâd Adeilad Rhestredig/ Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer ail osod drysau a drysau tan newydd yn/ Listed Building Consent for door replacement and fire door installation at - Ysgol Syr Thomas Jones, Amlwch.

11LPA101M/1/LB/CC - Caniatâd Adeilad Rhestredig/ Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer gwaith yn/ Listed Building Consent for works at - Ysgol Syr Thomas Jones, Amlwch

11C571 - Codi ystafell wydr o flaen yr eiddo/ Erection of a conservatory to the front of the property

11C598 - Cais llawn i godi tri thŷ/ Full application for the erection of three dwellings

11LPA101F/1/LB/CC - Caniatâd Adeilad Rhestredig ar gyfer gwaith mewnol/ Listed Building Consent for internal works

11LPA101G/1/LB/CC - Caniatâd Adeilad Rhestredig ar gyfer newidiadau mewnol/ Listed Building Consent for internal alterations

11LPA101H/1/LB/CC - Caniatâd Adeilad Rhestredig ar gyfer gwaith i uwchraddio system gwres canolog/ LBC for works to upgrade central heating system

11LPA101X/LB/CC - Caniatâd Adeilad Rhestredig ar gyfer nenfwd crog/ LBC for suspended ceiling

11LPA101B/1/LB/CC - Caniatâd Adeilad Rhestredig ar gyfer gosod camera teledu cylch cyfyng ar y bloc derbynfa/ LBC for installation of CCTV camera on reception block

11LPA101C/1/LB/CC - Caniatâd Adeilad Rhestredig ar gyfer gwaith mewnol/ LBC internal works

11LPA101R/LB/CC - Caniatâd Adeilad Rhestredig ar gyfer gosod uned sugno allanol/ LBC for the installation of an external suction unit

11LPA101T/CC - Ffurfio maes parcio newydd, mynedfa Newydd/ Formation of a new parking area, new access

11LPA101W/LB/CC - Cais Adeilad Rhestredig i adnewyddu campfa/ Listed Building application for the refurbishment of gym

11LPA101D/1/CC - Gwaith allanol a mewnol/ External and internal works

11LPA101E/1/LB/CC - Caniatâd Adeilad Rhestredig ar gyfer gwaith mewnol ac allanol/ LBC for external and internal works

11LPA101Y/LB/CC - Caniatâd Adeilad Rhestredig ar gyfer gwaith mewnol ac allanol/ Listed Building Consent for internal and external works

11LPA101A/1/LB/CC - Caniatâd Adeilad Rhestredig ar gyfer adnewyddu'r Ystafell Economeg y Cartref/ LBC for refurbishment of Home Economics Room

Main Planning Considerations

Ysgol Syr Thomas Jones is Grade II* listed (Cadw Record No 25852) and is set back, within private grounds, from the SW side of Ffordd Tanybryn in Pentrefelin.

The large-scale purpose-built comprehensive school opened in 1950 and has staggered, long 3-storey, classroom blocks to the left of the entrance block, (with modern theatre block branching from the NE corner), and a 2-storey curving wing to R (housing dining hall and gymnasium etc), from which the boys gym is advanced at a lower level to the far right. The music rooms form a rear range at the back of the hall, linked to the main classroom blocks by a modern single storey curving range built into the slope to the rear of the school. The modern added classrooms and theatre blocks also have rendered elevations with regularly spaced casement windows; theatre block with flat roof and added classrooms to rear with mix of flat and gable roofs.

The school is the first purpose-designed comprehensive school in Wales and one of the earliest (probably even the first) in Britain.

The application is for listed building consent for the replacement of timber windows and doors with new aluminium windows and doors, together with a new fire resistant screen.

The proposed replacement windows and doors are to the later 1960s Technology Block extension. The existing windows and doors are of stained timber that do not complement the metal-framed windows that are to be found throughout the original parts of the school. The existing single glazed timber windows are in poor condition with the proposal being to replace with double glazed aluminium powder coated windows of a design that better reflect the original windows and the listed building's character.

