

**Application Reference: FPL/2019/253**

**Applicant:** Mr Paul Wharmby

**Description:** Cais llawn ar gyfer trosti adeiladau allanol i ddau uned gwyliau sydd yn cynnwys addasu ag ehangu ynghyd a gosod paced trin carthffosiaeth yn / Full application for the conversion of outbuildings into two holiday units which includes alterations and extensions together with the installation of a package treatment plant at

**Site Address:** Penfor, Porth Swtan / Church Bay



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

**Recommendation:** Caniatáu / Permit

**Reason for Reporting to Committee**

The planning application has been called to the planning committee by a local member.

It was resolved to convene a site visit at the February Planning Committee.

**Proposal and Site**

The planning application relates to two grade II listed buildings comprising the former Melin Drylliau windmill and the adjacent Granary and stable range. These listed buildings are constructed of stone and are considered to be in a poor condition, the slate roof of the granary in particular is open to the elements such that the interior of the building was exposed and there is clear evidence of timber decay. The listed buildings are located within the curtilage of an existing residential dwelling known as Penfor. The property

is located in a group of dwellings located in a countryside location at Church Bay. Access to the development is via an unclassified tarmacked road which terminates and then becomes an unsurfaced road for over a 100 metres which serves a number of properties including that subject to this planning application. At the point that the road becomes unsurfaced a Public Right Of Way "PROW" starts then follows the unsurfaced road to its end at which point it separates into two PROW.

There are existing residential properties to the north and north east of the application site. The gable end of the granary building directly abuts the residential curtilage of the residential property to the north.

The planning application is made to change the use of the listed buildings to self-serviced holiday use which could be operated as a group or sold off individually. As part of the conversion proposals a cap would be constructed at the top of the windmill and a single storey contemporary type extension elevated with a stone plinth above the existing ground level. Accommodation would be provided at 5 levels comprising a three bedroom holiday unit and associated living facilities. The granary would be converted into a four bedroom holiday unit with associated living facilities. A single storey extension would be provided at the side of the granary which would replace a wooden/asbestos sheet structure which is currently present. As part of the proposal a former window on the gable of the granary would be reinstated and glazed with a frosted glazed panel.

Indicative details have been provided of foul and surface water drainage arrangements. These illustrate that foul drainage will be disposed of via a treatment plant into a raised drainage mound. Surface water drainage will be pumped into a similar raised drainage mound.

Concerns were expressed by consultees in respect of the extent of the glazing proposed at the top of the windmill and the consequent effects in terms of light emission and the impact on dark skies. Amended plans were submitted reducing the extent of the glazing such that roughly half of the windmill cap was glazed with non-glazed panels.

## **Key Issues**

- Principle of Development
- Listed Building Considerations
- AONB Considerations
- Highway Considerations

## **Policies**

### **Joint Local Development Plan**

Joint Local Development Plan "JLDP"

TRA 2: Parking Standards

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PCYFF 1: Development Criteria

PCYFF 2: Development Criteria

PCYFF 3: Design and Landscaping

PCYFF 4: Design and Landscaping

TWR 2: Holiday Accommodation

PS 20: Preserving and Where Appropriate Enhancing Heritage Assets

AMG 1: Area of Outstanding Natural Beauty Management Plans

AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

AMG 5: Local Biodiversity Conservation

Technical Advice Note 5 (Wales) Nature Conservation & Planning (2009)

Technical Advice Note 6 (Wales) Planning for Sustainable Rural Communities (July 2010)  
Technical Advice Note 18 (Wales) Transport  
Technical Advice Note 23: Economic Development (February 2014) "TAN 23",  
Technical Advice Note (TAN) 24: The Historic Environment (2017) "TAN 24"  
Isle of Anglesey Council Supplementary Planning Guidance Design Guide For The Urban & Rural Environment (2008) "SPG Design Guide"  
Supplementary Planning Guidance Holiday Accommodation (2007)  
Draft Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2019)  
Isle of Anglesey Parking Standards (2008)

Isle of Anglesey Council AONB Management Plan 2015 -2020

## **Response to Consultation and Publicity**

Cynghorydd John Griffith: No observations received.

Cynghorydd Kenneth P. Hughes: Called the planning application to the planning committee on the following grounds:

- Local concerns regarding the condition of the road to the application site.
- Overlooking.

Cynghorydd Llinos Medi Huws: No observations received.

