

Application Reference: FPL/2024/264

Applicant: Mr Tom Cusack

Description: Full application for the creation of a new access, together with an extension to the curtilage at

Site Address: Hafod y Bryn, 37 Cae Mair, Beaumaris.



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

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The application is called to the Planning and Order Committee at the request of the Local Member Cllr Alun Roberts due to local concern and objection from the Town Council.

Proposal and Site

The application presented is for an extension to the residential curtilage to create a new access.

The application site is a two-storey detached dwelling located in the Cae Mair estate within the development boundary of Beaumaris, as defined in the Joint Local Development Plan.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would have any negative impacts on the area or any neighbouring properties.

Policies

Joint Local Development Plan

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Anglesey Area of Outstanding Natural Beauty Management Plan 2023 – 2028

Supplementary Planning Guidance:

SPG - Design Guide for the Urban and Rural Environment (2008)
SPG - Parking Standards (2008)

Planning Policy Wales (12th Edition)

Technical Advice Notes:

TAN 5: Nature Conservation and Planning (2009)
TAN 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections.
Dwr Cymru/Welsh Water	No objections - condition requested stating no surface water shall be allowed to drain directly or indirectly into the public sewerage system.
Cynghorydd Gary Pritchard	Requested information about the status of the application – information was provided.
Cynghorydd Carwyn Jones	No response.
Cynghorydd Alun Roberts	Called the application into the planning committee.
Cyngor Tref Biwmares / Beaumaris Town Council	The Town Council expressed a concern indicating that the proposed development area would result in a loss in parking spaces and would negatively impact traffic on the road. They stated historically the development area has been acknowledged as a passing bay/parking area, and the development

	would cause problems for other residents of the estate. These issues will be discussed in greater detail throughout the report.
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The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 07/03/2025. At the time of writing this report, one web comment of representation had been received at the department.

The web comment was neither an objection nor a supporting statement. It was a concern regarding the narrowness of the road as a result of the development given that an existing passing lane was being removed. The writer suggests the introduction of speed bumps in order for vehicles to reduce their speed along the road for safety reasons. In response to the comments raised a small area the opposite side will still be available for vehicles to pass each other safely, and the road has a 20mph speed limit, therefore it is already considered a safe speed limit for vehicles to safely manoeuvre on the road. The highways authority has not raised any concerns on this issue.

Relevant Planning History

12C4T - Addasu ac ehangu ynghyd a chodi modurdy newydd yn / Alterations and extensions together with the erection of a private garage at Hafod y Bryn, 37 Cae Mair, Biwmares / Beaumaris. Caniatáu / Permitted - 01/03/1988.

12C4E/1 - Adeiladu balconi ar to'r modurdy yn / Erection of a balcony on garage roof at Hafod y Bryn, 37 Cae Mair, Biwmares / Beaumaris. Gwrthod / Refused - 11/12/1990. Appeal decision - Gwrthodir / Dismissed.

12C4W/2 - Addasu ac ehangu yn / Alterations and extensions at Hafod y Bryn, 37 Cae Mair, Biwmares / Beaumaris. Caniatáu / Permitted - 25/05/2005.

HHP/2021/86 - Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at Hafod y Bryn, 37 Cae Mair, Biwmares / Beaumaris. Caniatáu / Permitted - 20/05/2021.

HHP/2023/241 - Cais llawn ar gyfer addasu ac ehangu gan gynnwys codi dau falconi, ynghyd a mynedfa newydd yn / Full application for alterations and extensions including the erection of two balconies, together with a new access at Hafod y Bryn, 37 Cae Mair, Biwmares / Beaumaris. Caniatáu / Permitted - 08/01/2024.

Main Planning Considerations

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

The applications main issues are:

- i. Proposal and Site.
- ii. Site Background.
- iii. Siting and Design.
- iv. Impact on Adjacent Residential Properties.
- v. Impact on Area of Outstanding Natural Beauty.
- vi. Highways, Parking and Access.
- vii. Ecology and Green Infrastructure.

Proposal and Site:

The application presented is for an extension to the residential curtilage to create a new access.

The application site is a two-storey detached dwelling located in the Cae Mair estate within the development boundary of Beaumaris, as defined in the Joint Local Development Plan.

Site Background:

The parcel of land subject to this application is currently within the ownership of the County Council, as it was adopted by the highways authority in the past from the previous owner of the property. The applicant has made the case that technically and historically they have ownership of the proposed development area, however the highways authority has confirmed the above that it had been adopted and maintained by themselves.