The proposed internal alterations are for the installation of a fire resistant screen and double doors to corridor.

It is considered that the proposed replacement windows will greatly assist in integrating the later extension with the original building whilst providing an aesthetic and thermal improvement. The installation of the proposed internal fire resistant screen and door will have a minimal impact upon the character of the listed building.

Consequently, the Local Planning Authority considers that the proposals have been carefully considered and would not harm the character of the listed building. Consequently, the proposals are supported, as they have considered the character and significance of the heritage asset and its setting, subject to specific listed building consent conditions. At the time of writing this report the Local Planning Authority have not received any letters of objection.

Conclusion

Consequently, the Local Planning Authority considers that the proposals have been carefully considered and would not harm the character of the listed building. Consequently, the proposals are supported, as they have considered the character and significance of the heritage asset and its setting, subject to specific listed building consent conditions. At the time of writing this report the Local Planning Authority have not received any letters of objection.

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 / AL/15081/01

Site Plan / AL/15081/02

Ground Floor Plan / AL/15081/03

Part Ground Floor Plan Identifying Location of Windows / AL/15081/04

Part First Floor Plan Identifying Location of Windows / AL/15081/05

Existing Elevations / AL/15081/06

Proposed Elevations / AL/15081/07

Part Ground Floor Plan Identifying Location of New Fire Resistant Door to Corridor / AL/15081/08

Elevation of Existing and New Fire Resistant Screen to Ground Floor Corridor / AL/15081/09

Heritage Impact Statement / IOACC 4th May 2023

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 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/2022/264

Applicant: Ms Linda Owen

Description: Full application for the change of use of agricultural land into touring caravan park at

Site Address: Ty'n Cae, Rhostrehwfa, Llangefni.



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member

Proposal and Site

The application site lies fronting the B4422. The land lies to the north and south of the residential properties known as Tyn Cae and Tyn Cae Cottage which is owned by the applicant. Part of the land is currently used as agricultural land and as a caravan park (certificate site).

The original application was for the change of use of land to create a touring caravan site and the siting of 3 glamping pods. However the scheme has been amended and now involves the change of use of the land to create a touring caravan site only.

Key Issues

The applications main issues are;

- i. Compliance with policy
- ii. Highway Safety
- iii. Impact on neighbouring properties / locality

Policies

Joint Local Development Plan

PCYFF1: Development Boundaries

PCYFF2: Development Criteria

PCYFF3: Design and Place Shaping

PCYFF4: Design and Landscaping

PS1: Welsh Language and Culture

TWR5: Touring Caravan, Camping and Temporary Alternative Camping Accommodation

Strategic Policy PS5: Sustainable Development

Strategic Policy PS4: Sustainable Transport, Development and Accessibility

Strategic Policy PS6: Alleviating and Adapting to the Effects of Climate Change

TRA2: Parking Standards

TRA4: Managing Transport Impacts

Strategic Policy PS19: Conserving and Where Appropriate Enhancing the Natural Environment

AMG5: Local Biodiversity Conservation

PS14: The Visitor Economy

Planning Policy Wales (11th Edition)

Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

Technical Advice Note 18: Transport (2007)

Technical Advice Note 24: The Historic Environment (2017)

Technical Advice Note 20: Planning and the Welsh Language (2017)

Response to Consultation and Publicity

Consultee	Response
Tourism Partnership North Wales	No response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Dwr Cymru Welsh Water	Holding objection as the site is crossed by a combined sewer. The concerns were forwarded to the agent and an amended scheme was submitted. At the time of writing this report no response has been received to the amended scheme
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Draenio Gwynedd / Gwynedd Drainage	No comments

Prifffyrdd a Trafnidiaeth / Highways and Transportation	Originally raised concerns with the means of access to the site. Following receipt of amended plans confirmed that the amended scheme is acceptable subject to a conditional approval.
Polisi Cynllunio / Planning Policy	Comments
Iechyd yr Amgylchedd / Environmental Health	Standard comments
Cyngor Cymuned Llangristiolus Community Council	Concerns regarding access and the the road is not suitable for additional traffic
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Cynhorydd Geraint Ap Ifan Bebb	Call-in - overdevelopment of the site and increase in traffic
Cynghorydd Nicola Roberts	No response

