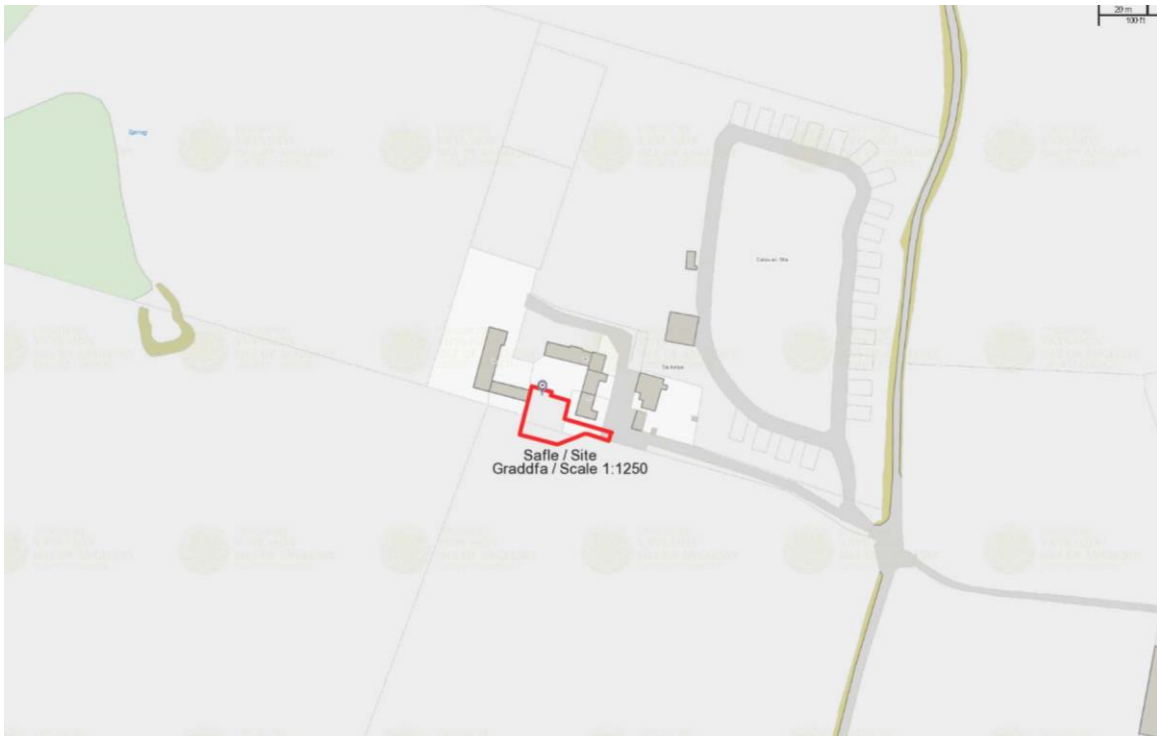


Application Reference: 42C188E/ENF

Applicant: Mr & Mrs Maldwyn and Menai Jones

Description: Cais ôl-weithredol ar gyfer codi uned llety gwyliau newydd yn / Retrospective application for the erection of a new build holiday letting unit at

Site Address: 4 Tai Hirion, Rhoscefnhir



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

Members will recall that at its meeting that was held on the 7th November, 2018 it was resolved to approve the application contrary to Officer recommendation. Members proposed that the application was approved subject to the signing of a Section 106 Agreement.

The matter is referred to the Planning and Orders Committee in order to confirm the terms of the proposed Section 106 Agreement.

Main Planning Considerations

Following the Planning and Orders Committees resolution to approve the application a draft copy of the Section 106 Agreement was prepared and forwarded to the applicant.

The applicants' legal representative has stated that the draft Section 106 is not acceptable in its current form as it does not correspond with the terms outlined by the Members. They state that the Tai Hirion touring caravan business should not form part of the Section 106 as the business is a separate unit that is owned by their son.

In a letter dated 29/5/2018, which was submitted in support of the current application, the agent stated "We attach an addendum to the Business Plan which highlights the family businesses and in fact not only is there a B&B business, but also a touring caravan site, Cheese making enterprise and Cheese making courses, all adding up to a mix of tourism related offers inspiring the need for larger accommodation".

Also, the Trading Profit and Loss Accounts for year ending 2016 and 2017 which were submitted in support of the application listed the income and expenditure for the caravan and camping site.

During the course of determining the application the applicant confirmed that attendees on the cheese making course stayed at the touring site and the holiday unit was required as the touring caravan site did not operate during the winter months.

Due to the above it is considered that the touring caravan site forms part of the family business and therefore should be included within the terms of the Section 106 Agreement.

Conclusion

The terms of the agreement shall read as follows;

The term businesses shall mean all of the following:

- * The Bed and Breakfast business located at Rhyd y Delyn;
 - * The touring caravan site located at Tai Hirion; and
 - * The Farm and holiday unit (as the latter is comprised in the Development) located at 4 Tai Hirion;
- all of which are edged in red on the attached plan.

Recommendation

(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.

992614/01 - Rev C - Location Plan

992614/02 - Rev D - Proposed Block Plan

992614/03 - Rev B - Proposed Elevations and Floor Plans

Drainage Details - 31/08/2019

Planning Support Statement - Owen Devenport Ltd

Protected Species Report - Alison Johnston

Business Plan and accounts - 03/04/2019 and 19/06/2019

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

(02) The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. 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 this permission.

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: PCYFF1, PCYFF2, PCYFF4, PS14 and TWR2.

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.