Following this application if successfully approved, the applicant will need to apply to the Welsh Ministers under section 247 of the Town & Country Planning Act 1990 for a stopping-up order of the unused highway.

Siting and Design:

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site.

It is considered that the proposed scale of the works is reasonable with the development being small in scale and subservient to the existing dwelling and site, and it is considered that the scale of the development does not have a negative visual impact on the Area of Outstanding Natural Beauty.

The application includes an extension to the existing curtilage of the Hafod Y Bryn property in order to create a new access. The highways authority is satisfied to un-adopt this section of the highway. Having visited the site, the extension is not considered unreasonable in terms of additional area incurred to the curtilage, and it is not considered that this will have any greater impact on the privacy or amenity of neighbouring properties. The existing use of the land is a parking/turning bay for vehicles in the estate. It is considered the extension to curtilage is in keeping with the scale of the existing style of the main property. The justification provided is considered acceptable ensuring no greater visual impact and negligible impacts on the surrounding natural environment. The proposal makes efficient use of land within the curtilage, providing appropriate amenity space for existing and future occupants.

A planning condition will remove the Permitted Development rights granted by Part 1 Class E of the General Permitted Development Order, to ensure that the Local Planning Authority has control over any future developments. This will protect the residential and visual amenity, ensuring no inappropriate development on the site.

Impact on Adjacent Residential Properties:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

The site is located on an established estate within a built-up area. There will inevitably always be a degree of built development being in close proximity, however in this instance any effects would not be significant. In addition, the site does not share an access with any immediate neighbour. The applicant wishes to use the new access to improve the entry and exit to the property. There are many examples on the estate of similar properties having two accesses for the same reasons stated above, therefore the

development would not look out of character in the locality. It is considered that the impact on neighbouring properties would be negligible and as such considered that the application complies with policy PCYFF 2.

Impact on Area of Outstanding Natural Beauty:

The application site is located inside the Area of Outstanding Natural Beauty. Policy AMG1 states that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of outstanding Natural Beauty Management Plan.

The scale of the development does not negatively impact the surrounding environment and will not have a negative impact upon the special quality of the Area of Outstanding Natural Beauty.

Highways, Parking and Access:

Policy TRA2 states that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. Policy TRA4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused.

In relation to TRA2, there is suitable parking within the vicinity of the site. The new access would allow the applicant to park vehicles within the curtilage, therefore the creation of the access would not lead to dangerous increase in vehicular movements. The new access would have no impact on the current parking arrangements of the neighbours in the estate, therefore the proposed access will have no greater impact upon any neighbouring properties and complies with the requirements of the Highways Authority in terms of Parking Standards.

In relation to TRA4, the highways authority requested a scaled plan showing visibility splays measuring 45 meters in distance either side of the new access. The required visibility distance was not achievable, therefore a speed survey was conducted in order to determine vehicle speeds. The highways authority was satisfied with the results of the speed survey and visibility splay distance to support that. The highways authority also stated that they are satisfied with the dimensions of the new access. There was concern from the highways authority regarding the footway width. They accepted that there is a departure from standard here, but there is a visibility improvement as the kerb line is moved out and widened for improved visibility in both directions.

Overall, the highways authority is satisfied with the plans submitted and consequently are happy to unadopt this section of the highway, allowing the applicant to extend their curtilage.

A Construction Traffic Management Plan (CTMP) will be conditioned as part of the decision to ensure the construction aspect of the development is carried out effectively.

Ecology and Green Infrastructure:

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, one bee box shall be installed at the North side of the site, prior to the use of the development hereby approved.

Conclusion

This is an application for an extension to the residential curtilage to create a new access at Hafod Y Bryn, 37 Cae Mair, Beaumaris. The parcel of land subject to this application is currently within the ownership of the County Council, as it was adopted by the highways authority in the past from the previous owner of the property. It is considered that the development will have no greater impact on its surrounding natural environment, the Area of Outstanding Natural Beauty, or any neighbouring properties. Overall, the highways authority is satisfied with the plans submitted and consequently are happy to un-adopt this section of the highway, allowing the applicant to extend their curtilage. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan policies. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- **402-001 Rev P02 – Location plan.**
- **402-002 Rev P02 – Proposed surface finishes and kerbing layout.**
- **402-002 Rev P01 – Proposed highway adoption layout.**
- **402-005 Rev P01 – Proposed construction details.**
- **402-006 Rev P01 – Proposed external levels layout.**
- **402-007 Rev P03 – Proposed visibility layout.**
- **Proposed stopping up plan.**
- **402-S1 – Green Infrastructure Statement.**
- **Speed survey results – out of estate.**
- **Speed survey results - into estate.**
- **Speed survey results – combined.**

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

(03) One bee box shall be installed at the North side of the site, as shown on drawing reference, '402-002 Rev P02', prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG5.