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 09/11/2022. No representations were received. However, following discussions with the applicant and the subsequent amendments to the proposed scheme, there is a duty to re-notify neighbours and the latest date for the receipt of any representation is 06/07/2023. At the time of writing this report one letter of representation had been received. The main issues raised can be summarised as follows;

- i. Concerns were raised that the site has been used by caravan and tents. Also bell tents and pods are located on site / advertised on social media.
- ii. Claims that a person has been allowed to live in a caravan for 12+ months.
- iii. Access to the site is unsuitable for commercial use.
- iv. Poor track record of landscaping.
- v. Marketing material on social media and internet lack any reference to the Welsh language how will the applicant address this in the planning application.
- vi. The noise levels and increased litter on the B4422 do not suggest good quality of clients.

Other matters have been raised regarding the maintenance/landscaping of the site to ensure good quality campers and of reviews made by past customers however these matters are not material planning considerations however the proposal includes a landscaping scheme.

In response to these comments I would state;

- i. As stated above the site has an Exemption Certificate and can be used as a touring caravan and tent site. If any breaches of planning occurs on site these matters will be investigated by the Enforcement Section.
- ii. The application currently under consideration is for a seasonal caravan site – any breaches of planning permission can be investigated by the Enforcement Section.
- iii. Highway Safety issues are discussed in the main body of the report below.
- iv. Landscaping works are proposed as part of the scheme. Part of the site is screened by hedge.
- v. What is published on social media is outside of the local planning authority control. The applicant has confirmed that the marketing and visitor information will highlight the history and heritage of the area.
- vi. If the development results noise nuisance these are matters that can be regulated by the Environmental Health Section. Can it be confirmed that litter on the B4422 is as a result of the use of the site?

Relevant Planning History

36C235 - Newid defnydd yr adeiladau allanol i fod yn uned gwyliau ynghyd a chreu mynedfa newydd yn / Change of use of outbuildings into a holiday flat together with the formation of a new access at Tyn Cae, Rhostrehwfa - Caniatau / Approved 24/06/04

36C235A - Codi sied ar dir ger / Erection of a shed on land at Tyn Cae, Rhostrehwfa - Caniatau / Approved 03/04/06

36C235B - Newid defnydd tir er mwyn creu man parcio cerbydau nwyddau trwm yn / Change of use of land for the parking of heavy goods vehicles at Tyn Cae, Rhostrehwfa - Gwrthod / Refused 12/01/07

36C235C - Newid defnydd yr uned gwyliau i annedd preswyl ynghyd ag estyniad i'r cwrtil yn / Change of use of holiday let into a residential dwelling together with an extension to curtilage at Tyn Ce, Rhostrehwfa - Caniaatau / Approved 17/07/09

Main Planning Considerations

The land is currently used as agricultural land and as a touring caravan site (certificate site which is exempt from planning). The proposal is to provide 18 touring caravan pitches (10 pitches to the north of the dwelling known as Tyn Cae and 8 pitches on land to the south) together with landscaping works. Following consultation with the Highway Authority improvements will be made to the existing vehicular access.

The applications main issues are;

- i. Compliance with policy
- ii. Highway Safety
- iii. Impact on neighbouring properties / locality

i. Policy Context - Policy PCYFF1: Development Boundaries states that outside the development boundaries development will be resisted unless it is in accordance with specific policies in this plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The application site is located in an open countryside location.