Cyngor Cymuned Cylch-y-Garn Community Council: Councillors are very supportive of the planning application and are glad that the windmill will be reconstructed. Whilst this is occurring it was considered that this was a fantastic opportunity to extend the tarmac along the public highway from where it currently ends to the entrance of the windmill so as to mitigate the disturbance that will occur for local residents in the in construction of the development.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: Main policy considerations in relation to policy TWR 2, listed building considerations and the AONB are described.

Ymgynghorydd Treftadaeth / Heritage Advisor: Both listed buildings are considered to be in a poor state of repair as highlighted in the structural report and in the Heritage Adviser's opinion are in increasingly urgent need of repair to prevent further deterioration and probable eventual collapse that would result in the loss of important historic buildings. From a listed building perspective it was confirmed that the proposal were acceptable and that the scale, form, height and layout of the proposed single storey extension to the mill is respectful of the mill structure. The proposed contemporary design and materials are deemed to be honest and transparent and would allow a clear distinction between the old and new. The Heritage Adviser had concerns in relation to the proposed design of the mill cap, lack of clarity regarding the proposed windows and the lack of detailed drawings in relation to the tie in of the extension to the mill.

Following the submission of amended plans the Heritage Adviser advised as follows:

Windmill - The structural report has highlighted that the roofless mill tower has significant structural defects that need to be addressed. The proposed conversion to holiday accommodation and associated alterations are deemed to be critical, in safeguarding the building's long term future. The proposals utilise all existing openings with no new openings created. No original windows remain or evidence of their form. Consequently, the proposed anthracite grey metal sash windows are deemed to be acceptable. The current roofless tower will be capped by a glazed and opaque viewing gallery, that will reduce light pollution and overlooking concerns, and a segmented conical anthracite grey metal roof, that although is of modern materials, replicates a traditional form of a mill tower roof. The design of the proposed relatively small single-storey contemporary extension to side is clearly subservient to the mill tower and will allow the mill to continue to dominate the landscape. The high quality contemporary design allows the historic fabric to be clearly distinguishable from the new and would not, in my opinion, be detrimental to the character and appearance of the listed building.

Granary - The existing roof of the granary building is in a poor and deteriorating condition. The proposed re-roofing, of principal roof in natural slate and side extension in metal sheeting, is critical in safeguarding the building's future. It is considered that the proposals have been well considered and justified. The proposed traditional style windows and doors to principal granary building are sympathetic to the character of the listed building. The proposed contemporary materials to frontage and roof of later lean-to building, that is currently roofed with inappropriate corrugated cement sheets, would not in my opinion be detrimental to the character of the listed building. The existing modest detached outbuilding proposed to be demolished is not considered to be of significant historic or architectural interest and its demolition is supported.

Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer: No observations received.

Ymgynghorydd Tirwedd / Landscape Advisor: The Landscape comments from NRW cover considerations with regard to AMG 1: AONB Management Plans. The AONB special quality of interest in this location is the Built Environment and Peace and Tranquillity. With regard to the former, internal conservation (Heritage) comments are relevant and further plans are awaited to address comments. With regard to the latter, NRW comments 26.11.19 indicate that previous comments with regard to Peace and Tranquillity (dark sky considerations) have been addressed through the potential reduction of light emitting from the windmill.

Ecological and Environmental Adviser: Based on the submitted ecological report is content with the proposal on the basis of the findings in relation to bats and birds. It is noted that choughs were found to be using the mill tower for roosting and whilst there is no reason to doubt the conclusion of no negative impact of chough, in light of presence of the Special Protection Area designated habitat elsewhere locally (Glannau Ynys Gybi SPA) it is advised that NRW be given opportunity to comment to ensure there are no potential issues in relation to this, or any other protected species matters. Planning conditions are recommended to be attached in relation to biosecurity measures and reptile protection in the relation of a dry stone wall.

Prifffyrdd a Trafnidiaeth / Highways and Transportation: The amended plan and the transport engineers report is satisfactory and there are no objections to the proposed development as the impact on the existing road network will be minimal. It is also confirmed that the T junction of the unclassified highway and the classified highway leading to Porth Swtan is satisfactory. Conditional planning permission is recommended.

GCAG / GAPS: Initially expressed concerns regarding some of the design features namely the openings of the windmill as well as the cap on top of it notably in terms of the amount of glazing proposed, but are now content with the amended plans. As the proposed development will also result in the partial loss of original fabric, fixtures and fittings as well as the potential for disturbing sub-surface material of a historical agricultural structure a planning condition is recommended requiring a photographic record of the building and an archaeological mitigation scheme in order to assess the potential remains that survive below ground level.