(04) The access shall be laid out and constructed strictly in accordance with the submitted plans 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: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

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

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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

Reason: In the interests of residential and visual amenity.

(07) 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;**
- (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.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AMG 1, AMG 5, PCYFF 2, PCYFF 3, TRA 2, TRA 4.

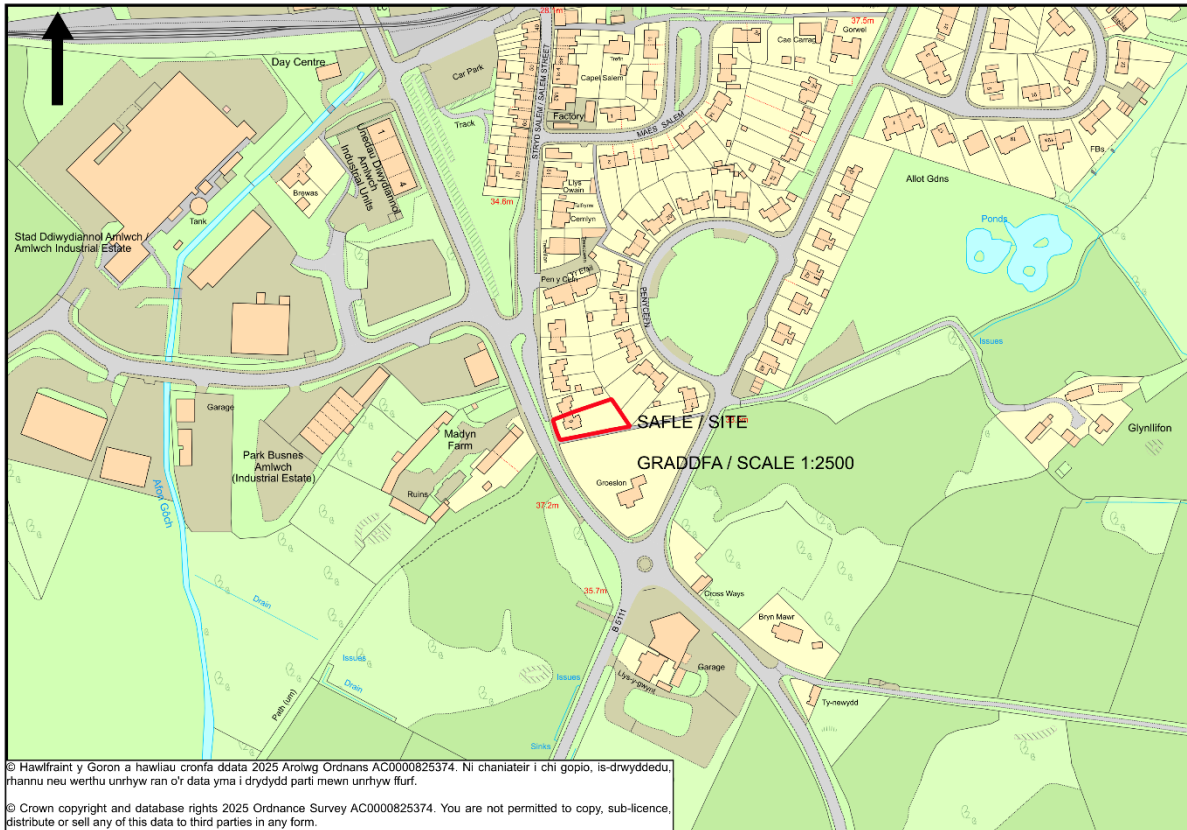
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2024/227

Applicant: Head of Housing Services

Description: Full application for alterations and extensions at

Site Address: 6 Penycefn, Amlwch.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Planning and Order Committee as the land is in the ownership of the Isle of Anglesey County Council.

Proposal and Site

The application presented is for alterations and extensions to the existing property.