Policy TWR 5 of the Joint Local Development Plan is relevant to the touring caravan site and the policy states that:-

Proposals for new touring caravan, camping and temporary alternative camping sites, extensions to existing sites or additional pitches will be granted provided they conform to the following criteria:

- 1. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; - the majority of the site is screened from the public vista and further landscaping are proposed to improve the visual appearance of the site and will enhance biodiversity*
- 2. Avoids excessive areas of hard standing - no hardstanding are proposed as part of the scheme.*
- 3. Have limited physical connection to the ground and is capable of being removed off the site out of season - a condition will be imposed on the decision stating that the units are removed from site when not in use and out of season.*
- 4. Any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated and commensurate with the scale of the development - there is an existing amenity building on the site.*

5. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and feature - the site fronts the B4422 and is located on the public transport network.

6. Occupation is limited to holiday use - a condition will ensure that the units are used for holiday purposes only.

7. That the site is used for touring purposes only and any units are removed from the site during periods not in use - as stated previously a condition will be included to ensure that the units are removed from the site.

Policy PCYFF 4 of the JLDP requires that all new developments integrate into their surroundings and should consider landscaping in a manner that is appropriate to nature, scale and location of the dwelling. The area is semi-rural in nature due to its position between the settlements of Rhostrehwfa and Llangefni and due to the fact that the site is currently used as a Certificated site. Part of the frontage of the site is screened with existing hedges and the proposal includes further landscaping measures. No trees or hedges will be lost as part of the proposal and the landscaping scheme will provide a net gain in biodiversity, which meets the requirements set out by policy AMG 5 and also the councils duty under the Environment (Wales) Act.

It is noted that there are certain types of developments where a proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance. This proposal does not meet these thresholds, however it is expected that it be demonstrated how the Welsh Language has been considered as a part of designed the proposal. Such a statement was submitted as part of the application and is considered acceptable.

Policies PS 4 and PS 5 of the JLDP deliver the requirement for development to be sustainable at a local plan level and are consistent with national policy guidance with paragraph 3.39 of PPW (edition 11, February 2021). The main thrust of these policies are to reduce reliance on private transport through ensuring new development is located in areas which are accessible by a range of modes of transport. The proposed site is located approximately 0.6 miles away from the centre of the settlement of Rhostrehwfa and 1.1 miles away from the centre of Llangefni. The site is located on the public transport network and a pavement links the application site to both nearby settlements.

The land in question is Grade 2 'Good quality' land. Planning Policy Wales states that weight should be given to protecting such land from development unless there is an overriding need for the development.

Policies PS 4 and PS 5 of the JLDP deliver the requirement for development to be sustainable at a local plan level and are consistent with national policy guidance with paragraph 3.39 of PPW (edition 11, February 2021). The main thrust of these policies are to reduce reliance on private transport through ensuring new development is located in areas which are accessible by a range of modes of transport. The proposed site is located approximately 0.6 miles away from the centre of the settlement of Rhostrehwfa and 1.1 miles away from the centre of Llangefni. The site is located on the public transport network and a pavement links the application site to both nearby settlements.

The land in question is Grade 2 'Good quality' land. Planning Policy Wales states that weight should be given to protecting such land from development unless there is an overriding need for the development.

As stated above part of the site is currently used as a Certificate site and up to 5 touring caravans and 10 tents are allowed on the land. During the course of determining the current application the agent has confirmed that the applicant has been granted a Certificate by the organisation known as Freedom Camping Club and are allowed 5 touring caravans and up to 13 tents. No hardstanding or permanent features are proposed as part of the application and therefore the land can be easily grazed out of season.

ii. Highway Safety – Concerns have been raised by the Local Member and Community Council regarding the means of access to the site and that the road is unsuitable for the additional traffic. During the course of determining the application discussions took place between the agent and colleagues in the Highway Department and the scheme has been amended to provide adequate space for vehicles with touring caravans are able to drive onto the land and not block the highway. The applicant has also confirmed that visitors leaving the site will need to vacate prior to 11am and new arrivals will not be allowed until after 1pm. Whilst it is acknowledged that the B4422 is a busy highway it is not considered that the highway cannot cope with the additional traffic generated by the development.

iii. Impact on amenities of neighbouring properties and locality - The site lies next to the side garden area of the property known as Tyn Rhos. Due to the existing screening along the boundary separating the site and the neighbouring garden and due to the fact that the neighbouring garden lies along the frontage of the property with the busy highway it is not considered that the use of the site by 5 additional touring caravans will have an adverse impact on the amenities currently enjoyed by the occupants of the neighbouring land.