Draenio Gwynedd / Gwynedd Drainage: An informative is recommended as regard the requirement for the approval of a Sustainable Drainage System under separate legislative requirements by the SuDs Approval Body.

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections as follows:

Area of Outstanding Natural Beauty – The proposed alterations to the existing buildings would retain the disused windmill's distinctive form and character there are therefore no concerns with regards to the daytime effects on the character of the AONB. The amended plans which utilise non-glazed panels amongst the glazing at a ratio of 2:1 addresses previous concerns on lighting requirements and will help conserve AONB dark skies.

European Protected Species – Base on the ecological report submitted with the application which indicates that no bats are present on the application site NRW consider that the development is a lower risk for bats is also not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Where the Report makes reference to choughs using the mill tower for roosting (Para.5.2), Para. 7.3 it is stated that no negative impact on choughs is anticipated as the species is not nesting in the mill and there

are other well documented roosting locations in the Church Bay area. NRW concur with this statement and anticipate no negative impact on Glannau Ynys Gybi SPA as a result of the proposals.

Standard advice regarding permitting requirements in relation to the septic tank are provided.

Joint Planning Policy Unit "JPPU": Main planning policy considerations in relation to the AONB, Listed Buildings and the conversion of existing buildings to holiday accommodation are provided. No further observations but would bring to your attention that the SPG Holiday Accommodation was adopted in September 2019.

Public Rights of Way: No comment.

The planning application has been publicised by way of a site notice and adjacent properties have been notified by letter. The notification period for the amended plans expired on 13.01.20. Four objections have been received on the following grounds:

- The impact of increased traffic (during construction and operation) along the single track poorly maintained road on occupants of other properties served by the access. Contended that the access is unsuitable for these purposes. Also conflict with agricultural traffic is referred to.
- Impact of the development on neighbours in terms of noise and general disturbance.
- The glazed panel would unacceptably overlook the property to the north. Textured or patterned glass would mitigate the impact.
- Church Bay is already well served by existing holiday accommodation which leads to congested roads/car parking problems and the development is not required.
- Two of the properties present including the existing residential property on the application are already rented for holiday purposes and it is contended that they are not well maintained, will add to the number of cars present.
- The temporary use for holiday purposes weakens local community and impact on the character of the area and the quality of life of residents in this rural area.
- Existing houses are not connected to the public sewer as part of any planning permission granted they should be.
- Statutory provisions in relation to listed buildings are described and it is stated that granting planning permission for the proposed development would not comply with these.

### **Relevant Planning History**

LBC/2019/33 Listed Building Consent for the conversion of outbuilding into holiday accommodation at the existing granary Recommendation made to grant listed building consent 10.01.20.

LBC/2019/33 Listed Building Consent for the conversion of outbuilding into holiday accommodation at the existing mill Recommendation made to grant listed building consent 10.01.20.

### **Main Planning Considerations**

**Principle of Development** - Policy PS 14 supports appropriately scaled new tourist provision in the countryside where this involves the reuse of existing buildings or as part of farm diversification.

Policy TWR 2: (Holiday accommodation) permits the conversion of existing buildings into holiday accommodation provided that they are high quality in terms of design, layout and appearance and provided that the material criteria listed i. to v. are met. There are also national planning policies material in assessing the acceptability of converting existing buildings in the countryside and these are assessed below.

The buildings subject to this application are listed and a detailed assessment of the merits of the design is provided in the comments of the council's Heritage Adviser who is supportive of the proposals. On this basis the proposed development is considered to attain policy TWR 2's requirements of being high quality

in terms of design, layout and appearance. Material considerations in relation to listed buildings in the relevant section of the report below.

In terms of the existing building TAN 23, SPG Design Guide requires that the existing building is suitable for conversion without extensive alteration, rebuilding or extension. The Structural Report concludes that building is suitable for conversion subject to the recommendations made. On the basis of these details the existing building is considered suitable for conversion and the extent of the rebuilding and extensions is considered to accord with the aforementioned policies.