The application site is a two-storey semi-detached dwelling located in the Penycefn estate within the development boundary of Amlwch, as defined in the Joint Local Development Plan.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would have any negative impacts on the area or any neighbouring properties.

Policies

Joint Local Development Plan

AMG 5: Local Biodiversity Conservation
PCYFF 2: Development Criteria
PCYFF 3: Design and Place Shaping

Supplementary Planning Guidance:

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

Planning Policy Wales 12th Edition

Technical Advice Notes:

TAN 5: Nature Conservation and Planning (2009)
TAN 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections.
Dwr Cymru Welsh Water	No objections - condition requested stating no surface water shall be allowed to drain directly or indirectly into the public sewerage system.
Cynghorydd Derek Owen	No response.
Cynghorydd Aled Morris Jones	No response.
Cynghorydd Liz Wood	No response.
Cyngor Tref Amlwch Town Council	No objections.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 28/02/2025. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

No relevant site history.

Main Planning Considerations

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

The applications main issues are:

- i. Proposal and Site.
- ii. Siting and Design.
- iii. Impact on Adjacent Residential Properties.
- iv. Ecology and Green Infrastructure.

Proposal and Site:

The application presented is for alterations and extensions to the existing property.

The application site is a two-storey semi-detached dwelling located in the Penycefn estate within the development boundary of Amlwch, as defined in the Joint Local Development Plan.

The proposal consists of demolishing the existing single-storey flat roof extension along the Eastern side elevation of the property and introduce a new single-storey flat roof extension in its place. The extension will measure 7 meters in length from the front to the rear on the Eastern side elevation. It will measure 3 meters in width before adjoining with the Eastern side elevation wall, and it will measure 4.2 meters in width before adjoining with the existing single-storey kitchen extension at the rear elevation of the property. It will measure 2.8 meters in height to the flat roof, adjoining with the height of the existing single-storey kitchen extension. The extension will accommodate a new entrance porch, bathroom, and utility room.

Siting and Design:

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site.

The siting is considered acceptable given that the proposed development is situated far away from the public road. In addition, effective screening is situated along the site boundaries.

The design and appearance is considered acceptable given that the proposed development conforms to the site and its built surroundings. In addition, the design is modern, high quality and encourages use of materials that compliments the existing dwelling. The proposed materials include a bitumen flat roof covering to match the existing, masonry cavity with spar dash render walls to match the existing, and white UPVC double glazed windows and external doors to match the existing. Furthermore, effective biodiversity enhancements have been introduced.

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment states that pitched roofs are preferred to flat roofs; however, given that the flat roof will adjoin with the existing kitchen flat roof, and the extension will be lower than the eaves of the dwelling, the design and appearance of the development will not look out of character with the existing dwelling and the surrounding area.

It is considered that the proposed scale of the works is reasonable with the development being small in scale and subservient to the existing dwelling, and it is considered that the scale of the development does not have a negative visual impact on the surrounding area.

Impact on Adjacent Residential Properties:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

A natural feature of living in this part of Amlwch is that a certain degree of overlooking between neighbouring properties will incur. Within a built-up area there will inevitably always be a degree of built development being in close proximity.

It is not considered that the proposal will impact adjacent residential properties because of effective screening situated all along the site boundaries. On the Western side elevation, there is a fence separating the properties, and no new windows are proposed to face this Western side elevation due to the extension adjoining with the existing kitchen extension at the rear. On the Eastern side elevation, no overlooking impacts will be created as there are no immediate neighbours and the topography of the site next to the boundary is on an upward gradient, which means the new windows will not be able to overlook over the boundary fence. The new window on the rear elevation will overlook the large garden area. Therefore, it is considered that the impact on neighbouring properties would be negligible, and as such considered that the proposal would comply with policy PCYFF 2.

Ecology and Green Infrastructure:

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, one swift box shall be installed on the rear elevation of the dwelling, prior to the use of the development hereby approved.

Conclusion

This is an application for alterations and extensions at 6 Penycefn, Amlwch. The proposed development demonstrates high quality design and complements and enhances the character and appearance of the site. It is not considered that the proposed development will adversely impact the character of the dwelling or the surrounding area. The proposal is not considered to have a negative impact upon the amenity of adjacent residential properties due to effective screening on the site boundaries and no overlooking impacts are created as a result of the development. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan policies. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- **OBS-2024-081 GA001 – Location and proposed site plan.**
- **OBS-2024-081 GA003 – Proposed plans.**
- **Green Infrastructure Statement.**

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

(03) One swift box shall be installed on the rear elevation of the dwelling, as shown on drawing reference, 'OBS-2024-081 GA003', prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG5.

