

# Public Document Pack



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

Mrs Annwen Morgan  
Prif Weithredwr – Chief Executive  
CYNGOR SIR YNYS MÔN  
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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 2 CHWEFROR, 2022 am 10.00 o'r gloch yp</b>	<b>WEDNESDAY, 2 FEBRUARY 2022 at 1.00 pm</b>
<b>CYFARFOD RHITHIOL WEDI'I FFRYDIO'N FYW (AR HYN O BRYD NID OES MODD I'R CYHOEDD FYNYSYCHU'R CYFARFOD)</b>	<b>VIRTUAL LIVE STREAMED MEETING (AT PRESENT MEMBERS OF THE PUBLIC ARE UNABLE TO ATTEND THE MEETING)</b>
<b>Swyddog Pwyllgor</b>	<b>Mrs Mairwen Hughes (01248) 752516 Committee Officer</b>

## AELODAU / MEMBERS

Cynghorwyr / Councillors:

**John Griffith**  
**Glyn Haynes**  
**T LI Hughes MBE**  
**K P Hughes**  
**Vaughan Hughes**  
**Richard O Jones (Is-Gadeirydd/Vice-Chair)**  
**Eric Wyn Jones**  
**Dafydd Roberts**  
**Nicola Roberts (Cadeirydd/Chair)**  
**Ieuan Williams**  
**Robin Williams**

***Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this live stream will be retained in accordance with the Authority's published policy***

## **A g e n d a**

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

### **MEMBERS OF THE COMMITTEE**

#### **Councillors:-**

**John Griffith  
Glyn Haynes  
T LI Hughes MBE  
K P Hughes  
Vaughan Hughes  
Richard O Jones (Is-Gadeirydd/Vice-Chair)  
Eric Wyn Jones  
Dafydd Roberts  
Nicola Roberts (Cadeirydd/Chair)  
Ieuan Williams  
Robin Williams**

**INDEX** the link to the Public Register is given for each individual application as shown

#### **1 APOLOGIES**

#### **2 DECLARATION OF INTEREST**

To receive any declaration of interest by any Member or Officer in respect of any item of business.

#### **3 MINUTES**\_(Pages 1 - 14)

To present the minutes of the previous virtual meeting of the Planning and Orders Committee held on 12 January, 2022.

#### **4 SITE VISITS**\_(Pages 15 - 16)

To present the minutes of the virtual planning site visits held on 26 January, 2022.

#### **5 PUBLIC SPEAKING**

***Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this live stream will be retained in accordance with the Authority's published policy***

## **6 APPLICATIONS THAT WILL BE DEFERRED**

None to be considered by this meeting.

## **7 APPLICATIONS ARISING\_ (Pages 17 - 30)**

7.1 - FPL/2021/136 – Wylfa, Bangor Road, Benllech

[https://ioacc.force.com/s/papplication/a1G4H00000OKf7JUAT/fpl2021136?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000OKf7JUAT/fpl2021136?language=en_GB)

7.2 – FPL/2021/302 - Bunwerth, Trearddur Bay, Holyhead

[https://ioacc.force.com/s/papplication/a1G4H00000QbN4uUAF/fpl2021302?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000QbN4uUAF/fpl2021302?language=en_GB)

7.3 – FPL/2021/304 - The Lodge, Capel Bach, Rhosybol

[https://ioacc.force.com/s/papplication/a1G4H00000QbNP3UAN/fpl2021304?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000QbNP3UAN/fpl2021304?language=en_GB)

## **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS\_ (Pages 31 - 34)**

10.1 – FPL/2021/335 – Cwm Deri, Dulas

[https://ioacc.force.com/s/papplication/a1G4H00000Qc2KkUAJ/fpl2021335?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000Qc2KkUAJ/fpl2021335?language=en_GB)

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS\_ (Pages 35 - 38)**

11.1 – MAH/2022/1 – 37 Penlon, Menai Bridge

[https://ioacc.force.com/s/papplication/a1G4H00000QcyTuUAJ/mah20221?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000QcyTuUAJ/mah20221?language=en_GB)

## **12 REMAINDER OF APPLICATIONS\_ (Pages 39 - 50)**

12.1 – FPL/2021/158 - Land adjacent Lon Y Bryn, Trearddur Bay.

[https://ioacc.force.com/s/papplication/a1G4H00000OKwL1UAL/fpl2021158?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000OKwL1UAL/fpl2021158?language=en_GB)

12.2 – FPL/2021/310 - Haulfryn, Capel Mawr, Llangristiolus

[https://ioacc.force.com/s/papplication/a1G4H00000QbS2rUAF/fpl2021310?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000QbS2rUAF/fpl2021310?language=en_GB)

12.3 - FPL/2021/289 - Holyhead Secondary School, South Stack Road, Holyhead

[https://ioacc.force.com/s/papplication/a1G4H00000Qb9GHUAZ/fpl2021289?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000Qb9GHUAZ/fpl2021289?language=en_GB)

## **13 OTHER MATTERS\_ (Pages 51 - 52)**

13.1 - SCR/2021/72 - Red Wharf Bay, Pentraeth

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[https://ioacc.force.com/s/papplication/a1G4H00000O3pgeUAB/scr202172?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000O3pgeUAB/scr202172?language=en_GB)

## Planning and Orders Committee

### Minutes of the meeting held on 12 January 2022

- PRESENT:** Councillor Nicola Roberts (Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Dafydd Roberts and Robin Williams.
- Councillor Richard A Dew – Portfolio Holder
- IN ATTENDANCE:** Development Management Manager (RLLJ),  
Planning Built and Natural Environment Manager (JW),  
Planning Enforcement Manager (SWO),  
Senior Planning Officer (JBR),  
Business Systems Manager (EW),  
Development Management Engineer (Highways) (IH),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillors Richard O Jones and Ieuan Williams.
- ALSO PRESENT:** Local Members: Councillors Aled M Jones (application 12.12);  
Margaret M Roberts (application 7.1).
- Councillors Alun Mummery, Bryan Owen, Dafydd R Thomas.

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In the absence of the Vice-Chair, Councillor Robin Williams was appointed Vice-Chair for this meeting only.

**1 APOLOGIES**

As noted above.

**2 DECLARATION OF INTEREST**

None received.

**3 MINUTES**

The minutes of the previous virtual meeting of the Planning and Orders Committee held on 1 December, 2021 were presented and confirmed as correct.

#### **4 SITE VISITS**

The minutes of the virtual site visits held on 15 December, 2021 were confirmed as correct.

#### **5 PUBLIC SPEAKING**

There were no Public Speakers at this meeting of the Planning and Orders Committee.

#### **6 APPLICATIONS THAT WILL BE DEFERRED**

None were considered by this meeting of the Planning and Orders Committee.

#### **7 APPLICATIONS ARISING**

##### **7.1 FPL/2021/136 – Full application for the conversion of the outbuilding into a holiday letting unit together with alterations and extensions thereto at Wylfa, Bangor Road, Benllech**

The application was presented to the Planning and Orders Committee as the applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Council's Constitution. The application has been scrutinised by the Council's Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution. At its meeting held on 1 December, 2021, the Committee resolved to visit the application site. A virtual site visit subsequently took place on 15 December, 2021.

Councillor Margaret M Roberts, a Local Member said that the application is for the conversion of an outbuilding at the rear of the property for a one bedroomed holiday letting unit. She said that it was evident at the virtual site visit that the outbuilding will become a ruin if no work is undertaken on the outbuilding. The location of the outbuilding is within the applicant's curtilage and there is adequate parking to accommodate such a development. The local Highways Authority has not submitted any objection to the development. Councillor Roberts said that applications for large holiday units have been submitted in the area over recent years. She asked the Committee to approve this application as this was a single unit holiday accommodation by a local resident.

The Development Management Manager reported that planning policy TWR 2 within the Joint Local Development Plan relates to holiday accommodation. He referred to Criterion v – which requires that the proposal does not lead to an over-concentration of such accommodation within the area. Furthermore, section 4.6 of Supplementary Planning Guidance Tourism Accommodation and Facilities aims to define the issue of over-concentration with paragraph 4.6.1 stating that a high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of communities. He further referred to Paragraph 4.6.5 which was referred to within the Officer's report. The Planning Management Manager also

referred to the most recent Council Tax data that shows that the proportion of second homes and self-catering holiday accommodation in the Llanfair Mathafarn Eithaf Community Council area is 18.47%, which is above the 15% threshold. It is recognised that some exceptional circumstances can arise where there are clear advantages to allowing holiday accommodation in an area that already has a high number of holiday accommodation and second homes beyond the 15% threshold; these exceptional cases include: An enterprise associated with rural diversification and a proposal that would involve preserving and making alternative use of a listed building of historical value. Neither of these apply to this application, consequently it is therefore considered that the proposal would lead to an over-concentration of holiday accommodation in the area and consequently the proposal fails to accord with the provisions of policy TWR 2 of the Joint Local Development Plan. The recommendation is of refusal of the application as it would lead to an over-concentration of holiday accommodation within the area.

Councillor K P Hughes said that he considered that the proposal conforms with planning policies PCYFF 1, PCYFF 2 and PCYFF 3 and also conforms to high quality design, setting and appearance and would afford work for local craftsmen and builders merchants. He further said that he disagreed that the development would lead to over-concentration of holiday accommodation in the area as the village of Benllech is very popular with visitors to the Island. Councillor K P Hughes proposed that the application be approved contrary to the Officer's recommendation.

Councillor Vaughan Hughes seconded the proposal of approval of the application as the development is for a one bedroomed holiday unit for the benefit of a local resident to the village of Benllech.

**It was RESOLVED to approve the application contrary to the Officer's recommendation as it was deemed that the development conforms with planning policies PCYFF 1, PCYFF 2 AND PCYFF 3 and it was considered that the development would not lead to an over-concentration of holiday accommodation within the area.**

*(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reasons given for approving the application).*

*Councillor John Griffith abstained from voting.*

## **8 ECONOMIC APPLICATIONS**

**None were considered by this meeting of the Planning and Orders Committee.**

## **9 AFFORDABLE HOUSING APPLICATIONS**

**None were considered by this meeting of the Planning and Orders Committee.**

## 10 DEPARTURE APPLICATIONS

### 10.1 VAR/2021/39 – Application under Section 73A for the variation of condition (09) (Approved Plans) of planning permission reference 29C39D (renewal of conversion of outbuildings to 4 holiday units) so as to allow additional family space to units at Penmynydd, Llanfwrog, Holyhead

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Development Management Manager reported that the principle of developing the site has already been established under planning application reference 29C39B where permission was granted for the renewal of planning permission 29C39B for the conversion of outbuildings into 4 holiday units together with the construction of a vehicular access and installation of a private treatment plant together with the variation of condition (04) of planning permission 29C39B to allow for full time accommodation of the previously approve 4 units as dwellings. An application for a certificate of proposed use was deemed lawful in which the applicant confirmed worked had commenced on site and therefore safeguarded planning permission reference 29C39D. He further noted that Policy TAI 7 of the Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could provide an affordable unit as is noted within the Officer's report. The amendments proposed is for an erection of a small extension to each of the 4 residential dwellings, measuring 3m x 4m, ranging from 3.9 m to 4.4m in height due to different ground floor levels. The two extensions are sited on the western elevation of one of the converted outbuildings while the other two extensions are sited on the southern elevation of the second converted outbuilding. The existing two outbuildings floor area measures a total of 462 square metres with the total floor area of the 4 extensions measuring a total of 48 square metres which is less than 10% increase in the total floor area. The recommendation was of approval of the application.