Maenllwyd and Llain Garreg are located to the south of the application site and on the opposite side of the Highway. The properties are not located directly opposite the front of the application site and due to the proposed landscaping and the fact that the busy highway separates the application site and properties it is not considered that the use of the site for the siting of 8 seasonal pitches will have an adverse impact on the properties.

Conclusion

The change of use of the land to create an 18 pitch touring caravan site and associated works will not have a detrimental visual impact on the surrounding area, amenities of the surrounding properties or on highway safety. The proposal complies with current policies and my recommendation is one of approval.

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 Town and Country Planning 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 planning permission.

Drawing number TCR/23/01 - Existing access

Drawing number 2963:21:2 - Existing site plan

Drawing number TCR/23/02 Rev B - Proposed access

Planning Support Statement - Berllan Properties Ltd, October 2022

Visual Appraisal and Landscape Strategy - Land Studio, May 2022

Drawing number 265_TNC_0200_A - Proposed site plan and landscaping scheme

Preliminary Ecological Assessment - Cambrian Ecology 16 August 2022

Drawing number SCP/220782/ATR01- Swept path analysis

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

(03) No more than 18 touring caravans shall be placed on the parcel of land outlined in red on the attached plan (drawing number 265_TNC_0200 A) between 1st March and 31st October in any year and shall only be occupied for holiday purposes. A register identifying those occupying the seasonal touring caravans shall be maintained and shall be made available for inspection by the local planning authority at all times.

Reason: The permission is granted on the basis that the units will be used for holiday purposes only.

(04) The landscaping scheme as shown on the attached plan (drawing number 265_TNC_0200 A) shall be implemented not later than the first planting season following the use hereby approved. Any trees or shrub which forms part of the approved landscaping scheme within a period of five years from planting falls to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved in writing by the local planning authority.

Reason: In the interest of visual and residential amenity

(05) Any touring caravan which is not occupied shall be removed from the site.

Reason: In the interest of visual amenity

(06) The access shall be laid out and constructed strictly in accordance with the submitted plan (drawing reference TCR/23/02 Rev B) with the gates opening inwards before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To comply with the requirements of the Highway Authority.

(07) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

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.

(08) 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 work is commenced on the remainder of the development (1) before the use hereby permitted is commenced (2) before the dwelling is occupied.

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

(09) The development hereby approved shall be operated in accordance with Paragraph 3.10 of the Planning Support Statement by Berllan Properties.