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

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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

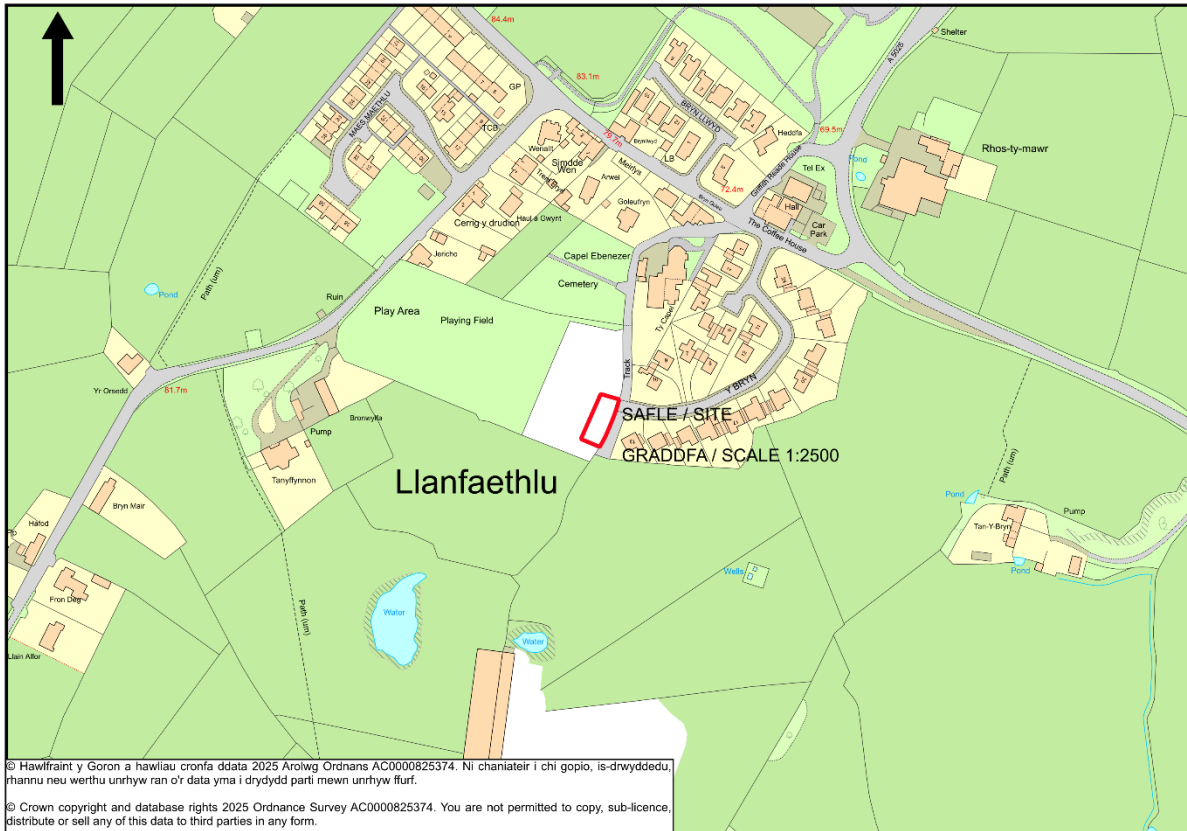
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/296

Applicant: Mr Nigel Ingram

Description: Cais llawn ar gyfer codi annedd ynghyd â datblygiadau cysylltiedig ar dir gyferbyn a / Full application for the erection of a dwelling together with associated developments on land adjacent to

Site Address: 13 Bryn Estate, Llanfaethlu



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

Recommendation: Permit

Reason for Reporting to Committee

The land that forms the application site is owned by the Local Authority.

Proposal and Site

The proposal is for the erection of a detached two storey dwelling on land at the entrance to the residential units currently under construction and borders the adjoining property known as Golygfa, 13 Bryn Estate.

