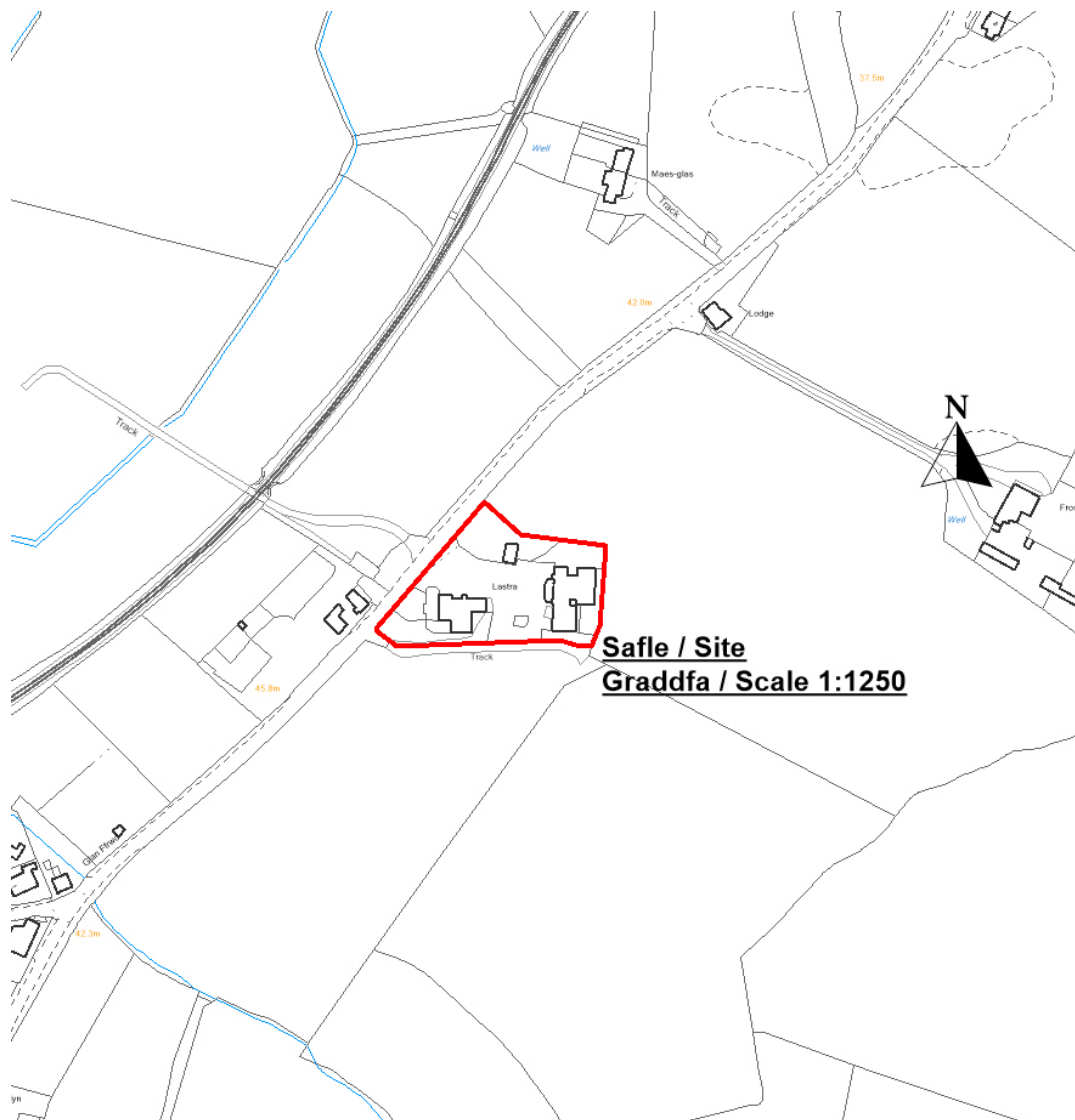


Rhif y Cais: **11C73F/VAR** Application Number

Ymgeisydd Applicant

**Lastra Farm Hotel**

Cais o dan Adran 73 i ddiwygio amod (02) o ganiatâd cynllunio rhif 11C73E (troi ystafell weithgareddau yn bedair uned hunangynhaliol ac ystafelloedd gwesty ychwanegol) er mwyn creu dau uned hunangynhaliol a cynhyddu nifer yr ystafelloedd gwesty i 8yn / Application under Section 73 for the variation of condition (02) of planning permission reference 11C73E (conversion of the function room into four self-contained units and additional hotel rooms) so as to amend the number of self-contained units to two and increase the number of hotel rooms to 8 at

**Lastra Farm, Amlwch**

**Planning Committee: 07/11/2018**

**Report of Head of Regulation and Economic Development Service (IWJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

A 'relevant officer' who is directly involved within the planning process as defined within paragraph 4.6.10.2 of the Constitution has declared interest in the application, therefore the application is referred to the Planning and Orders Committee for determination.