Criterion ii of TWR 2 requires that the proposed development is appropriate in scale considering the site, location and or settlement in question. The application site is located in a group of dwellings which is located in the countryside under the provisions of policy PCYFF 1 of the JLDP. The application site is also located some distance from the nearest settlements at Rhydwyn and Llanfaethlu and limited bus services are available from Church Bay. In addition due to the distances to the nearest settlements and limited width of the road and lack of pavements, it is likely that occupants of the development would be reliant on private cars. It is acknowledged, however, that there are some facilities in Church Bay being a public house, restaurant and café. Having regard to the provisions of strategic policy PS 5 and PS 6 and the thrust of national planning policies the proposed development, however, due to the application site being located in the countryside, away from local infrastructure with access to facilities/services and a reliance on private motor vehicles this would weigh against the development being applied for. A travel plan could be required by way of a planning condition and could mitigate these impacts to a certain degree.

Criterion v. requires that the development does not lead to an over-concentration of such accommodation within the area. The supporting text of the policy at paragraph 6.3.67 explains that an oversupply in an area could mean that applicants may not receive expected returns and on this basis a business plan needs to be submitted under this policy to enable the LPA to assess the robustness of the scheme. The council's JPPU have assessed the business plan submitted with this planning application as acceptable under the provisions of this policy.

Criterion iv. requires that the proposed is not sited within a primarily residential area or does not significantly harm the residential character of the area. The application site is located in a small group of residential dwellings surrounded by agricultural land. It is a moot point as to whether the application site can be regarded as being within in a residential area under the provisions of the criterion. The second point of the criterion requires that proposed development does not significantly harm the residential character of the area and the indication in the objections received is that the impact of traffic along the unclassified road, the impact on neighbours in terms of noise and disturbance and impact on the general community will impact on the residential amenity of occupants of adjacent dwellings. Objections have been received on the basis that a reinstated window at first floor level on the gable which directly abuts the residential curtilage of the property to the north will also result in unacceptable overlooking.

Taking all of the above considerations into account it is clear that one of primary concerns is the impact of constructions traffic. The details submitted with the planning application indicate that it is estimated that the duration of the project build will be 12 months each and that this could occur simultaneously. Whilst the comments of the council's Highway Sections are awaited at the time of writing it is anticipated that a Construction Traffic Management Plan CTMP would mitigate the impacts of construction traffic movements along the unclassified road and the public right of way to the application site. Whilst Construction Environmental Management Plan would normally be used in larger developments given the close proximity of adjacent properties, the fact that there is an unsurfaced private road for over a 100 metres which serves a number of properties between the public highway and the development which is also a PROW a requirement for a CEMP by way of a planning condition is considered to meet circular tests in this instance.

In the operational phase of the development the use of the listed buildings for holiday purposes is likely to result in vehicle movements and parking pressures of the type described in the objections. These impacts are likely to be limited by the fact that two units of 3 and 4 bedrooms are being applied for and the existing residential property at Penfor has a large curtilage which means that it can accommodate parking

and provide adequate amenity area for activities in connection with the units. The use of non-glazed panels on the windmill cap and a fixed glazed panel on the gable end of the granary would mitigate overlooking impacts to an acceptable degree a planning condition has been recommended on these matters.

In accord with criterion v. of TWR 2 a business plan has been submitted with the planning application which has been assessed as acceptable such that it is not considered that the proposed development will lead to an over concentration of holiday development in the area.

**Listed Building Considerations** – In planning policy terms PPW explains that there is a general presumption in favour of the preservation of a listed building and its setting further that in any development affecting a listed buildings or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special or architectural or historic interest which it possesses.

The council's Heritage Adviser explains that both listed buildings are considered to be in a poor state of repair as highlighted in the structural report and are in increasingly urgent need of repair to prevent further deterioration and probable eventual collapse that would result in the loss of important historic buildings. In addition the Heritage Adviser is supportive of the proposals on both buildings the basis that they are considered to be high quality, sympathetic and on the basis that they would enhance the listed buildings. Given the policy and statutory considerations described this is a significant material consideration which weighs in favour of the proposed development.

**AONB Considerations** - The application site is located in an elevated position with the the AONB. The application site is prominent in views from the public footpath which runs along the unsurfaced road to the north of the application and the leg of the footpath which is situated in the agricultural field to the south east of the application site.

Being within the AONB, policies require that the proposed development will conserve or enhance the AONB. Policy AMG 1 states that proposals must where appropriate have regard to the relevant 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.