Councillor Robin Williams proposed that the application be approved and Councillor John Griffith seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

## 11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

**None were considered by this meeting of the Planning and Orders Committee.**



## 12 REMAINDER OF APPLICATIONS

### **12.1 VAR/2021/38 – Application under Section 73 for the variation of conditions 15 and 16 of planning permission reference APP45-36 (permission on appeal) which permitted the construction of 15 wind turbines on land at Trysglwyn Fawr, Rhosybol) so as to extend the operational phase of 14 turbines constructed on site for a further period of 10 years up to 29.6.31, extend the period where the farm needs to be decommissioned as well as extend the period where a turbine needs to be dismantled if it is not producing electricity to the local grid at Trysglwyn Windfarm, Rhosybol**

The application was presented to the Planning and Orders Committee as the application is accompanied by an addendum to an Environmental Impact Assessment. The application is required to be presented to the Planning and Orders Committee for determination in accordance with paragraph 3.5.3.5(ii) of the Constitution.

The Development Management Manager reported that the application is to extend the operational life of the wind farm by 10 years to 25 years, 35 years from the point of first generation which will expire on the 29 June, 2031. The applicant has submitted the application in an effort to maximise the wind farm generating potential; even though the life time was originally set at 25 years, if properly maintained turbines can operate beyond their original design life and contribute to the meeting of targets and supply of renewable power without the requirement of repowering. Condition 15 of the appeal decision requires that if any wind turbine fails to produce electricity supplied to the local grid for a continuous period of 6 months then that turbine along with any ancillary equipment shall be dismantled down level and removed from the site reinstated for agricultural use within 3 months. The application entails to increase the period before a wind turbine shall be decommissioned if it fails to produce continuous electricity from 3 to 9 months. Condition 16 of the appeal decision requires that the turbines are removed from the site within 6 months of the turbines being decommissioned and become disused. The application also entails to extend the decommissioning period from 6 to 12 months, which is in line with recent similar repowering consent at Rhyd y Groes Wind Farm. There is no additional construction works proposed as the life extension can make use of all existing infrastructure. Extending the consent would however require ongoing and potentially additional maintenance work as the apparatus gets older. The Development Management Manager further reported that National and Local Development Plan policies provides guidance on such applications. Whilst there is an emphasis that renewable energy should be encouraged, proposed development should not harm the surrounding area, designated sites and existing neighbouring properties. He further said that the Planning Authority has assessed the application in respect of the effects on the landscape, ecology, traffic and transport, amenities of neighbouring properties and socio economic benefits.

The Development Management Manager further said that there is a strong presumption within the Joint Local Development Plan in favour of renewable

energy together with National policy that encourages life extensions of existing windfarms provided that environmental and landscape impact are acceptable. The Environmental Statement addendum has provided valuable knowledge of the likely significant effects of the proposed life extension and it is concluded that the proposal would not pose a significant harm to local sensitive receptors such as curtilage heritage and biodiversity subject to adequately worded conditions. It is also concluded that the proposed development would not have a detrimental impact upon the residential amenity. Although the life extension will not increase the height of any of the structures or introduce any additional new elements into the landscape, it is considered that the proposed development would not have a significant adverse effect on landscape character. The proposed development will bring an improved socio economic element which will benefit the local community by providing renewable energy. A community benefit fund was in place as part of the original application; as part of the current proposal the applicant seeks to increase the community energy fund to £3,000 over MW from when the current consent expires. The money is provided to the Rhosybol Community Council who will then be responsible for administering the funds. The recommendation was of approval of the application.

Councillor John Griffith ascertained as to the reason why the applicant needs to increase the period before a wind turbine shall be decommissioned if it fails to produce continuous electricity from 3 to 9 months. The Development Management Manager responded that as the wind turbines potentially will need additional maintenance work as the apparatus gets older.

Councillor Dafydd Roberts questioned as to the number of local people who carry out maintenance works on the wind turbines. The Development Management Manager responded that he was not aware as to the number of local people who are employed to carry out maintenance work on the wind turbines. Councillor Vaughan Hughes said that he considered that the Planning Authority should confirm as to the number of people that are to be employed to carry out maintenance work on such development before it is presented to the Committee.

Councillor Robin Williams said that he would refuse any new development of windfarms on agricultural land as he considered that such developments should be erected out at sea and he was surprised that Welsh Government were still encouraging windfarms development on the land. However, as this development has been generating for 25 years and the socio economic benefits outweighed refusal of the application he proposed that the application be approved. Councillor Eric W Jones seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.2 FPL/2021/298 – Full application for change of use of Communal Lounge into residential ground floor flat together with alterations and installation of solar panels at St Seiriol’s Communal Lounge, St Seiriol’s Close, Holyhead**

The application was presented to the Planning and Orders Committee as the application has been submitted by the Head of Housing Services.

The Development Management Manager outlined the main planning considerations in connection with the application for the change of use of the existing communal lounge into a 1 bedroom dwelling. The application site is located within the development boundary and therefore accords with planning policies PCYFF 1, PCYFF 2 and PCYFF 3 as it noted within the Officer’s report. The proposal is considered to be acceptable and it is not considered that the development will have significant detrimental impact upon the character and amenities of the designated area or nearby residential occupiers.

Councillor T LI Hughes MBE said that whilst supporting the application it was important to note that the surrounding dwellings are occupied by elderly residents and this dwelling should also be for an elderly person.

Councillor John Griffith proposed that the application be approved and Councillor K P Hughes seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer’s recommendation subject to the conditions contained within the written report.**

**12.3 FPL/2021/299 – Full application for change of use from communal lounge to create a residential property together with associated works at Bryn Tirion, Beaumaris**

The application was presented to the Planning and Orders Committee as the application has been submitted by the Head of Housing Services.

The Development Management Manager outlined the main planning considerations in connection with the application for the change of use of the existing communal lounge into a residential dwelling. The application site is located within the development boundary and therefore accords with planning policies PCYFF 1, PCYFF 2 and PCYFF 3 as it noted within the Officer’s report. The application site is located within a designated Area of Outstanding Natural Beauty but it is not considered that the proposal would adversely affect the AONB and therefore accords with planning policy AMG1.

Councillor Robin Williams proposed that the application be approved and Councillor John Griffith seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.4 FPL/2021/285 – Full application for the change of use of the existing communal lounge into a residential unit at Gerddi Stanley, Beaumaris**

The application was presented to the Planning and Orders Committee as the application has been submitted by the Head of Housing Services.

The Development Management Manager outlined the main planning considerations in connection with the application for the change of use of the existing communal lounge into a residential dwelling. The application site is located within the development boundary and therefore accords with planning policies PCYFF 1, PCYFF 2 and PCYFF 3 as it noted within the Officer's report. The application site is located within a designated Area of Outstanding Natural Beauty but it is not considered that the proposal would adversely affect the AONB and therefore accords with planning policy AMG1. The proposal is considered to be acceptable and it is not considered that the development gives rise to a significant detrimental impact upon the character and amenities of the designated area or nearby residential area.

Councillor K P Hughes proposed that the application be approved and Councillor Robin Williams seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.5 FPL/2021/297 – Full application for the change of use of the existing communal lounge into a new residential unit at Tre Rhosyr Communal Lounge, Newborough**

The application was presented to the Planning and Orders Committee as the application has been submitted by the Head of Housing Services.

The Development Management Manager outlined the main planning considerations in connection with the application for the change of use of the existing communal lounge into a residential unit. The application site is located within the development boundary and therefore accords with planning policies PCYFF 1, PCYFF 2 and PCYFF 3 as it noted within the Officer's report. The proposal is considered to be acceptable and it is not considered that the development gives rise to a significant detrimental impact upon the character and amenities of the designated area or nearby residential area.

Councillor Eric W Jones proposed that the application be approved and Councillor K P Hughes seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.6 MAO/2021/32 – Minor amendments to scheme previously approved under planning permission FPL/2019/258 so as to amend external render finish from rough to smooth at Beaumaris Social Club, Steeple Lane, Beaumaris**

The application was presented to the Planning and Orders Committee as the application has been made by the County Council.

The Planning Built and Natural Environmental Manager reported that the application is for a non-material amendment to amend the external finish of the building from rough cast render to smooth render at Beaumaris Social Club. He noted that the Heritage Advisor is satisfied with the amendments to the external render of the building.

Councillor Robin Williams proposed that the application be approved and Councillor Eric W Jones seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.7 DIS/2021/101 – Application to discharge condition (04) (Specification for a staged programme of archaeological work) of planning permission CAC/2019/3 : Conservation Area consent for the demolition of the existing building together with the erection of six one bedroom flats in lieu at Beaumaris Social Club, Steeple Lane, Beaumaris**

The application was presented to the Planning and Orders Committee as the application has been made by the County Council.

The Planning Built and Natural Environmental Manager reported that the condition (04) stipulates that no development (including demolition, site clearance, trial pitting, topsoil strip or other groundwork) shall take place until a specification for a staged programme of archaeological work has been submitted to an 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. The Gwynedd Archaeological Planning Service has recommended that condition (04) can be discharged.

Councillor Eric W Jones proposed that the application be approved and Councillor John Griffith seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.8 DIS/2021/102 – Application to discharge conditions (03) (foul drainage), (05) (Construction Traffic Management Plan), (07) (method of demolition), (08) (window details) and (11) (affordable housing scheme) of planning permission FPL/2019/258 (demolition of existing building and erection of six one bedroom flats) at Beaumaris Social Club, Steeple Lane, Beaumaris**

The application was presented to the Planning and Orders Committee as the application has been made by the County Council.

The Planning Built and Natural Environmental Manager reported that planning permission was granted under planning permission FPL/2019/258 and as part of the original consent and prior to commencement of work on site, further details were required to be submitted as part of conditions (03) (foul drainage), (05) (Construction Traffic Management Plan), (07) (Method of Demolition), (08) (Window Details) and (11) (Affordable Housing Scheme). He noted that information provided for conditions (05), (07) and (11) is acceptable and the conditions can be discharged. Delegated powers to the Officers is requested as discussions are continuing as regards to condition (03) as Welsh Water has requested further details as regards to drainage arrangements. Discussions are also continuing as regards to condition (08) between the agent and the Heritage Officer.

Councillor K P Hughes proposed that the application be approved and Councillor John Griffith seconded the proposal.