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

**1. Proposal and Site**

The application site is located at the Lastra Farm Hotel, Amlwch. Two main buildings are located at the site which has a restaurant, function room together with hotel rooms. The proposal site is located within the open countryside adjoining a public highway. Residential properties are located to the east and west of the site.

The proposal entails the variation of condition (02) of planning permission 11C73E (conversion of the function room into four self-contained units and additional hotel rooms) so as to amend the number of self-contained units from 4 to 2 and increase the number of hotel rooms from 4 to 8.

**2. Key Issue(s)**

The key issue is whether the proposed scheme complies with planning policy, and whether or not the development will have a detrimental effect upon residential amenity and highway safety.

**3. Main Policies**

**Joint Local Development Plan**

PCYFF1 – Development Boundaries  
PCYFF2 – Development Criteria  
PCYFF3 – Design and Place Shaping  
PCYFF4 – Design and Landscaping  
PS4 – Sustainable Transport, Development and Accessibility  
PS14 – The Visitor Economy  
TWR 2 – Holiday Accommodation

**5. Relevant Planning History**

11C73 – Extension to provide bar lounge at the tea room at Lastra Farm Hotel Amlwch – Approved 07/05/1986

11C73A – Extension to function suite at Lastra Farm Hotel Amlwch – Approved 04/06/1990

11C73B – Erection of a conservatory extension to the bar / longer at Lastra Farm Hotel, Amlwch - Approved 14/05/1991

11C73C – Erection of an extension at Lastra Farm, Amlwch - Approved 18/07/1994

11C73D – Alterations and extensions to provide additional kitchen and toilets together with a conservatory restaurant at Lastra Farm Hotel, Amlwch – Approved 20/09/2001

11C73E - Full application for conversion of the function room into four self-contained units and additional hotel rooms at Lastra Farm, Amlwch – Approved 06/10/2017

## **6. Main Planning Considerations**

An application for the conversion of the existing function room into four self-contained units together with two additional hotel rooms was approved on the 06/10/2017.

The current proposal amends the approved proposal to vary the number of self-contained units and hotel rooms. The approved permission has consent to convert the existing building into 4 number of self-contained units and 4 number of hotel rooms. The proposal is to amend these figures to 2 number of self-contained units and 8 number of hotel rooms.

The application was initially submitted to vary the number of hotel rooms to 9, however due to inconsistencies between the application form and proposed plans the figure was later amended to 8 number of hotel rooms.

The principle of the development has previously been established under application 11C73E. Nevertheless, the application is considered under Policy TWR2 of the Joint Local Development Plan. Policy TWR2 notes that the application to cover existing building for holiday use can be considered acceptable provided they are of high quality in terms of design, layout and appearance and that a series of criteria can be complied with as set out within the policy.

Criteria i of the policy ensures that development, in the case of new build accommodation that the development is located within the development boundary or makes use of as suitable previously developed site. In this particular case the application is to convert an existing structure therefore is considered acceptable and makes use of previously developed land.

Criteria ii ensures that the proposed development is appropriate in scale considering the site, location and / or settlement in question. The proposed development is considered acceptable in terms of its scale which will not increase the existing footprint of what has previously been approved.

Criteria iii ensures that the proposal will not result in a loss of permanent housing stock. The proposal does will not result in a permanent housing stock but will rather vary the number of previously approved self-contained holiday units and hotel rooms.

Criteria iv states that the development is not sited within a primarily residential areas or does not significantly harm the residential character of an area. It is considered that the application site is not located within a primarily residential area. An assessment of the impact upon neighbouring residential properties will be carried out later within the report.

The final criterion indicates the need to ensure that the proposal does not result in an over concentration of this type of accommodation in the area. In order to be able to ensure that the proposal complies with this element of the policy, paragraph 6.3.67 sets out the need for these types of applications to be supported by a Business Plan which would show the soundness of the proposed plan. Presenting a Business Plan will enable the Council to assess whether the proposal has a realistic prospect of being viable and that the proposal is not speculative.