The comments of the council's Landscape Adviser and NRW who are the statutory consultee also consider the special qualities of the area and other relevant provisions in the AONB Management Plan 2015-2020. NRW's initial concerns about the design of the mill cap and the impact on dark skies have been resolved by the amended plans incorporating non-glazed panels. Having regard to the comments of the council's Landscape Adviser and the Heritage Adviser it is considered that bringing these historical listed buildings into a beneficial use and enhancing them would also enhance this part of the AONB. Again having regard to the policy and statutory provisions described in relation to the AONB this is considered to be a significant material consideration.

To mitigate the impacts of the development on the AONB and having regard to the provisions of PCYFF 4 a means of enclosure and landscaping condition has been recommended to screen views of the curtilage of the development which will likely be more intensively used for car parking and possibly general activity. A landscaping scheme will also serve to provide an ecological enhancement having regard to the council's duties under the Environment Act Wales. Conditions have also been recommended requiring full details of all external lighting required in connection with the proposed development to mitigate impacts on the AONB and dark skies.

**Highway Considerations** Following the submission of a transport assessment the council's Highways Section have confirmed that the impact of the development on the surrounding road network will be

minimal. Further that they are content with the development subject to planning conditions which include requirements for a travel plan and for car parking to be provided prior to the commencement of the use.

**Other Considerations** Both NRW and the council's EEA are content based on the submitted ecological report that there will not be an unacceptable impact on protected species such as bats. The ecological report acknowledged that Choughs roost on the windmill but given that there are other locations in Church Bay used for roosting NRW do not anticipate a negative impact on Glannau Ynys Gybi SPA as a result of the proposals and on this basis can be deemed to be screened out for the purposes of the Habitat Regulations (2017, as amended) by the council as the competent authority.

Indicative details are provided of the proposed foul and surface water drainage arrangements. Building Control approval will be required for both foul and surface water drainage. In addition approval of the surface water drainage system will be required from the council as the SuDs Approval Body "SAB".

## **Conclusion**

The proposal is considered to comprise high quality development under the provisions of policy TWR 2 and for the most part compliant with the material criteria of this policy. The report acknowledges that occupants of the development are likely to be reliant on private motor vehicles and that there will be some impacts on the amenities of occupants of adjacent properties but that this can be mitigated with planning conditions. Significant positive weight has been attributed to the development based on the fact that it is considered that it will enhance these historical listed buildings and this part of the AONB. The planning application is thus recommended for approval but the comments of the council's Highway Section are awaited at the time of writing.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contributes towards a more resilient Wales.

## **Recommendation**

That subject to the receipt of comments from the council's Highways Section that planning permission is approved subject to the following conditions:

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

Reason To comply with the requirements of 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 tabled 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 25/09/2019 (Groundsure)  
Existing Site Plan CH-846-05/17-SU01  
Existing Elevations 02 CH-846-05/17-SU06  
Existing Mill Section & Elevation CH-846-05/17-SU07  
Windmill Ext Levels 01 CH-846-05/17-SU08  
Windmill Ext Levels CH-846-05/17-SU09  
Proposed Site Plan CH-846-PL001  
Proposed Floor Plans - Mill CH-846-PL201  
Proposed Floor Plans - Mill CH-846-PL202  
Proposed Elevations - Mill CH-846-PL203A  
Proposed Elevations and Sections - Mill CH-846-PL204  
Window Detail CH-846-PL206  
Window Detail Windmill Turret CH-846-PL208



Door Detail CH-846-PL209  
Window and Door Schedule CH-846-PL210  
Existing Ground Floor Plan CH-846-05/17-SU02  
Existing First Floor Plan CH-846-05/17-SU03  
Existing Sections CH-846-05/17-SU04  
Existing Elevations 01 CH-846-05/17-SU05  
Proposed Floor Plans - Granary CH-846-PL101B  
Proposed Elevations - Granary CH-846-PL102  
Proposed Section - Granary CH-846-PL103  
Wall Abutment Detail CH-846-PL207  
Drainage Scheme / Datrys 19097  
Structural Report / Datrys 19097/E/01  
Heritage Impact Statement (Amended 6.1.2020) / Jeff St Paul  
Building Conversion Bat, Protected Species & Habitat Surveys Cambrian Ecology Ltd (10 September 2018)

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

(03) The holiday unit(s) shall be occupied for holiday purposes only; the holiday unit(s) shall not be occupied as a person's sole, or main place of residence; the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the holiday unit(s), and their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

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

(04) No development shall take place until full specifications of all internal, external finishes and hard landscaped areas (which shall include trade descriptions, materials and colours as appropriate) have been submitted to and approved in writing by the Local Planning Authority. The details so approved under the provisions of this condition shall be used in the implementation of the development hereby approved.