The application site adjoins the south west of Llanfaethlu and it adjoins and is accessed through Y Bryn residential Estate. There is an access track along the eastern boundary which forms part of the route of a Public Right of Way. There are 3 listed buildings adjacent at Capel Ebenezer to the north east. Part of the village adjacent is within an Area of Outstanding Natural Beauty "AONB

Key Issues

The applications main issues are;

- i. Compliance with Policy
- ii. Impact on amenities of neighbouring properties
- iii. Highway Safety
- iv. Biodiversity and Ecology

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 TAI 4: Housing in Local, Rural & Coastal Villages
Policy TAI 8: Appropriate Housing Mix
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
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 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 17: Settlement Strategy
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Policy ISA 1: Infrastructure Provision

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)
Technical Advice Note 23: Economic Development (2014)
Technical Advice Note 24: The Historic Environment (2017)

Supplementary Planning Guidance - Affordable Housing (2004)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Response to Consultation and Publicity

Consultee	Response
Draenio / Drainage	No response.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Mitigation measures acceptable.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response.
Dwr Cymru Welsh Water	Standard comments
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response.
Cynghorydd Jackie Lewis	No response.
Cynghorydd Llio Angharad Owen	No response.
Cyngor Cymuned Llanfaethlu Community Council	No response.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Cynghorydd Kenneth P. Hughes	No response.
Polisi Cynllunio / Planning Policy	Provided guidance on relevant policies.
GCAG / GAPS	No further archaeological work required.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, a site notice was placed near the site and the publication of a notice in the local press. The latest date for the receipt of any representation was the 25/11/2024. At the time of writing this report 4 letters of representation and 2 web comments had been received at the department from the occupants of the neighbouring property. The main issues raised can be summarised as follows;

- i. Proposed dwelling is to be located on an area that was originally proposed as a public open space for the 9 new dwellings and this would be a valuable amenity area for occupants of the dwellings.
- ii. Not build on the building line.
- iii. Overdevelopment of the site and located close to surrounding properties.
- iv Increase in traffic on a narrow estate road.
- v. Visual impact.

Other issues were also raised in regard to covenants on existing properties in relation to nearby listed buildings.

In response to these issues I would respond as follows;

- i. Whilst the proposed dwelling is to be located on part of the previously approved open space the proposal includes approximately 190 square metres of public amenity space. It must be acknowledged that all properties will have a private garden area and the community playing field/football field is located immediately to the rear of the properties currently under construction.
- ii. There is no distinct building line in the locality with the existing properties facing the estate road being set back from the road at different distances.
- iii. There is ample space within the site to accommodate the proposed dwelling. Each property currently under construction and the proposed dwelling have a private amenity area. There is a distance of between 13.1 and 20.4 between the gable of the proposed dwelling and the front of the neighbouring property known as Golygfa, 13 Y Bryn. The existing screening located along the boundary of the neighbouring property will ensure that the proposal will not have detrimental impact on the amenities

currently enjoyed by the occupants of the dwelling. There is a distance of 18m between the gable of the proposed dwelling and the dwellings currently under construction. A 1.8 m fence will be erected along the boundary of the rear garden of the proposed dwelling and this will ensure that the proposed dwelling will benefit from a private amenity area. These distances are considered acceptable.

iv. The Highway Authority have been consulted however at the time of writing this report no response had been received at the department.

Relevant Planning History

DIS/2024/4 - Cais i ryddhau amod (06)(Manylion i ddileu 'montbretia'), (07)(Cynllun Rheoli Glaswellt y Dôl), (10)a)(Manyleb gwaith archaeolegol), (11)(Goleuo'r ffordd ystâd) and (13)(CTMP) o ganiatâd cynllunio VAR/2023/40 yn / Application to discharge condition (06)(Details to eradicate 'montbretia'), (07)(Meadow Grass Management Plan), (10)a)(Archaeological work specifications), (11)(Lighting of the estate road) and (13)(CTMP) of planning permission VAR/2023/40 at Stad y Bryn Estate, Llanfaethlu - Condition discharged 14/03/2024

VAR/2023/40 - Cais o dan Adran 73 i ddileu amod (04) (Lefelau'r Ddaear), (07) (Tirluno), (14) (Priffyrdd) ag i ddiwygio amod (02) (cynlluniau wedi eu cymeradwyo) o caniatâd cynllunio rhif FPL/2020/247 (codi 9 annedd) er mwyn diwygio yr cynlluniau i godi 9 annedd fforddiadwy yn / Application under Section 73 for the deletion of condition (04) (Ground Levels) , (07) (Landscaping), (14) (Highways) and for the variation of condition (02) (Approved Plans) of planning permission reference FPL/2020/247 (erection of 9 dwellings) so as to amend the plans to erect 9 affordable dwellings at Stad y Bryn, Bryn Estate, Llanfaethlu - Approved 11/01/2024