Following the submission and assessment of a business plan, it is considered that this requirement of TWR2 is met.

Effect upon nearby Residential Properties:

The impact of the proposal, especially upon the amenity of nearby land users should be considered in accordance with the criteria as set out in policy PCYFF 2 (Development Criteria). Specific consideration is given to criteria 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupiers

of local residences or other land and property users. Subsection iv of policy TWR2 also ensures that proposals do not significant harm the residential character of the area.

Given consideration to the existing use of the site, the extant planning permission and the distances of nearby residential properties it is not considered that the proposed development would effect the amenities of neighbouring residential amenity to such a degree to warrant refusal of the application.

Local Highways Authority:

The Local Highways Authority have assessed the application and have raised no objection to the proposal.

## **7. Conclusion**

The proposed development and variations from the previously approved permission are considered acceptable. It is considered that the proposal complies with national and local planning policy, does not have a detrimental impact upon amenity of surrounding properties and will not have a negative impact upon highway safety. It is recommended that the application be approved.

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

## **8. Recommendation**

### **Permit**

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below:**

<b>Drawing number</b>	<b>Date Received</b>	<b>Plan Description</b>
<b>D608/12 Rev A</b>	<b>02/08/2018</b>	<b>Location Plan</b>
<b>D608/06</b>	<b>18/08/2017</b>	<b>Block Plan</b>
<b>D608.07 Rev D</b>	<b>02/08/2018</b>	<b>Proposed Floor Plan</b>
<b>D608.08 Rev D</b>	<b>02/08/2018</b>	<b>Proposed Elevations</b>

**under planning application reference 11C73E & 11C73F/VAR.**

Reason: For the avoidance of doubt.

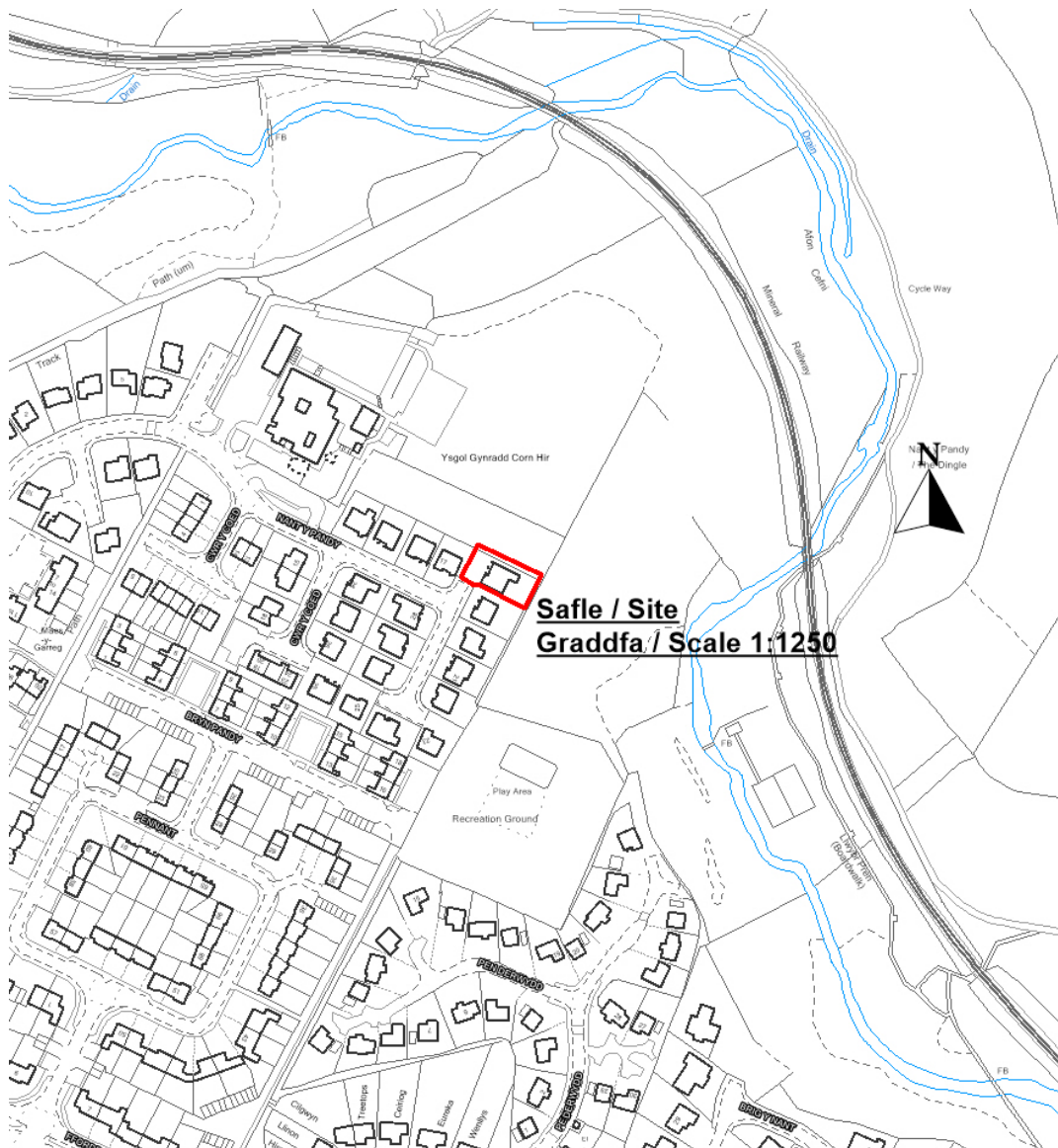
**(03) The units hereby permitted shall be occupied for holiday purposes only and not as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.**