**It was RESOLVED :-**

- **To approve Conditions (05), (07) and (11) in accordance with the Officer's recommendation contained within the written report;**
- **To delegate powers to the Officers to approve conditions (08) and (11) following successful conclusion to: discussions with the agent and the Heritage Officer with regards to Condition (08) to ensure that the window details are acceptable prior to issuing the permission: a response from Welsh Water with regards to Condition (03) as to further drainage information from the agent to satisfy Welsh Water requirements.**

**12.9 TPO/2021/31 – Application for works to trees protected by a Tree Preservation Order at Dingle, Llangefni**

The application was presented to the Planning and Orders Committee as the application was submitted by the County Council.

The Planning Built and Natural Environmental Manager reported that works are proposed following concerns of the owners of 16 Brig y Nant, Llangefni that trees may cause harm and were affecting their use of their garden. The proposal is to remove one lower limb of the ash tree (T2) that overhangs the rear yard and fell a single sycamore tree (T1) that also overhangs the garden. It is not considered that the works will have an adverse effects. Conditions requiring that the work be carried out to the British Standards for tree works will be conditions of consent.

Councillor Eric W Jones proposed that the application be approved and Councillor Robin Williams seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.10 FPL/2021/276 – Full application for the erection of 6 dwellings together with associated development on land at Burgess Agricultural Engineers, Bridge Street, Llangefni**

The application was presented to the Planning and Orders Committee at the request of a Local Member due to local concerns.

The Planning Development Manager reported that part of the site has already obtained planning consent for 9 residential dwellings under planning reference FPL/2020/150. The application for consideration at this meeting of the Planning and Orders Committee is for a further 6 dwellings on site. Within the Joint Local Development Plan (JLDP) Llangefni is identified as an Urban Service Centre under policy TAI 1 – Housing in Sub-regional Centre and Urban Services Centres. The site lies within the Llangefni development boundary as identified in the JLDP; the site is not allocated in the Plan for any specific land use. The Planning Development Manager highlighted the indicative supply level for Llangefni as is noted within the Officer's report. He further said that Policy TAI 15 seeks an appropriate provision of affordable housing, it has a threshold figure of 2 or more units within Urban Service centres such as Llangefni. Since the proposed development proposes an increase of 6 units, this meets the threshold noted in Policy TAI 15 for making an affordable housing contribution; the applicant has confirmed that Plot 5 within the development will be an affordable dwelling which will be subject to a Section 106 agreement. Each dwelling will be provided with 2 parking spaces which is 12 in total, the Highways Authority has requested a total of 18 parking spaces, however, as the site is located in a highly sustainable/town centre location it is considered that there is adequate parking arrangements within a close proximity of the site. The applicant has confirmed that the vehicular turning area has been designed to adoptable standards and will be able to accommodate larger vehicles i.e. fire engine, refuse collection vehicles). It is not considered that the new residential units will have an unacceptable impact upon the amenities of adjacent residential properties. He noted that local concerns had been expressed during the initial stages of the development on the site but no objections has been received as regards to this application; two letters of support have been received. The recommendation was of approval of the application.

The Chair and a Local Member said that she had called-in the application for consideration by the Planning and Orders Committee due to initial concerns as to the development of the site.

Councillor John Griffith proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.11 ADV/2021/9 – Application for the siting of 2 non-illuminated signs on land at Block E, Penrhos Industrial Estate, Holyhead**

The application was presented to the Planning and Orders Committee as the signs are located on Council owned land.

The Planning Enforcement Manager reported that the application is made for the retention of two non-illuminated banner advertisements and the retention of the banners will not have a detrimental visual impact on the locality. The Highways Authority have been consulted and have raised no objection to the development.

Councillor K P Hughes proposed that the application be approved and Councillor John Griffith seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.12 FPL/2021/304 – Retrospective application for the use of a static caravan as a holiday purposes at The Lodge, Capel Bach, Rhosybol**

The application was presented to the Planning and Orders Committee at the request of a Local Member.

Councillor Aled M Jones, a Local Member requested that the site visit be conducted so as to allow the members to view the application site within its context as the static caravan is part of the established business on site.

Councillor K P Hughes proposed that a virtual site visit be undertaken and Councillor T LI Hughes MBE seconded the proposal.

**It was RESOLVED that a virtual site visit be undertaken in accordance with the Local Member's request for the reasons given.**

**12.13 FPL/2021/302 – Full application for the change of use of land from agricultural to accommodate 10 touring caravans at Bunwerth, Trearddur Bay**

The application was presented to the Planning and Orders Committee at the request of two Local Members.



The Chair informed the Committee that Councillor J Arwel Roberts, a Local Member, who was unable to attend the meeting, had contacted her to request that a virtual site visit be conducted so as to allow members the view the application site within its context.

Councillor T LI Hughes MBE Hughes proposed that a virtual site visit be undertaken and Councillor K P Hughes seconded the proposal.

**It was RESOLVED that a virtual site visit be undertaken in accordance with the Local Member's request for the reasons given.**

**12.14 VAR/2021/63 – Application under Section 73 for the variation of condition (02) (Approved Plans) of planning permission reference FPL/2019/278 (Full application for the demolition of existing primary school buildings in addition to the erection of 8 dwellings together with the construction of a vehicular access on land) so as to amend external design at Llanfachraeth Primary School, Llanfachraeth**

The application was presented to the Planning and Orders Committee as the County Council is the landowner of the site.

The Planning Enforcement Manager reported that the application is under 73 for the variation of condition (02) (Approved Plans) of planning permission so as to amend external stone material choice for dwellings. The recommendation was one of approval of the application.

Councillor K P Hughes proposed that the application be approved and Councillor Eric W Jones seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.15 MAO/2021/31 – Minor amendments to the scheme previously approved under planning permission 20C102L/EIA/RE (Full application for the erection of 11 wind turbines) at Rhyd y Groes, Rhosgoch so as to amend the wording of condition 24 so as to allow the details to be submitted prior to the erection of the turbines rather than prior to the commencement of the development at Rhyd y Groes Wind Farm, Cemaes**

The application was presented to the Planning and Orders Committee as the application seeks consent to vary conditions attached to an EIA development.

The Planning Development Manager reported that as the application seeks consent to vary conditions attached to an EIA development the application is reported to the Planning and Orders Committee as required by the Council's Constitution. The planning permission reference 20C102L/EIA/RE dated 12 October, 2016 permitted the erection of 11 wind turbines and ancillary works on land at Rhyd y Groes, Burwen, Amlwch and Condition 24 of the planning

approval was highlighted within the Officer's report to the Committee. As the turbine manufacturer has not yet been appointed, the applicant is unable to discharge this condition as the latitude and longitude of every turbine is not known at this stage. The applicant has therefore submitted an application for a non-material amendment to change the wording of this condition to that 'turbine erection' shall not commence until part (a) and (b) of condition 24 has been submitted and approved in writing as opposed to 'the development' shall not commence. This will allow other parts of the developments to proceed, subject to discharge of other conditions as necessary. Following consultation with the Ministry of Defence (MOD), in correspondence dated 29 October, 2021, the MOD has confirmed that they had no objection to the proposed non-material amendment. The recommendation was of approval of the application.

Councillor Eric W Jones proposed that the application be approved and Councillor K P Hughes seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

### **13 OTHER MATTERS**

None were considered by this meeting of the Planning and Orders Committee.

**COUNCILLOR NICOLA ROBERTS  
CHAIR**

## PLANNING SITE VISITS

### Minutes of the Virtual meeting held on 26 January, 2022

- PRESENT:** Councillor Nicola Roberts – Chair  
Councillor R O Jones – Vice-Chair
- Councillors John Griffith, Glyn Haynes, K P Hughes, T LI Hughes MBE, Eric W Jones, Dafydd Roberts, Ieuan Williams.
- IN ATTENDANCE:** Team Leader – Planning (GJ),  
Senior Planning Officer (Enforcement) (OWH),  
Committee Officer (MEH).
- APOLOGIES:** Councillors Vaughan Hughes, Robin Williams.
- ALSO PRESENT:** Local Member : Councillor Aled M Jones (application 2)
- 

**1. FPL/2021/302 – Full application for the change of use of land from agricultural to accommodate 10 touring caravans at Bunwerth, Trearddur Bay**

Members were shown the site plan and the nature of the application was outlined. A video of the application site was also shown and the locality and the access track to the site.

**2. FPL/2021/304 – Retrospective application for the use of a static caravan as holiday purposes at The Lodge, Capel Bach, Rhosybol**

A video of the application site was shown to the Members together with the current location of the static caravan on site.

**COUNCILLOR NICOLA ROBERTS  
CHAIR**

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Planning Committee: 02/02/2022

7.1

Application Reference: FPL/2021/136

Applicant: Mr Meirion Roberts

Description: Full application for the conversion of the outbuilding into a holiday letting unit together with alterations and extensions thereto at

Site Address: Wylfa, Bangor Road, Benllech



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

Recommendation: Refuse

### Reason for Reporting to Committee

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

At the meeting held on the 1st December 2021, members resolved to visit the site. The virtual site visit took place on the 15th December 2021.

At its meeting held on the 12<sup>th</sup> January 2022 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- The proposal site is sustainable within the village;
- No other planning factors against the proposal – such as traffic concerns;
- The unit would be a very small addition to any 'over-provision' – having only one bedroom;
- It is not considered that permitting the application would be detrimental to the policy intent relating to over-provision. Doubtful that there would be an over-provision, or a substantial over-provision, of holiday units in Benllech - 18.47% compared to the threshold of 15%.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

“Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution.”

Paragraph 4.6.12.2 requires that;

“The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised.”

This report will therefore give consideration to these matters;

- The proposal site is sustainable within the village;

The Local Planning Authority have raised no concerns in relation to the sustainability of the site and concur that the site is in a sustainable location, this however, is only one consideration against which the development must be judged.

- No other planning factors against the proposal – such as traffic concerns;

Development proposals must be acceptable having regard to all relevant development plan policies and material planning considerations. A development which is contrary to a specific policy or policy criterion will not necessarily be acceptable simply because it may conform with other relevant policies.

- The unit would be a very small addition to any 'over-provision' – having only one bedroom;
- It is not considered that permitting the application would be detrimental to the policy intent relating to over-provision. Doubtful that there would be an over-provision, or a substantial over-provision, of holiday units in Benllech - 18.47% compared to the threshold of 15%.

The socioeconomic and cultural impacts of second homes and short term holiday lets on communities is a highly controversial and sensitive subject at present, which has further intensified since the beginning of the pandemic. It has become an issue of such concern, that the Welsh Government are currently consulting on proposals to introduce new planning legislation and policy to tackle the negative impacts of second home ownership and short-term holiday lets.

Members argue that the current provision of 18.47% is only slightly higher than the threshold of 15% contained in the SPG and that this is only a small development of one, one bed holiday unit which would constitute only a small increase in overall provision which would not have a significant impact or undermine policy objectives.

Whilst acknowledging that the current provision of 18.47% in the Llanfair ME Community Council is only slightly above the threshold of 15%, but to put this into context, it equates to almost 1 in every 5 properties being second homes or short-term holiday lets.