MAO/2022/17 - Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatâd cynllunio 29C112B/VAR (Codi 6 annedd) er mwyn diwygio geiriad amod (23) (cyfnodau priffordd) yn / Minor amendments to scheme previously approved under planning permission 29C112B/VAR (Erection of 6 dwellings) so as to amend the wording of condition (23) (highway phases) at - Bryn Estate, Llanfaethlu - [object Object] - Caniatáu / Permit

S106/2022/7 - Application for the deletion of Section 106 Agreement in relation to affordable housing of planning permission 29C112B/VAR at Bryn Estate, Llanfaethlu -Withdrawn 17/03/2023

FPL/2020/247 - Full application for the erection of 9 dwellings together with associated works on land adjacent to Bryn Estate, Llanfaethlu – Permitted by planning committee subject to legal agreement – 07.07.2021 (Legal agreement not completed and permission not formally issued)

RM/2019/4 - Application for reserved matters for the erection of 6 dwellings on land at - Bryn Estate, Llanfaethlu - Permit 21.08.2019.

DIS/2019/60 -Application to discharge condition (05) (Slate trade description) (06) (External surface material trade descriptions) (13) (Surface water drainage) of planning permission 29C112B/VAR on land at - Stad Bryn Estate, Llanfaethlu - Condition Discharged / Not Discharged 21.08.2019.

DIS/2019/102 -Application to discharge condition (13) (scheme of surface water) of planning application 29C112B/VAR (erection of 6 dwellings) on land at Bryn Estate, Llanfaethlu – Condition Partially Discharged 25.10.2019.

29C112B/VAR Application under Section 73 for the variation of condition (02) of planning permission reference 29C112A (renewal of planning permission reference 29C112 for the erection of 6 dwellings on land adjacent to) so as to extend the outline planning permission by a further three years together with the deletion of conditions (25), (26) and (27) (Code for Sustainable Homes) on land aqt Bryn Estate, Llanfaethlu - Conditionally Approved 01.11.2017.

29C112A - Renewal of planning permission reference 29C112 for the erection of 6 dwellings on land adjacent to Y Bryn, Llanfaethlu- Conditionally Approved 07.12.2012.

29C112 - Outline application for the erection of 6 dwellings (revised layout and mains drainage in lieu of treatment plants) together with alterations to the existing vehicular access and associated highway improvement on land adj Y Bryn, Llanfaethlu - Conditionally Approved 14.12.2007.

Main Planning Considerations

i. Compliance with Policy - Llanfaethlu is identified as a Local Village under Policy TAI 4 of the Anglesey and Gwynedd Joint Local Development Plan (JLDP). Policy TAI 4 supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary provided that the size, scale, type and design of the development corresponds with the settlements character.

The application site lies within the development boundary of Llanfaethlu and the land has not been allocated for any planning land use in the JLDP.

The indicative supply level for Llanfaethlu over the Plan period is 12 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.) During the period of 2011 to 2023, a total of 7 units have been completed in Llanfaethlu (all on windfall sites). The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2023 stood at 3 units. This means that there is capacity within the indicative supply for the settlement of Llanfaethlu. Therefore, there is no need for a Welsh language statement to support the application under criterion 1(b) of policy PS1.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Villages Villages such as Llanfaethlu. Since only one dwelling is being proposed in this development Policy TAI 15 is not relevant in this case and it is not necessary to provide an affordable element. In line with Policy TAI 8 consideration will need to be given to whether the proposed development addresses evidence of need and demand for housing recorded in a Housing Market Assessment and other relevant local sources of evidence.

As stated above the site is owned by the Council and whilst the Council is not the applicant it is expected that the property will be for the Council. The adjoining properties currently under construction have been bought by the Council and will be let out to people who are currently on the Tai Teg register. All of the properties therefore will be for 100% affordable housing and therefore complies with TAI 15.

Open Spaces - As the proposal has resulted in the site being developed for 10 properties it triggers Policy IA 5, which states that 'new housing proposal for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust (FIT) benchmark standards of 2.4 hectares per 1000 population.

Following an assessment of the proposed development and the surrounding area a financial contribution of £1951.74 will be required towards informal and equipped children's play area off site.