Reason: To define the scope of the permission and to ensure that inappropriate uses do not take place in this locality.

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.

Rhif y Cais: **34C734** Application Number

Ymgeisydd Applicant

**Dafydd a Heledd Jones****Cais llawn ar gyfer addasu ac ehangu ynghyd ac ymestyn y cwrtil yn / Full application for alterations and extensions together with extension to curtilage at****18 Nant y Pandy, Llangefni**

**Planning Committee:**

**Report of Head of Regulation and Economic Development Service (SOH)**

**Recommendation:**

**Permit**

**Reason for Reporting to Committee:**

Application made by a relevant officer as defined in the constitution. The application has been reviewed by the monitoring officer.

**1. Proposal and Site**

The site is located within the Nant y Pandy Estate. The dwelling is two storey with garden area to the front and rear. Surrounding properties are of the same nature. To the rear of the dwelling the Dingle Nature Reserve and Wildlife site runs across the extent of the Nant y Pandy Estate.

The application is for an extension to the side elevation of the dwelling and to extend the curtilage to the north in order to accommodate the extension. The extension to curtilage will not extend into the wildlife site and will not extend any closer as the site already borders with the Wildlife site.

**2. Key Issue(s)**

The applications key issues are whether the proposal will affect the character of the local area and the amenities of the neighbouring properties. Due to the sites proximity to the Dingle Wildlife Site, Ecology is also a key issue in the proposal.

**3. Main Policies**

**PCYFF3** – Design and Place Shaping

**4. Response to Consultation and Publicity**

Ecological Advisor – Ecological Survey required due to the proximity to the Wildlife Site.

Town Council – No Response

Councillor Dylan Rees – No Response

Councillor Nicola Roberts – No Response

Councillor Bob Parry - No Response

**5. Relevant Planning History**

**6. Main Planning Considerations**

**Effect Upon Character Of The Area** – The application consists of an extension to the northern/side elevation of the dwelling. The extension is modestly sized and obviously subservient to the existing dwelling. The massing of the resulting dwelling would not be out of context with the general area or out of character considering the massing of the surround residential properties.

**Residential Amenities** – Due to the location of the extension, only 17 Nant y Pandy can be considered for effects upon residential amenities. The orientation of the proposal to the

neighbouring property mentioned above will mean that no direct views into each other's windows will be possible therefore it is deemed there will be no impacts of overlooking sufficient to warrant a refusal. The proposal will face the garden of 17 Nant y Pandy, however due to the arrangement of the estate the overlooking will not be worse than what is currently present. The scheme will not be overbearing upon any neighbouring property as it is an acceptable distance from any property and due to the surrounding trees, will not further remove light from any property.

#### **Ecological -**

### **7. Conclusion**

### **8. Recommendation**

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.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

**Reason: To comply with the requirements of the Town and Country Planning Act 1990**

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below except as otherwise required to be approved under the conditions imposed:

Drawing Number	Date Received	Plan Description
N/A	11/09/2018	Location Plan
N/A	11/09/2018	Proposed Alterations and Extensions
N/A	11/09/2018	Proposed Site Plan

Under planning application reference 34C734.

**Reason: For the avoidance of doubt**