In addition, it is an argument that could be repeated all too often, over and over again to the serious detriment and gradual erosion of the social and cultural fabric of the local community. It also considers this development in isolation, with no regard to the situation across the wider Community Council area. Indeed, over the past two years planning permission has been sought for the development of a total of 92 new holiday units in the Llanfair ME Community Council area alone, not including the number of existing dwellings which have become second homes or short-term holiday lets during that time. It is not just one additional holiday unit – it is one of many.

Furthermore, approval of the application risks setting a precedent which would give rise to difficulties in resisting similar applications in the locality and other areas where there are high concentrations of second homes and short-term holiday lets.

Criterion v. of policy TWR 2 is clear and unambiguous – the development should not lead to an over-concentration of holiday accommodation within the area. The SPG is equally clear in defining what over-concentration means - that favourable consideration will not be given to applications for new holiday units in areas where the proportion of existing second homes and holiday lets is greater than 15%. With the proportion in the Llanfair ME Community Council area at 18.47%, the proposal is therefore clearly contrary to criterion v. of the policy and cannot be supported.

### **Recommendation**

That the application is refused for the following reason:

**(01) The Local Planning Authority considers that the proposal would lead to an over-concentration of holiday accommodation within the area contrary to the requirements of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2021).**

Application Reference: FPL/2021/302

Applicant: Mr Iwan Jones

Description: Full application for the change of use of land from agricultural to accommodate 10 touring Caravans at

Site Address: Bunwerth, Trearddur Bay, Holyhead



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

**Recommendation:** Refuse

**Reason for Reporting to Committee**

The planning application has been presented to the Planning and Orders Committee as two local members have called in the application to the committee for consideration.

At its meeting held on the 12th January, 2022 committee members recommended that a virtual site visit should take place. The virtual site visit took place on the 26th January and the members are now familiar with the site and its settings.



## Proposal and Site

This is a full application for the change of use of land from agricultural to accommodate 10 touring Caravans at Bunwerth, Trearddur Bay.

The site is within the AONB within a small agricultural enclosure south of the B4545 on the approach to Trearddur Bay.

## Key Issues

The key issue is whether the development complies with local and national policies, whether the development comprises high quality development and whether the development would be harmful to the character and appearance of the AONB.

## Policies

### Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Strategic Policy PS 14: The Visitor Economy  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Policy TWR 5: Touring Caravan, Camping and Temporary Alternative Camping Accommodation  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
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

Supplementary Planning Guidance Holiday Accommodation (2007)  
Supplementary Planning Guidance Tourism Facilities and Accommodation (2021)

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response
Ymgynghoriadau Cynllunio YGC	Comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	Concerns over impact on Area of Outstanding Natural Beauty.
Dwr Cymru/Welsh Water	Standard Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Iechyd yr Amgylchedd / Environmental Health	Standard Comments
GCAG / GAPS	No comments

Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Cynghorydd John Arwel Roberts	Requested that the planning application be presented to the Planning and Orders Committee for consideration.
Cynghorydd Trefor Lloyd Hughes	Requested that the planning application be presented to the Planning and Orders Committee for consideration.
Cyngor Cymuned Trearddur Community Council	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 24/11/2021. At the time of writing this report, no letter of representation had been received at the department.

### **Relevant Planning History**

FPL/2020/99 - Full application for the change of use of land from agricultural to accommodate 10 touring Caravans at - Bunwerth, Bae Treaddur/Trearddur Bay, Caergybi/Holyhead - 18/12/20 Refused

SCR/2020/24 - Screening opinion for FPL/2020/99: Full application for the change of use of land from agricultural to accommodate 10 touring Caravans at - Bunwerth, Trearddur Bay - EIA Not Required 15/07/2020

### **Main Planning Considerations**

#### **Proposal and General Considerations**

As a context the application site comprises agricultural land within an Area of Outstanding Natural Beauty 'AONB'. The application is located in an open countryside location just outside Trearddur Bay.

#### **Principle of Development**

Policy TWR5 permits touring and caravan, camping and temporary alternative camping accommodation subject to the listed criteria though there are also other more generic policies such as PCYFF2, PCYFF3 and PCYFF4 which are considered material in considering the relationship of the proposal with their surroundings.

These policies and notably criteria 1 of TWR 5 require that the proposed development is high quality in terms of design, layout and appearance and is sited in an unobtrusive location, well screened which can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape. The supporting text of policy TWR5 at paragraph 6.3.82 states that landscape setting, site layout and screening will be important considerations in assessing proposals and that in all cases the applicant will need to submit a landscaping plan.

Supplementary Planning Guidance – Tourism Facilities and Accommodation. Developments must be high quality and the SPG refers to the quality of the development in terms of land-use considerations and not to any recognised grading scheme operated by the tourism industry. In addition to local policy requirements, national policy guidance states that development in rural areas should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas (TAN13: Transport, para 3.11).

Paragraph 3.1.2 of the SPG states that all proposed tourism developments should be high quality in terms of design, layout and appearance. A primary consideration will be the overall quality of the 'scheme', measured against the requirements of the plan's development management policies.

Paragraph 3.1.3 of the SPG provides a criteria which help define high quality development in terms of land use considerations include:

- Sites located in a sustainable location i.e. within or close to existing settlements where new development can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation and sites not normally lying in open countryside unless there is robust justification for this;
- Sites that are close to the main highway network and have good links to various modes of transport;
- Sites that are not visually intrusive on the landscape, are well screened and do not cause adverse harm to protected landscapes (e.g. the AONB and SLAs) or heritage assets (e.g. World Heritage Sites and Scheduled Ancient Monuments);
- Sites that are not located within zone C of the development advice maps (TAN15);
- Sites that are of a suitable scale to fit in with their surroundings;
- Sites that have existing landscape cover and no major visual impact;
- Protecting the undeveloped coast;
- Protecting and promoting biodiversity interest;
- Respect for the historic and natural environment;
- Helps reinforce and strengthen an existing tourism centre and makes better use of land by consolidating areas of existing tourism activity (tourist attractions, marina etc.);
- Enhancing suitable previously developed (brown field) land;
- Part of a scheme for agricultural diversification

As existing screening on the site is gappy or low in height, the north east of the site would be most visible in views from a short portion of the highway.

As the proposal is for tourers which are white, the LPA's assessment is that views of the site lean towards it being obtrusive, even if not all the tourers would be completely visible. There is scope for part of each to be visible indicating the breadth of the proposed development.

A landscaping scheme has been provided with the planning application. The landscaping scheme would reinforce the existing screening and is predicted in the assessment to take 5-10 years to become substantially effective. This is a realistic assessment and the conclusion of slight adverse is not disputed. The landscaping details received with the planning application states that the site is presently very well screened, the Local Planning Authority does not consider that the existing site is very well screened and would therefore be contrary to criteria 1 of Policy TWR 5 which states that development should be sited in an unobtrusive location, well screened which can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape.

The Agent's email dated 19th November on the previous planning application FPL/2020/99 omits the reference to 'adverse' effects and predicts more instant beneficial effects (negligible impact) from the landscaping and predicts that the majority of the view would be taken up by the recreational area. Although this is the most visible area, there would be seasonal views of the units to the rear and south west of this.

Having regard to the above it is not considered that the proposed development meets the policy requirements described above; consideration in relation to the AONB are assessed below.

The site is within the AONB within a small agricultural enclosure south of the B4545 on the approach to Trearddur Bay. The site is west of the more intensive tourist areas to the west on the coast, and is located to the north of the rocky outcrops that extend south towards Rhoscolyn on the coast. In the immediate area there are two tourism sites located to the north of the B4545 with agricultural buildings immediate to the site. The most sensitive of the limited views of the site is from the on the exit from Trearddur Bay where it is seen at the edge of the craggy landscape to the south which rises marginally to the rear of the

site. There are roadside glimpses into the site near the access interrupted by topography with some screening from hawthorn and gorse hedges.

Impact on the AONB Paragraph 5.3.5 of PPW states that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty and that development management decisions should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas. There is also a statutory requirement to have regard to the provisions of the AONB Management Plan. The Countryside and Rights of Way Act 2000 requires that the council have regard to the purpose of conserving and enhancing the natural beauty of AONBs when performing their functions. The Isle of Anglesey Council AONB Management Plan includes policy CCC 3.2 which states that new developments will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the special qualities and features of the AONB.

It is within LANDMAP aspect area YNSMNV007 Holy Island which is described as 'This consists of three parts, separated by areas of development, forming most of the island... It is low-lying with a pattern of low craggy ridges and marshy bottoms... The small roads also follow these alignments along the sides of the ridges, serving the scattered houses and farms and giving access to the popular beaches of the west coast... There are small fields with sheep, stone walls and gorse hedges... The few trees are wind-pruned... There is limited tourist development, with a few caravan/camping sites, but it remains unspoilt, with good views to the coast and to Holyhead Mountain, with a feeling of maritime openness... Overall it has a character and feeling similar to most parts of westernmost peninsula Britain, including the western part of Llyn... The quiet atmosphere of this landscape is shattered during weekdays by jets from nearby RAF Valley...'

Its overall value is High as a 'Generally quiet unspoilt rural landscape with attractive mix of rough knolls, marshy and small-scale fields, and coastal views...'

It is within Landscape Character Area 2: Holy Island with this immediate area described as 'To the south of the road, again there are rough, craggy areas. However around Rhoscolyn is an area of more undulating terrain, where glacial clay cover is more widespread, with discrete rocky outcrops and areas of coastal and estuarine alluvium'.

The LCA description notes that 'Trearddur is a good example of the influence that tourism can bring to an area to affect its character. The hotels, second homes, camping and caravan sites together with the golf course all contribute to this. Notwithstanding this, the LCA represents a landscape character that is quite distinctive – rural, wild, exposed, coastal – with the main detractor being aircraft noise from the adjacent RAF Valley airfield.'

Key Issues identified for the Coastal Landscape and recreational and tourism development are:

- Direct or indirect impact upon coastal landscapes.
- Visual impact on people's perception of the coast, its character and qualities.
- Have regard to the AONB Management Plan.

### **Sustainability**

Policy PS 5 (Sustainable Development) supports development which is consistent with sustainable development principle, where appropriate, development should:

"Reduce the need to travel by private transport and encourage opportunities for all user travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic policy PS 4;" (Bullet point 12, Policy PS 5)"

This principle is further emphasised by bullet point 4 of PS 14 (The Visitor Economy) which states:

"Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification,

particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;”

It is considered that the policies contained within the JLDP are consistent with national planning policy in terms of its approach to sustainable development principles. Paragraph 3.35 of PPW (Edition 11) states,

“In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”

This is supported by paragraph 3.11 of Technical Advice Note 18: Transport, which states:

“Development in rural locations should embody sustainability principles, balancing the need to support the rural economy

whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.”

Paragraph 3.15 of TAN 18 states that tourism proposals, particularly in rural areas, should demonstrate access by choice of modes in order to avoid the necessity to travel by car. In rural areas the lack of public transport access needs to be balanced against the contribution tourism makes to the rural economy of the specific area.