There is a mixture of single storey and two storey properties in the immediate locality and it is considered that the proposed detached two storey dwelling respects the character of the surrounding area.

ii. Impact on amenities of neighbouring properties - As stated above the proposal is for the erection of a two storey detached dwelling and will be sited between 13.1 and 20.4 metres away from the existing property on Y Bryn estate. The existing planting will ensure that amenities of the adjoining property is safeguarded.

There is a distance of 18m between the front of the properties currently under consideration and the gable of the proposed dwelling. There are no windows proposed in the gable of the proposed dwelling and it is proposed to erect a 1.8 metre high fence along the boundary of the rear garden of the proposed dwelling.

Due to the above it is not considered that the proposal will have an impact on the amenities of the existing or future occupants.

iii. Highway Safety - At the time of writing this report no response had been received at the department however it is not considered that the erection of one additional unit will have a detrimental impact on highway safety in the locality.

iv. Biodiversity and Ecology - Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

As the proposed dwelling is to be located on land that was previously to be used as an open space which included biodiversity measures the proposal cannot meet the requirement for biodiversity enhancements. Following discussions with the agent/applicant it is now proposed that biodiversity mitigation measures will now be provided on land within the Local Authority ownership, on land next to the local primary school. The site will be maintained by the existing ground maintenance contract by the Education Department.

Conclusion

The proposal complies with current policies and the erection of a dwelling in this location will not have a detrimental impact on the amenities of the surrounding properties or highway safety.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason To comply with the requirements of Section 91(1) 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 approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

A.01.1 - Location plan

A.02.11 - Existing site plan

003 Rev. P01 - Proposed areas plan

004 Rev P01 - Proposed S104 Drainage Layout

005 Rev P01 - Proposed Drainage Section

006 Rev P01 - Drainage Construction Plan

007 Rev P01 - External levels

A.02.10 Rev 02 - Proposed Site Layout

A.02.50 Rev 01 - Plans and Elevations

Archaeological Mitigation - Heneb

Drainage Strategy - Mon Civils Limited
Ecological Assessments and Reptile Survey (Updated) - Cambrian Ecology dated 25/04/23
Biodiversity Enhancement plan and Green Infrastructure Statement - Cambrian Ecology dated 07/10/24
Biodiversity Enhancement and Mitigation Plan - Cambrian Ecology dated 20/2/25
Planning Support Statement - Owen Devenport Cyf Ltd

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

(03) No development shall commence until details of the number of trees/shrubs to be planted shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved plans.

Reason: In the interests of biodiversity and ecology.

(04) The biodiversity enhancements (planting) as shown on drawing reference shall be implemented shall be carried out before March 2026. Confirmation that the works have been undertaken shall be submitted to the local planning authority.

Reason: In the interests of biodiversity and ecology.

(05) The means of enclosure (including walls and fencing) shown on the plans hereby approved shall be constructed or erected prior to the occupation of the dwelling(s) to which they relate and shall thereafter be retained in the lifetime of the development hereby approved and any replacement means of enclosure (including walls and fencing) shall be to an equivalent specification to that approved under the provisions of this planning condition.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority, to protect the amenities of the area and safeguard protected species.

(06) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the remediation scheme as may be approved under the provisions of this planning condition.

Reason To ensure that any contaminants present have been remediated to safeguard occupants and users of the development.

(07) Any trees or shrub which forms part of the approved Landscaping Scheme which within a period of five years from planting fails 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 similar species, size and maturity.

Reason In the interests of the visual amenities of the area and biodiversity.

(08) The application site shall be developed strictly and entirely in accordance with the recommendations and mitigation measures outlined in the Ecological Assessment and Reptile Survey (Updated) by Cambrian Ecology dated 25/4/23 and the Biodiversity Enhancement and Mitigation Plan by Cambrian Ecology dated 20/02/2025.

Reason: In the interests of biodiversity and ecology.

(09) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded.

Reason: To safeguard the amenities of neighbouring properties

(10) No dwelling can be occupied until the developer has contributed the sum of £1951.74 towards the provision of Open Spaces in accordance with the policy requirements of ISA 5 of the Joint Local Development Plan Anglesey and Gwynedd (2017).

Reason: To meet the requirements of ISA Policy 5 of the Joint Local Development Plan

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, CYF 6, AMG 2, AMG 5, PS 13, PS 20.

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.