Reason: To comply with the requirements of the Highway Authority

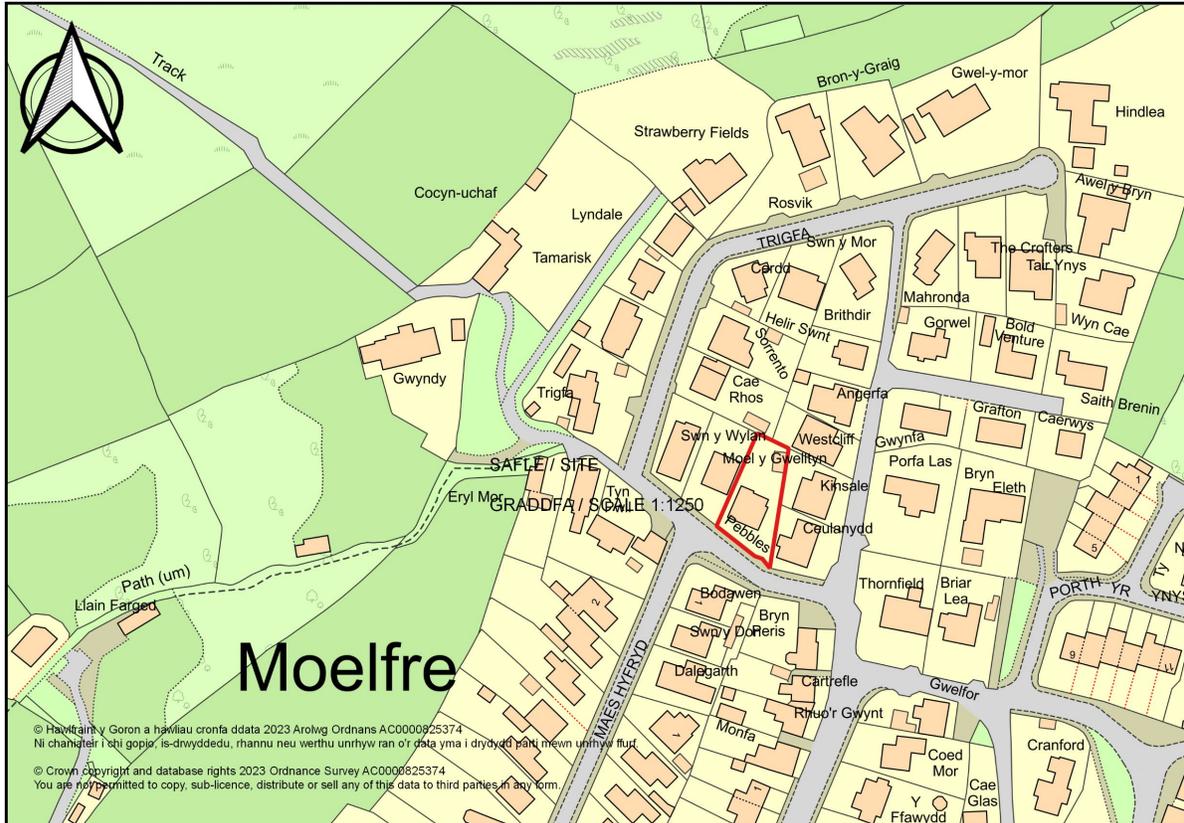
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2023/59

Applicant: Mr. & Mrs. Ian Brierley

Description: Full application for alterations and extensions to the main dwelling and garage at

Site Address: Pebbles, Trigfa, Moelfre



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member – Councillor Margret Murley Roberts on the grounds of over-development of the site and traffic issues.

Proposal and Site

The application is for the erection of a flat roof extension at ground floor level, dormer extension at first floor level and alterations made to the detached garage to the rear of the property of Pebbles, Trigfa, Moelfre. This proposal looks to create additional living area at ground floor level and larger bedroom and amenities within the roof space.

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 2 – Development Criteria
Policy PCYFF 3 – Design and Place Shaping
Policy TRA 2 – Parking Standards
Policy AMG5: Local Biodiversity Conservation

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Euryn Morris	No response at the time of writing report
Priffyrdd a Trafnidiaeth / Highways and Transportation	Highways Officer expressed concerns in regards to visibility. Amended plans were received by the agent to eliminate the concerns, as well as to omit the proposed changes to the access. Highways department was re-consulted and was satisfied with the amended plans provided by the agent.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Ecological and Environmental Officer requested biodiversity enhancements to be shown on the plan. The agent prepared amended plans showing the requested biodiversity enhancements. The Ecological and Environmental Officer was re-consulted and was satisfied with the amended plans provided by the agent.
Cynghorydd Ieuan Williams	No response at the time of writing report
Cynghorydd Margaret Murley Roberts	Requested that application be called in to the Planning Committee on the grounds of over development and traffic problems.
Cyngor Cymuned Moelfre Community Council	Services not sufficient for a building of this size. Roof height disrupts daylight on house next door.