It is considered that the application site is within walking distance of Trearddur Bay which has a range of facilities available within the village. It is therefore considered that the application site is in a sustainable location.

### **Affect on adjacent residential properties**

Policy PCYFF2 (criteria 7) states that development will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

Due to the distance away from the nearest residential properties, it is not considered that the proposal would have a negative impact upon their amenity.

### **Conclusion**

It is not considered that the proposal comprises of high quality development and it would also be harmful to the character and appearance of the area which forms part of the AONB.

### **Recommendation**

That the application is refused for the following reason:

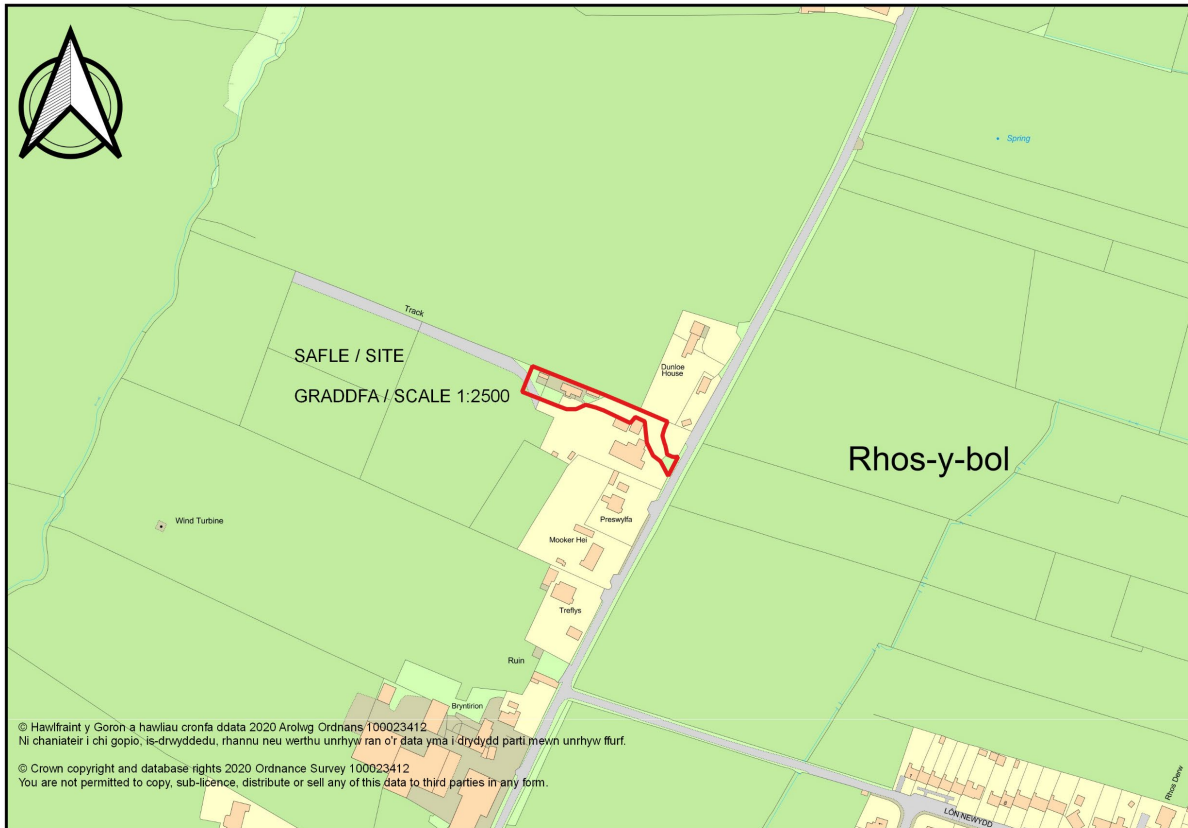
**(01)The proposal not considered to comprise high quality development and it would also be harmful to the character and appearance of the area which forms part of an Area of Outstanding Natural Beauty. This would be contrary to the provisions of policies TWR5, PCYFF3, AMG1 of the Anglesey and Gwynedd Joint Local Development Plan (2017), Planning Policy Wales (Edition 11) (February 2021), Supplementary Planning Guidance – Holiday Accommodation (September 2007) and Supplementary Planning Guidance – Tourism Facilities and Accommodation (March 2021).**

Application Reference: FPL/2021/304

Applicant: Mr. G Jones

Description: Retrospective application for the use of a static caravan for holiday purposes at

Site Address: The Lodge, Capel Bach, Rhosybol



**Report of Head of Regulation and Economic Development Service (Owain Hughes)**

**Recommendation:** Refuse

**Reason for Reporting to Committee**

The application has been called in by Councillor Aled Morris Jones.

At its meeting that was held on the 12th of January 2022, Members resolved to carry out a site visit prior to determining the application.

A virtual site inspection was carried out on 26th of January 2022 and Members will now be familiar with the site and its setting.

## Proposal and Site

The application site lies on the outskirts of Rhosybol village in an open countryside.

The proposal is for the use of the existing static caravan as a holiday purposes.

## Key Issues

The key issues are whether the proposed development complies with the relevant planning policies and whether the proposed development impact the surrounding amenities

## Policies

### Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Strategic Policy PS 14: The Visitor Economy  
Strategic Policy PS 1: Welsh Language and Culture  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 4: Design and Landscaping  
Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation  
Planning Policy Wales (Edition 11, February 2021)  
Technical Advice Note 13: Tourism (1997)  
Technical Advice Note 18: Transport (2007)

Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

## Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Rhosybol Community Council	No response
Cynghorydd Richard Owain Jones	No response
Cynghorydd Aled Morris Jones	Call In to the Planning Committee
Cynghorydd Richard Griffiths	No response
Dwr Cymru Welsh Water	Comments
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments

The application was publicised by serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 17/12/2021. At the time of writing this report, no representations were received at this department.

## Relevant Planning History

FPL/2019/111 - Cais llawn ar gyfer newid defnydd adeilad allanol i uned gwyliau hunan-gynhwysol yn / Full application for conversion of outbuilding into a self contained holiday let unit at - Capel Bach, Rhosybol

44C28C - Full application for change of use of storage building (B8 Use Class) into a hair salon (A1 Use Class) together with the creation of new access at Capel Bach, Rhosybol

## Main Planning Considerations

The application is made for the change of use of an existing static caravan used for incidental purposes into holiday accommodation at Capel Bach, Rhosybol.

The application site is located in the open countryside, outside any defined development boundary or identified cluster.

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

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

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance.

Strategic Policy PS 14 of the JLDP relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by:

3. Managing and enhancing the provision of high quality un-serviced tourism accommodation, in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;
4. Supporting appropriately scales new tourist provision and initiatives in sustainable locations in the countryside through the re-use of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives.

Policy TWR 3 of the JLDP relates to Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation and states that Proposals for the development of new static caravan, holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding natural Beauty and the Special Landscape Areas. In other locations proposal for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where:

- i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality; and
- ii. That the proposed development is of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location where it 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; and
- iii. That the site is located close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.



The above policy is supported by the adopted Supplementary Planning Guidance (SPG) on Tourism Facilities and Accommodation.

Paragraph 5.2.1 of the Tourism Facilities and Accommodation SPG states that applications for standalone single caravans, chalets or pods placed in a field or within the curtilage of residential dwellings without any associated facilities are not considered to be high quality development and therefore do not align with Policy TWR 3. These type of developments do not enhance the type and quality of tourist offer in the plan area and the cumulative effects of such developments can have a negative impact on the landscape.

The planning application relates to the continued use of a single static caravan for holiday purposes. Applications for new permanent caravans have to comply with Policy TWR 3 (Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation) of the Anglesey and Gwynedd Joint Local Development Plan.

Policy TWR 3 allows for new permanent caravan developments provided that the proposal conforms with the criteria as listed within the Policy and under criteria 1ii as stipulated above. This is further explained under the guidance in relation to 'high quality' which is stated in the 'Tourism Accommodation and Facilities' Supplementary Planning Guidance under section 5.2.1.

Although it is acknowledged that the site has a Caravan Club Licence for 5 touring caravans and a converted single holiday let on site these are considered to be alternative holiday accommodation options as opposed to being associated facilities, therefore the proposal would fail to comply with the guidance provided within the Supplementary Planning Guidance.

In light of the above, the proposal is therefore considered to be contrary to the provisions of policy TWR 3 of the JLDP.

### **Conclusion**

In light of the above, it is considered that the proposed development does not comply with the relevant planning policies and the recommendation is one of refusal.

### **Recommendation**

That the application is refused for the following reason:

**(01) The Local Planning Authority does not consider that the proposal for a single standalone holiday static caravan in the open countryside to be a high quality development and is therefore contrary to the requirements of policies PCYFF1 and TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2021).**

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## Key Issues

The key issue is whether the proposal is an improvement to that originally approved under application reference 44C34A.

## Policies

### Joint Local Development Plan

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI7 – Conversion of Traditional Buildings in the Open Countryside to Residential Use

AMG5 – Local Biodiversity Conservation

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Richard Owain Jones	No response
Cyngor Cymuned Rhosybol Community Council	No response
Ymgynghorydd Treftadaeth / Heritage Advisor	No response

The proposal has been advertised distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper. The latest date for the receipt of any representation was the 02/02/2022. At the time of writing this report, no letter of representation had been received at the department.

### Relevant Planning History

44C34A - : Conversion of outbuildings into four dwellings so as to amend the design at Cwm Derri, Dulas Approved – 12/11/93 – S106- Local Person - 05/11/1993

MAO/2021/28 - Minor amendments to scheme previously approved under planning permission 44C34A: Conversion of outbuildings into four dwellings so as to amend the design at - Cwm Derri, Dulas – Full application required

### Main Planning Considerations

The principle of developing the site has already been established under planning application 44C34A where permission was granted for conversion of outbuildings into four dwellings on the 12/11/93. Some of the units on the site have been completed therefore the planning permission has been safeguarded.

The outbuilding under question has not been converted. The proposal is to add an extension to the front elevation and to alter the windows on the side elevation.

### Joint Local Development Plan

The Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could provide an affordable unit. However, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

Application reference 44C34A was approved on the 12/11/93 and has been safeguarded as some of the units have been completed.

The amendments are proposed in the current application as follows:-

\* The amendments involve adding an extension to the front elevation of the outbuilding, amending the style windows on the gable elevation . It is considered that the amendments maintain the architectural characteristics of the original outbuilding.

\* Erection of a small extension to the outbuilding measures 3.7m x 5.2m x 4.7m high. The extension is a small addition to the front elevation and with the use of high quality material.

The existing outbuilding measures 65 square metres; the extension only equates to 19.24 square metres which is approximately 29% increase. Even though the Supplementary Planning Guidance on Conversion of Rural Buildings in the Countryside states that no more than 10% of the outbuilding should be rebuilt, when considering the conversion scheme as a whole for the 4 outbuildings, it is considered that the 29% increase is acceptable.

A structural survey has been submitted with the planning application which states that the existing walls of the existing building is suitable of supporting the pitched roof structure.

It is considered that the amendments maintain the architectural characteristics of the original outbuilding and does not worsen that of the original scheme previously approved under planning permission 44C34A.

### **Adjacent residential properties**

Neighbouring properties have been notified of the development. The expiry date to receive representations being 2/2/22. At the time of writing the report no objections were received. It is not considered that the proposal will have a negative impact upon neighbouring properties.

### **Conclusion**

The application is contrary to Policy TAI7 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for the conversion of an outbuilding into 4 dwellings which has been safeguarded.

The amendments to the window material is considered acceptable as the material is high quality and conservation type windows in anthracite that mimics traditional wooden windows.

Ecological enhancements have also been added to the drawings to include two Beaumaris 'midi' boxes to the front south facing elevation bridge/arch.

### **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.**

**Proposed Elevations - 2930:21:7a**

**Proposed Site Plan - 2930:21:3**

**Structural Survey - Chmiel Overton dated 5/1/22**

**Protected Species Survey Clwydian Ecology 28/11/21**

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.

Planning Committee: 02/02/2022

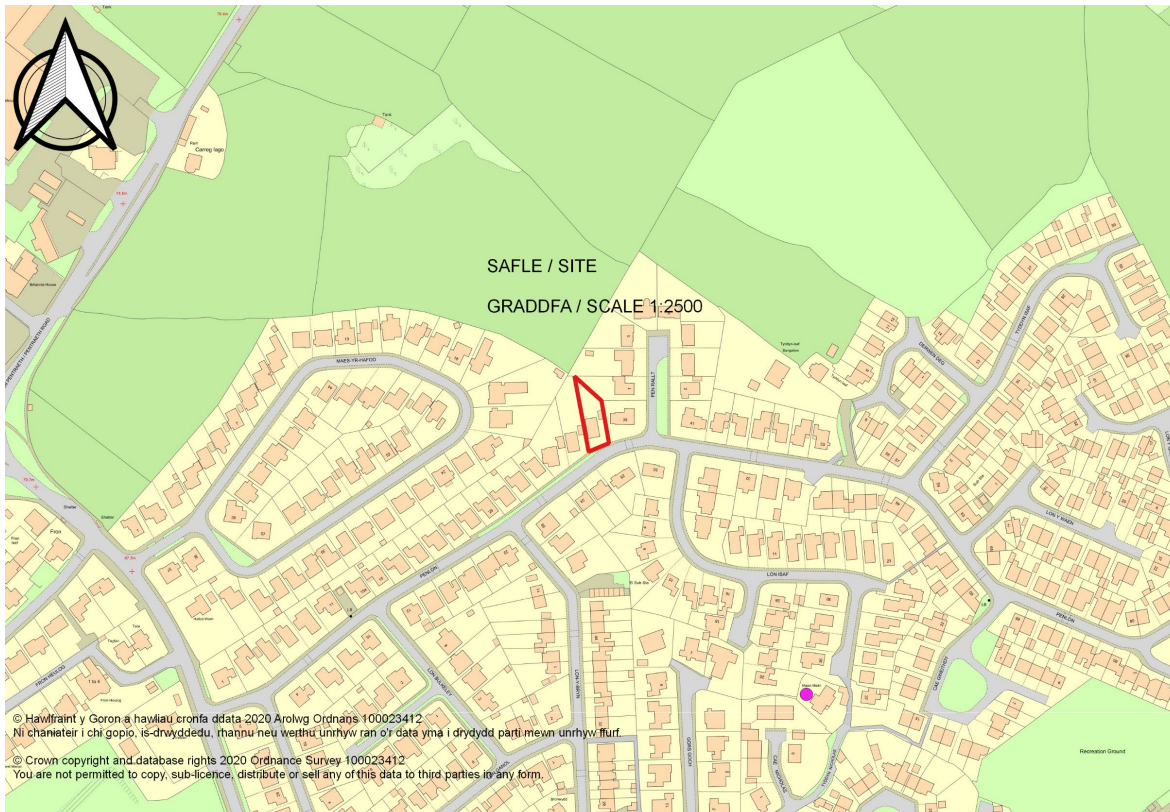
11.1

Application Reference: MAH/2022/1

Applicant: Mr. & Mrs. R Williams

Description: Minor amendments to scheme previously approved under planning permission HHP/2021/315 (Alterations and Extensions) so as to amend design of proposal at

Site Address: 37 Penlon, Menai Bridge



## Report of Head of Regulation and Economic Development Service (Gwenda Baynham)

Recommendation: Permit

### Reason for Reporting to Committee

The applicant is a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution

### Proposal and Site

The dwelling is a detached dormer bungalow situated on a private residential estate.

The proposal is made for minor amendments to the extension previously approved under HHP/2021/315.

## **Key Issues**

The key issues of the proposal are considered to be the following:

- Design
- Affect on neighbouring amenities

## **Policies**

### **Joint Local Development Plan**

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

Technical Advice Note 12: Design (2016)

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

Planning Policy Wales (11th Edition)

### **Response to Consultation and Publicity**

No publicity required for minor amendment application.

### **Relevant Planning History**

HHP/2021/315 - Cais llawn ar gyfer addasu ac ehangu ynghyd a dymchwel y mordurdy presennol yn/Full application for alterations and extensions together with the demolition of the existing garage at - 37 Penlon, Porthaethwy/Menai Bridge - - Caniatáu / Permit

### **Main Planning Considerations**

The Welsh Government have published "Planning Guidance: Approving Non-material amendments to an Existing Planning Permission" which is helpful in setting out the "starting point" in determining what may be deemed as being "non-material". It states:

"2.6 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as non-material amendment, local planning authorities may wish to consider the following tests:

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved scheme; and
- (a) (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or
- (c) would the proposed change conflict with national or development plan policies?

2.7 The tests are considered a 'starting point' for local planning authorities in their consideration of non-material amendments. There may be other considerations that will identify if a proposed amendments is non-material depending on the circumstances of each case.

The amendments that are proposed are as follows:-

- Change the glazing appearance of the two french doors on the South Elevation
- Remove existing kitchen door and block up instead of replacing with full height glazing
- Make the existing window smaller (now in the lounge)



- Reduce the size of the proposed lantern from 2m x 2m to 2m x 1.5m
- Change the proposed bio-fold doors to sliding doors

The amendments are considered to be non-material amendments. The scale of the proposed change would not cause an impact different to that caused by the original approval. The proposal would not result in a detrimental impact visually or in terms of local amenity, no third party would be disadvantaged and the proposal would not conflict with national or development plan policies.

Having considered the above and all other material, the application is deemed to be non-material and therefore approved under Section 96A of the Town and Country Planning Act 1990.

### **Conclusion**

The proposed amendments are considered acceptable in policy terms and will not materially alter the previous consent.

### **Recommendation**

That the application is permitted

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.

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Planning Committee: 02/02/2022

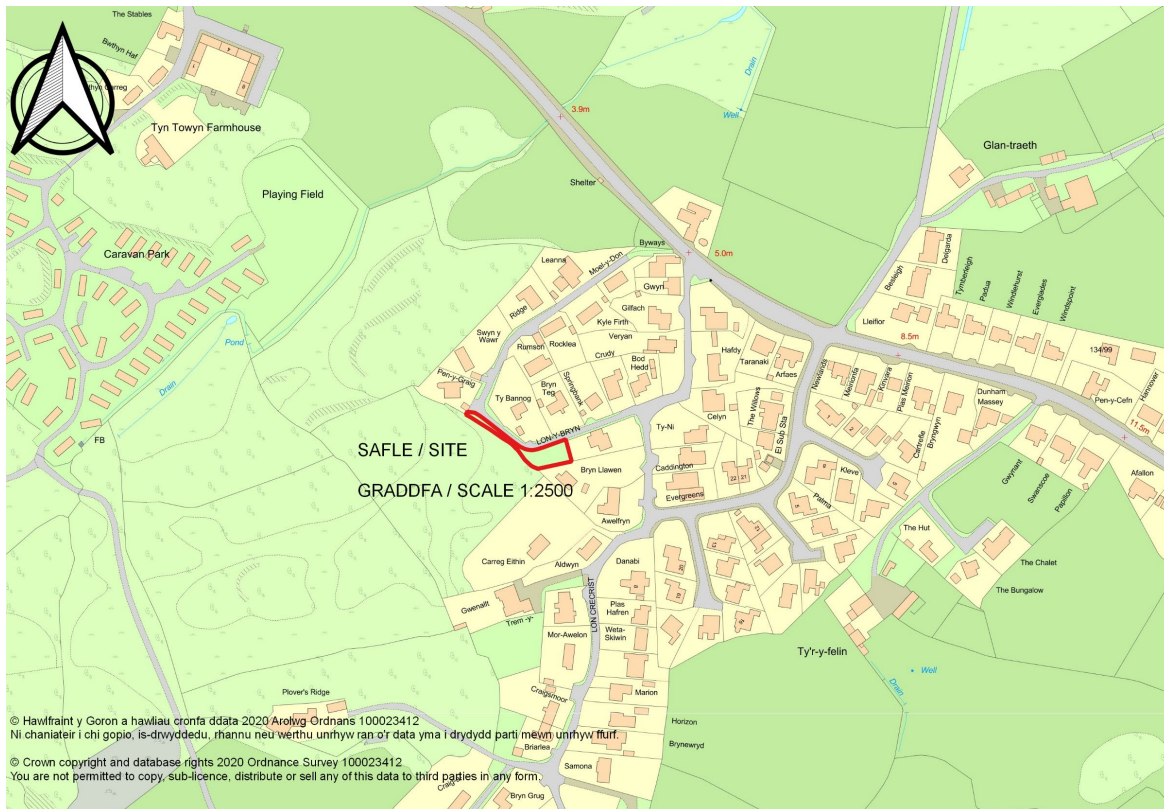
12.1

Application Reference: FPL/2021/158

Applicant: Roy Menear

Description: Full application for the erection of a dwelling together with the construction of a vehicular access on land at

Site Address: Land adjacent Lon Y Bryn, Trearddur Bay.



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

**Recommendation:** Permit

### Reason for Reporting to Committee

The application was called in to be determined by the planning committee at the request of Cllr. Trefor Lloyd Hughes due to concerns that the scheme would be an overdevelopment of the site.

### Proposal and Site

The site lies in the coastal town of Trearddur bay and its associated development boundary, which is identified as a 'Coastal/Rural Village' under Policy TAI 5 'Local Market Housing' of the Joint Local Development Plan. Access is afforded to the site via a narrow single width estate road known as Lon Y Bryn, which also serves as access for a number of other dwellings. The site is currently a vacant plot

which is surrounded by other residential dwellings and it is believed to be currently used for vehicle storage.

The proposal is made for the erection of a 3 bedroom local market dwelling which includes garden area and associated parking for 2 vehicles.

### Key Issues

The key issues of the scheme are its compliance with relevant policies along with its impacts upon neighboring amenity and highway safety.