Publicity:

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

14/06/2023. At the time of writing this report 2 web comments of objection have been received together with approx 13 Letters of Objection. The main comments summarized were as follows:

- Access and Parking/Vehicle Concerns – increased traffic, dangerous parking.
- Noise pollution/concerns, loss of Peace and Quiet of immediate residential area with the additional occupants
- Use of amended property
- Overdevelopment
- Overlooking
- Biodiversity - loss of hedgerow and monkey tree
- Loss of light / Overshadowing created by the placement of the new dormer windows.
- Effect on AONB
- Noise and nuisance caused by existing ongoing building works at the site and safety concerns.
- Concerns regarding the two extremely dangerous bends being in proximity to the property.
- Ecological impact
- Change of use of garage into games room

I have briefly stated a response to the summarized comments above:

- Main consideration with the application is regarding parking concerns.
No objection is noted by the Highways department for this application. There is no increase in the number of bedrooms with this application and sufficient parking already exists on site.
- It is considered the parking will be off road for the owners of this property, not affecting the adjacent highway.
- As the property is currently a residential property, we take it upon us that the use class of C3 Dwelling is the current and intended use. It is therefore considered as there is no change of use of the property that the noise levels will remain the same as existing.
- The planning Department cannot speculate on any future use of a property and must determine the application on its own merits and on the information provided.
- It is considered the development of a dormer extension and flat roof extension is not an overdevelopment of the existing, the number of bedrooms is not increasing, the dormer extension is subservient towards the existing main dwelling.
- It is considered any overlooking issues are to be kept to a minimal as the new dormers at the rear of the property are facing the property's rear garden. A degree of overlooking already exists on site due to the siting of the neighbouring properties.
- Biodiversity enhancements have been shown on the proposed plans, works to the access is no longer within the proposal, the applicant has shown on plans the recommended biodiversity enhancements and re-planting.
- The dormer extension is within the existing roof of the detached property, there is no increase in ridge height proposed and therefore there will be no additional overshadowing created at the site.
- As the application is a small-scale householder application, it is considered the impact on AONB is to remain the same impact as the existing property.
- Safety concerns – The property will need to comply with Building Regulations department if Planning permission is granted.
- No objection is noted by the Highways department for this application.** Additional Plans have been submitted to address the highway officer's concerns; the highways department is satisfied with what has been provided and have no objection.
- Amended plans have been provided to retain the existing hedgerow, replanting is also proposed on site. The ecologist has confirmed that the biodiversity enhancements shown on the plan meet the requirement of Policy AMG5.
- Change of use of garage into games room is considered permitted development, planning permission is not required.

Relevant Planning History

40C259 - Dymchwel yr annedd presennol ynghyd a codi annedd newydd yn / Demolition of existing dwelling together with the erection of a new dwelling at - Caniatáu / Permitted 07/07/2005.

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.

Siting and Design:

The proposal is for the erection of a flat roof extension at ground floor level, dormer extension at first floor level and alterations made to the detached garage at rear of the property of Pebbles, Trigfa, Moelfre. This proposal looks to create additional living area at ground floor level and larger bedroom and bathroom within the roof space.

The proposed dormer extension at the rear elevation allows the existing roof space to be utilised and extended to provide larger bedrooms and utilities for the applicants, without overly increasing the footprint of the property. The proposed new dormer windows look to protrude 1.7 from the existing external walls.

The proposed dormer roof will have a standing seam metal roof finish and the external walls is shown in white render to match the existing dwelling. The overall roof height will not be increased or extend beyond the main external walls of the property. The extension at ground floor level is measured at approximately 9.6m x 4m, therefore it will only extend 1.6m further than the existing rear wall and will also be flush to the east facing side elevation. There will be 2 new roof lights on the flat roof of the extension, providing natural lighting into the kitchen/dining area. The fascia, soffits and pillar walls are to be cladded in cedar wood and the external walls is to be cladded in tier stone, this will modernise the existing dwelling as well as complement the surrounding environment and existing dwelling. Minor alterations are proposed to the front elevation of the dwelling, the low pitch section of the roof over the front door is to be replaced with a proposal similar to the existing, and a new pitched roof is to be placed over the existing bay window.