### Policies

#### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
 Policy PCYFF 3: Design and Place Shaping  
 Policy PCYFF 4: Design and Landscaping  
 Policy PCYFF 1: Development Boundaries  
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans  
 Policy TAI 5: Local Market Housing  
 Policy TAI 15: Affordable Housing Threshold & Distribution  
 Strategic Policy PS 1: Welsh Language and Culture

Supplementary Planning Guidance - Local Market Housing (March 2019)

Technical Advice Note 12: Design (2016)

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

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd John Arwel Roberts	No response
Cynghorydd Trefor Lloyd Hughes	Concerned that proposal is an overdevelopment of the site
Cyngor Cymuned Trearddur Community Council	No response
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	Construction traffic management plan condition
Draenio Gwynedd / Gwynedd Drainage	No observations
Dwr Cymru Welsh Water	Condition in relation to surface water connection to public sewer.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Policy outline
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection

Publicity was afforded to the scheme by the posting of personal letters to the neighboring properties. The latest date for comments to made was the 26/10/2021. At the time of writing this report, 8 letters of objection had been received. The contents of which will be specified and addressed later in the report.

### Relevant Planning History

46C395 - Outline application for the erection of 1 dwelling together with alterations to the existing vehicular access at Land off, Lon Y Bryn, Trearddur Bay. Withdrawn.

### Main Planning Considerations

#### Principle of Development

Trearddur bay is allocated as a rural/coastal village under policy TAI 5 of the Anglesey and Gwynedd Joint Local Development Plan, which supports the erection of affordable and local market housing subject to the following criteria:

- 1.The size of the units comply with the defined maximum for the particular type of unit proposed;
- 2.There are adequate arrangements available to restrict the occupancy of any local market house in the first

The maximum size specified under the policy for a 3 bedroom 2 storey property is 110m2 floor space. The proposal has a floor area of 110m2 and it's occupancy will be restricted by the use of a S106 agreement. At the time of writing this report, it is intended that the dwelling will be occupied by the applicant and information is currently being assessed in relation to the applicants eligibility for local market housing. However, it has been stated by the applicant that should he not be eligible to reside at the property, it will be made available to others in local need. This will be secured by the S106 agreement.

The indicative housing supply for Trearddur Bay for the Plan period (2011-26) is 32 units (which includes a 10% 'slippage allowance' i.e. the manner of calculating the figure has taken into account potential circumstances that could arise that were not foreseen and that could influence the provision of housing e.g. land ownership issues, infrastructure constraints etc.). The Plan notes that all these units will be provided on windfall sites. In the period 2011-21, a total of 79 units have been completed in Trearddur Bay. The windfall sites landbank i.e. sites with existing planning permission, in April 2021 was 143 units. It is noted in Appendix 5 of the JLDP that 100 of these units are unlikely to be developed during the Plan period, which therefore leaves 43 units within the landbank. The indicative growth level (including 10% slippage) for Villages, Clusters & Open Countryside is 1953 units. 1394 units were completed between 2011 and 2020 (2021 information currently being prepared) in the Villages, Clusters & Open Countryside category and that 844 units were in the land bank (and likely to be developed). Based on the completion rate within Villages, Clusters & Open Countryside, it is likely that, currently, this site can be supported. However, as Trearddur Bay has seen its expected level of growth on windfall sites through units completed in the period 2011 to 2021, justification outlining how the proposed development is addressing the needs of the local community is required. A statement was provided by a local estate agent in support of the application which ensures there is an existing local need for the property and thus complying with the policy and that the development is not speculative in nature.

#### Design

The proposed dwelling is a two storey property which includes 3 bedrooms and living accommodation on the first floor. One of the key issues raised as part of the publicity was the design of the property and the

impact upon neighbouring property amenity. The dwelling, which is restricted in its size due to the local market use, has been located to the north west of the plot in order to provide the necessary distances as set out in the local authority supplementary planning guidance design guide between the neighboring property boundaries and windows. As such, it cannot be considered that the proposal results in impacts upon neighboring amenity to such an extent that warrants refusal. Several objections also raised concern that the scheme would be an overdevelopment of the site and would be a cramped/shoehorn form of development. The dwelling, which is at its maximum size which is permitted under TAI 5, includes a garden area of some 92m<sup>2</sup> as indicated on the proposed site layout plan. Under the Supplementary Planning Guidance Design Guide, guidance is provided in relation to recommended amenity space for properties, with 30m<sup>2</sup> of reasonably shaped space being the recommendation along with additional space for washing lines and sheds etc. At 92m<sup>2</sup>, the proposal provides ample amenity space above and beyond what is required by the local authorities supplementary planning guidance and therefore it is not considered that the site is overdeveloped.

### **Highways Issues**

Lon y Bryn is a single width residential estate road which is in a poor state of repair. Objections were received which raised concern with the additional traffic that the scheme would generate. The highways department were consulted as part of the application and had no comments to make other than requiring the submission and approval of a construction traffic management plan before development commences. The traffic generated by the proposal will be residential only and as such it is not considered that it would be above and beyond the existing traffic levels to an extent that would merit refusal on this basis.

### **Conclusion**

The proposal complies with the relevant policies of the adopted joint local development plan and Supplementary Planning Guidance and would not be to the detriment of local amenities to such an extent that would warrant refusal.

### **Recommendation**

That the application is permitted subject to the following conditions:

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

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

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

- **Location Plan / SH26785W**
- **Site Layout / RM:SK:01**
- **Ground Floor Layout / RM:SK02**
- **First Floor Layout / RM:SK:03**
- **Proposed Elevations / RM:SK:04**
- **Proposed Elevations / RM:SK:05**

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

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

Reason: In the interests of residential and visual amenity.

**(04) 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.**

**(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;**

**(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 loading and unloading and the storage of plant and materials;**

**(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

**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 traffic and construction activities in the interests of highway safety.

**(05) No levelling works shall take place without the oversight of a suitably qualified Ecological Clerk of Works as set out in the Ecological Survey carried out by Kestrel Environmental Services in support of the application. These works shall only be carried out during suitable weather from the period of mid March to September.**

Reason: To safeguard populations of Amphibians and Reptiles on site.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 1, PS 19, AMG 1, TAI 5, Policy TAI 15, PS 1.

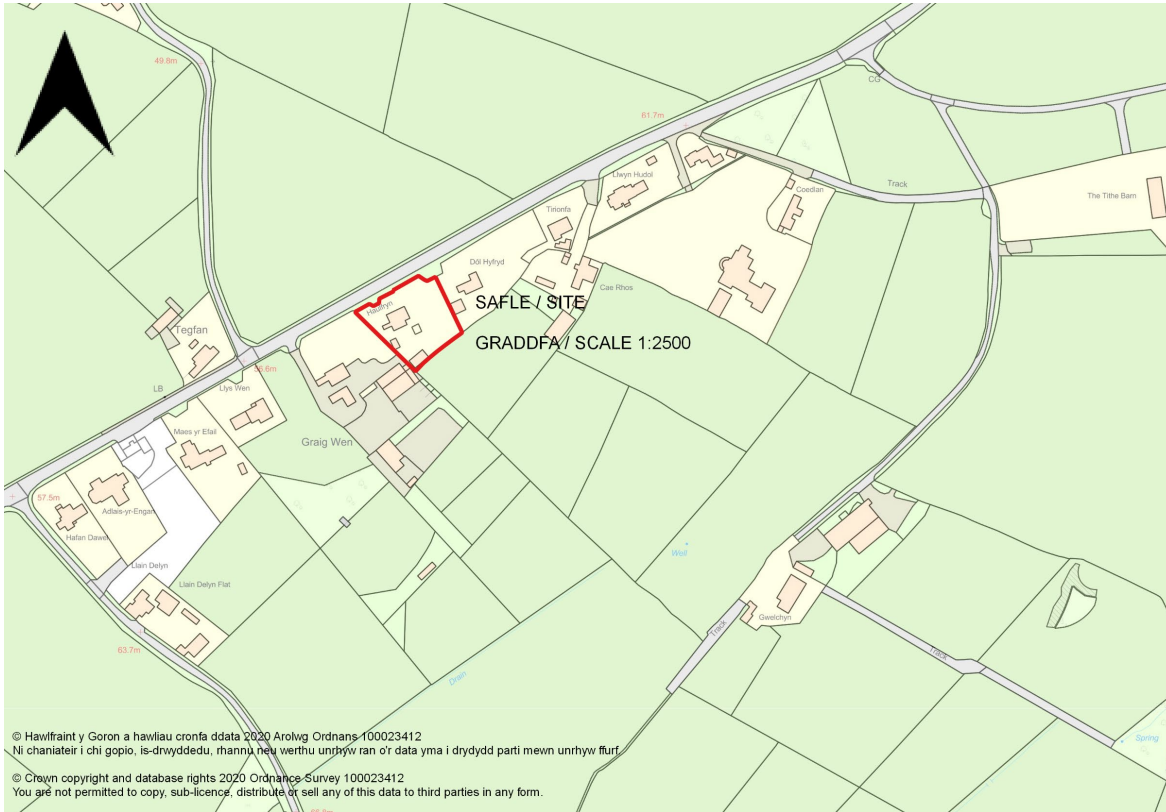
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2021/310

**Applicant:** Head of Housing

**Description:** Full application for the change of use of the existing dwelling into a day centre for children with learning disabilities at

**Site Address:** Haulfryn, Capel Mawr, Llangristiolus



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is made on council owned land by the Head of the Housing Service.

**Proposal and Site**

The site is located in the rural cluster of Capel Mawr as defined under the Joint Local Development Plan. The existing dwelling on site is a single storey bungalow which is set within an ample curtilage and includes a private access from the public highway. The proposal is made for the change of use of the dwelling in order to provision a day care for children with learning disabilities together with the creation of a new vehicular access.



## Key Issues

The key issues of the scheme are whether or not the proposal complies with the relevant policies of the adopted development plan and its impacts upon residential amenity.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy ISA 2: Community Facilities  
Policy PCYFF 3: Design and Place Shaping

### Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llangristiolus Community Council	No response
Cynghorydd Dafydd Roberts	No response
Cynghorydd Eric Wyn Jones	No response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Relevant policy is ISA 2
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection

Publicity was afforded to the scheme by the posting of personal letters to the neighbouring properties. The latest date for receipt of comments was the 07/12/2021. At the time of writing this report, no letters of representation had been received.

### Relevant Planning History

None

### Main Planning Considerations

The main JLDP policy that deals with new community facilities is Policy ISA 2. Policy ISA 2 is supportive to maintaining and improving community facilities. The policy grants the development of new community facilities, provided that:

- i. they are located within or adjoining development boundaries or they are located outside development boundaries but within Clusters where the proposal will provide an essential facility to support the local community;
- ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;
- iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;
- iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;
- v. the proposal is easily accessible by foot, cycle and public transport.

The proposal site is located in the cluster of Capel Mawr as defined under the Joint Local development plan and will provide an essential service to the local community as identified by the Housing Department.