The existing detached garage is also proposed to undergo minor alterations, the footprint of the garage is to remain the same, however - the existing flat roof is to be replaced with a pitched roof which will have roof tiles that match the existing roof of the dwelling, three new roof lights are also proposed, and the materials are to match the existing dwelling and the newly proposed extension. The existing garage is to be used as a games room incidental to the dwellinghouse. The height of the proposed pitched roof measures approximately 3.3m in which is only 0.9m greater than the exiting flat roof. The change of use of the garage is considered a permitted development, planning permission is not required for this proposal, it is also noted that the height of the proposed garage is only 0.8m greater than what would be permitted development as set out in General Permitted Development Order.

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 proposed design and appearance are considered acceptable with the design being high quality. The existing dwelling is considered small in scale and quite limited in its use. The proposed scale of the development is considered fair in scale, the proposal looks to create larger habitable areas within the dwelling as well as modernising the existing dwelling. There is also sufficient space within the plot to accommodate the proposal. Surrounding properties are similar in scale and therefore the proposal wouldn't have a visual impact on the existing dwelling or neighbouring properties.

The material choices are considered high quality, they would modernise the appearance of the existing dwelling whilst also being in-keeping with the character of the surrounding area/properties. It is not

considered that the proposal would harm the special qualities of adjacent residential properties as well as the surrounding AONB given its scale and high quality design.

The form and proportion of the development 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:

Pebbles is a detached residential property located within the residential estate of Trigfa at the coastal town of Moelfre. There is a degree of overlooking already on the site, the boundary is currently surrounded by low walls, sufficient boundary treatments have been submitted as part of this proposal, a new 1.8m high fence is to be erected along the entire boundary of Pebbles, in which looks to improve the existing overlooking issue that is on site.

Policy PCYFF 2 ensures the development is acceptable if the proposed development would not 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.

It is considered any overlooking issues are to be kept to a minimal as the new dormers at the rear of the property are facing the rear garden of the property. It is not considered that the proposal will impact adjacent residential properties, there is sufficient distances from the proposed development to the nearest neighbouring properties as well as sufficient screening surrounding the curtilage of the dwelling. The distance from the proposed dormers to the rear boundary is 18.7m, which is 11.2m greater than the indicative distances as outlined in the SPG. Consideration has been given to the neighbouring properties to the east and west of the proposed development, the neighbouring property to the west is sited slightly forwards on the site, due to the dormer windows facing directly to the north of the site, the overlooking to the east and west of the site will be minimal due to its angle, the dormer extensions is considered to be small in scale, and taking into consideration the existing dormer window, the proposal does not look to worsen the current overlooking on site. The windows on the west facing elevation are to remain the same, other proposed windows of the scheme are not considered to be excessively overlooking in nature and would not exacerbate any existing overlooking to what is already on site, the boundary is to be surrounded by a 1.8m high fence in which will eliminate overlooking from ground floor level.

Consideration has also been given towards loss of lighting for the neighbouring properties. Due to the small scale of the dormer, also noting that the dormer extension does not extend higher than the original roof ridge and only extends 1.7m from the existing external walls, loss of natural day lighting is not likely.

It is not considered that the proposal will impact adjacent residential properties, there is sufficient distances from the proposed development to the nearest neighbouring properties as well as sufficient screening surrounding the curtilage of the dwelling. It is considered the proposal complies with Policy PCYFF 2.

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The decision takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

Conclusion

It is not considered that the proposed development will impact the character of the dwelling, or the surrounding area. The proposal is considered to have a positive impact upon the existing dwelling. It is considered that the overall design for the proposed scheme and the use of high-quality materials with the biodiversity enhancements 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 Highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within the 2 metre of the said wall/hedge/fence or any new boundary.

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.

(03) The site shall be landscaped strictly in accordance with A.00.2 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.

(04) 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.

- A.00.1 – Site Location Plan**
- A.00.2 – Proposed Site Layout**
- A.02.1- Proposed Plans and Elevations**
- A.02.2 – Proposed Garage Plans and Elevations**

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, PCYFF 3, Policy TRA 2, Policy 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.