The proposal is conveniently located adjoining the B4422 which is one of the main access routes to the South West of the Island from the A55, with 2 bus stops also located within 400m of the site. The existing building is modestly sized and will not undergo any extension work as part of the proposal. The scale of the use is not considered to be excessive in consideration of the quiet rural character of the area and as such it is considered appropriate as required by criterion iv. of the policy. Due to the above, it is considered that the proposal is in accordance with the relevant policy of the adopted development plan.

Policy PCYFF 2 aims to protect the amenities of residential properties and states that proposals will be refused where they have an 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. The scale of the operation is not thought to be to such an extent that would cause a level of disturbance that would be detrimental to residential amenities. The outdoor amenity areas have been located away from the main amenity area of the adjoining dwellings to minimize any impacts that may arise. It is therefore considered that the proposal complies with policy PCYFF 2.

### **Conclusion**

The proposal complies with the relevant policies of the adopted development plan and would not be harmful to local residential amenity.

### **Recommendation**

That the application is permitted subject to the following conditions:

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

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

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

- **Location Plan / 0003 S1 P01**
- **Site Layout as Proposed / 0002 S1 P03**
- **General Arrangement as Proposed / 0003S1 P02**

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: PCYFF 2, PCYFF 3, ISA 2.

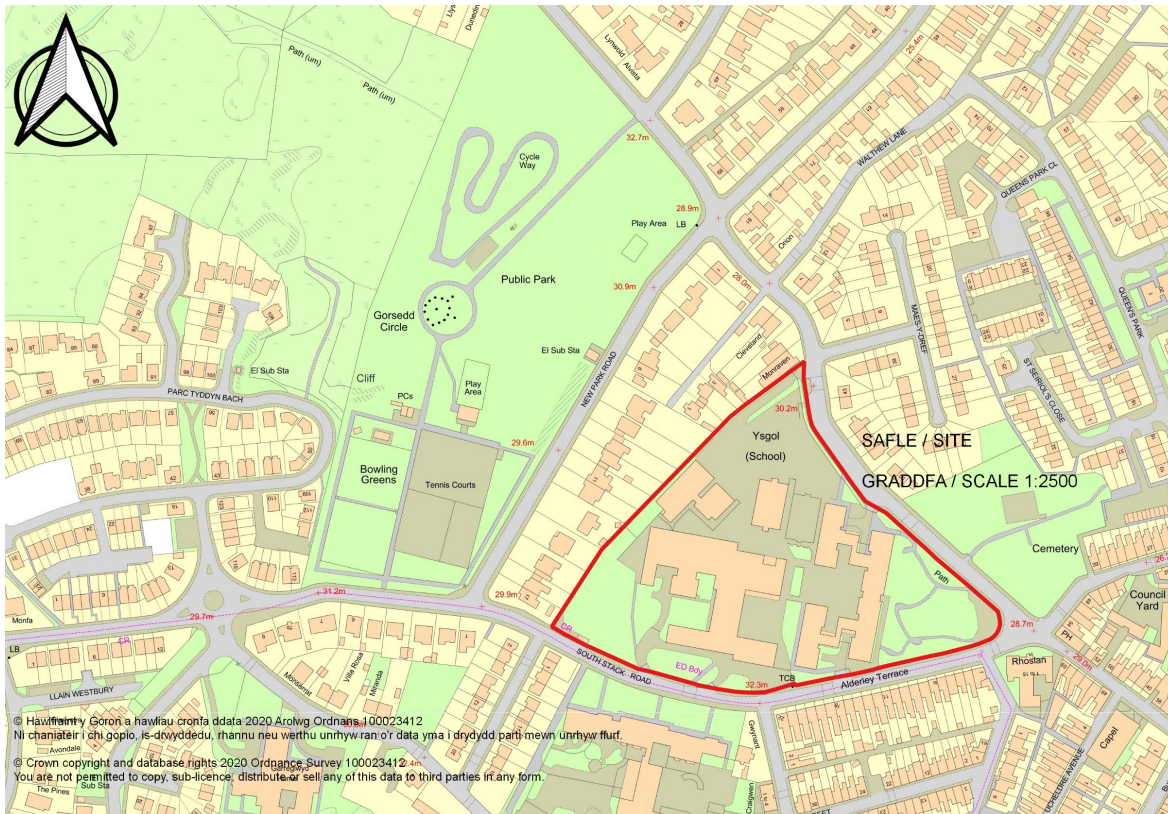
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/289

Applicant: Property Section

Description: Full application for construction of new Multi Use Games Area (MUGA), the erection of fencing together with soft landscaping at

Site Address: Holyhead Secondary School, South Stack Road, Holyhead



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is made on council owned land by a Head of Service.

**Proposal and Site**

The site is located within the grounds of Ysgol Uwchradd Caergybi and was previously a grassed area with the boundaries which flank the residential curtilages of the adjoining dwellings being defined by fencing. The proposal is made for the retention of a multi use games area which will be for the use of the school.

## Key Issues

The key issues are if the proposal complies with relevant policies of the adopted joint local development plan and if its impacts upon neighboring amenities are acceptable.

## 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

### Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Cyngor Tref Caergybi / Holyhead Town Council	No response
Cynghorydd Robert Llewelyn Jones	Support
Cynghorydd Glyn Haynes	No response
Cynghorydd Jeff M. Evans	No response
Ymgynghoriadau Cynllunio YGC	No objection
Iechyd yr Amgylchedd / Environmental Health	Standard informatives
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response

Publicity was afforded to the scheme by the posting of personal letters to the neighboring properties. The latest date for comments to be made was the 07/12/2021. At the time of writing this report, no letters of objection had been received.

### Relevant Planning History

None.

### Main Planning Considerations

The proposal does not change the use of the site and as such in land use terms, it is not considered that the scheme represents an intensification of the use of the site as the previously grassed area was utilized as a play area. The area will be for the sole use of the school and will not be opened to the public and therefore it is considered that the scheme will not create a greater level of disturbance than what is already caused by the use of the school grounds. No lighting is proposed as part of the scheme. In consideration of the above, it is considered that the scheme is in accordance with policy PCYFF 2 of the Joint Local Development Plan which states that proposals should not have an unacceptable impact upon residential amenity.

The fence surround the games area will be 3 metres high and of typical design for games areas which will ensure that the proposal is congruous with the secondary education setting. At a height of 3 metres, the fencing will not be higher than the surrounding buildings and therefore will not appear visually obtrusive.

### **Conclusion**

The proposal accords with the relevant policies of the adopted development plan and does not have any unacceptable impacts upon residential amenity. The retention of the games area is therefore recommended for approval.

### **Recommendation**

That the application is permitted subject to the following condition:

**(01) 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.**

- **Proposed Site Location Plan / AL02**
- **Proposed and Existing Levels / 631-STO-00-00-DR-I-0003 P01**
- **Landscape General Arrangement / 631-STO-00-00-DR-I-0001 P02**
- **Boundary Design / 631-STO-00-00-DR-I-0004 P02**
- **Hard Landscape Design / 631-STO-00-00-DR-I-0005 P01**
- **Soft Landscape Design / 631-STO-00-00-DR-I-0006 P01**
- **Proposed Plan / XE1R830HGNNN001**

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: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4.

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

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**Planning Committee:** 02/02/2022

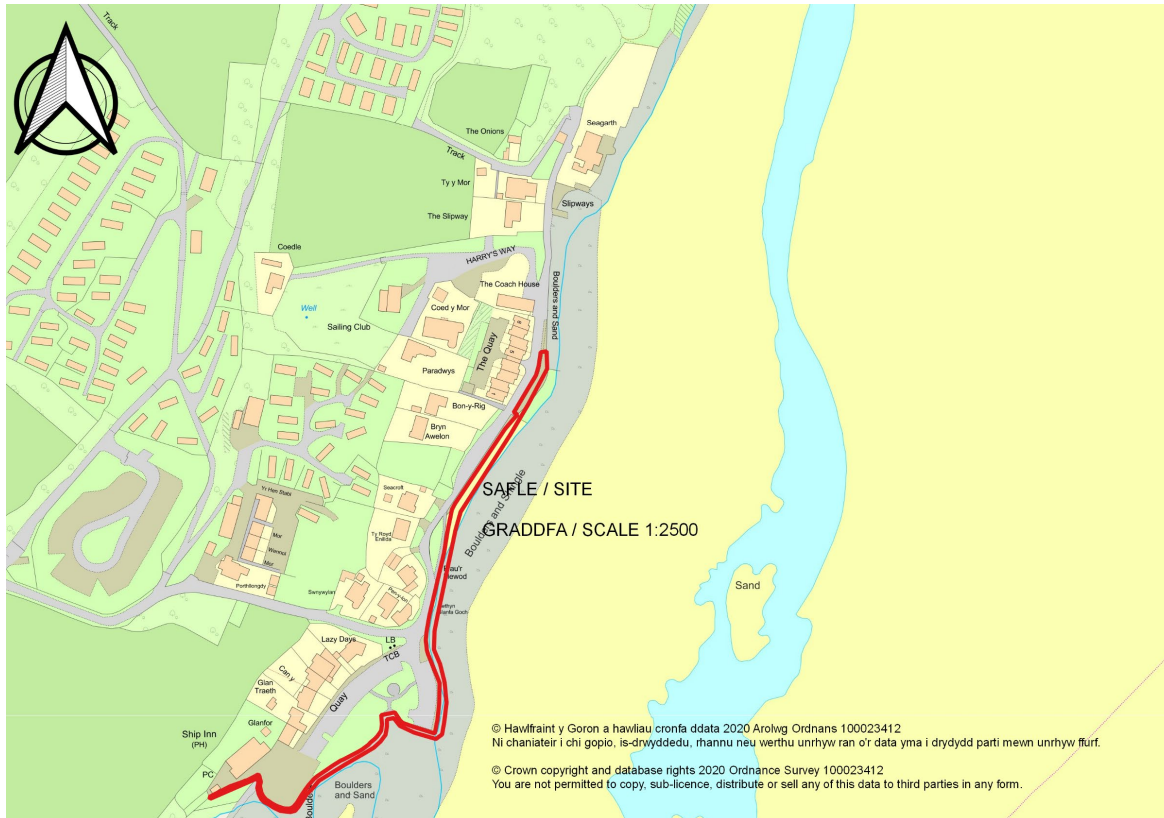
**13.1**

**Application Reference:** SCR/2021/72

**Applicant:** Cyngor Gwynedd Council

**Description:** Screening opinion for coastal flood defence works at

**Site Address:** Red Wharf Bay, Pentraeth



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

**Recommendation:** EIA Not Required

**Reason for Reporting to Committee**

Further to an application submitted on behalf of Isle of Anglesey County Council for a Screening Opinion as to whether an Environmental Impact Assessment (EIA) was required in relation to proposals for coastal flood defence works at Red Wharf Bay, it has been determined that an EIA is not required. The Screening Opinion was issued on the 20/01/2022 under application reference number SCR/2021/72.

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