Reason: To ensure that the development conserves the Area of Outstanding Natural Beauty and to safeguard the setting of the listed buildings.

(05) Notwithstanding the plans hereby approved no development shall commence until full details and specifications of the following have been submitted to and approved in writing by the Local Planning Authority "Approved Details":

1. Non-glazed infill panels to be installed on the windmill cap including their positions so as to prevent overlooking of adjacent residential properties (currently shown as being shaded on drawing CH-846-PL203A).
2. A non-opening and obscure glazed panel at first floor in northern elevation of the granary (denoted as Existing blocked up opening re-instated as frosted glazing on drawing number CH-846-PL102).

The windmill shall not be occupied for the purposes hereby approved until the Approved Details under the provisions of condition (05) 2. have been installed and completed and these Approved Details shall thereafter be maintained and retained for the lifetime of the use of this building for the purposes hereby approved.

The granary shall not be occupied for the purposes hereby approved until the Approved Details under the provisions of condition (05) 2. have been installed and completed and these Approved Details shall thereafter be maintained and retained for the lifetime of the use of this building for the purposes hereby approved.

Reason To safeguard the residential amenities of adjacent residential properties and conserve the Area of Outstanding Natural Beauty.

(06) Notwithstanding the plans hereby approved no development shall commence until full details of a scheme indicating all the proposed means of enclosure which shall include the use of hedging and landscaping have been submitted to and approved in writing by the Local Planning Authority. The details so approved under the provisions of this condition shall be used in the implementation of the development hereby approved.

Reason: To ensure that the development conserves the Area of Outstanding Natural Beauty and safeguards the setting of the listed building.

(07) No development shall take place until a scheme of landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented not later than the first planting season after the occupation of the buildings or the completion of the development, whichever is the sooner.

Reason: In the interests of the amenities of the area, to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty, safeguards the setting of the listed buildings and secures an ecological enhancement.

(08) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interests of the amenities of the area, to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty, safeguards the setting of the listed buildings and secures an ecological enhancement.

(09) No development shall take place until full specifications of all external lighting required in connection with the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted under the provisions of this condition shall include detailed report(s) on any light spillage (lux levels) onto any surrounding land and properties, times of operation, measures to reduce energy consumption and light pollution. The details approved under this condition shall be implemented in full and adhered to and there shall be no other lighting in connection with the development hereby approved.

Reason: To ensure that the development conserves the Area of Outstanding Natural Beauty and safeguard the listed buildings and their settings.

(10) The development hereby approved shall not commence until a photographic survey of the building(s) has been undertaken in accordance with the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings, and the survey thereafter submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an adequate record is made of all historic structures affected by the proposals and that the record is held within the public domain for future reference and research.

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

11 b) A detailed report on the archaeological work, as required by condition 11 a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons: i) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

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

(12) The developments hereby approved shall not be occupied until:

i. A written Travel Plan has been submitted to and approved in writing by the Local Planning Authority. "Approved Travel Plan"

ii. The "Approved Travel Plan" shall include at the very least the following matters:

1. Provision(s) for encouraging the use of public of public transport, walking and cycling and a reduction in single occupancy private car usage.

2. A Timetable for the implementation of its Provision(s).

iii. The windmill shall not be occupied for the purposes hereby approved prior to the implementation of the Approved Travel Plan or prior to such parts of it as are intended to be implemented prior to the occupation of this part of the development. Otherwise, the approved Travel Plan shall be implemented in accordance with the Timetable for implementing its Provision(s).

iv. The granary shall not be occupied for the purposes hereby approved prior to the implementation of the Approved Travel Plan or prior to such parts of it as are intended to be implemented prior to the occupation of this part of the development. Otherwise, the approved Travel Plan shall be implemented in accordance with the Timetable for implementing its Provision(s).

v. Those Provision(s) of the Approved Travel Plan envisaged to remain in force during the use of the developments hereby approved shall so remain in full force and effect for so long as the developments hereby approved remain in use.

Reason To reduce the reliance of the developments on private motor vehicles.

(13) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(14) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, 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 timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on access routes to the site, particularly in regard to nearby schools;

(iii) Measures to minimise and mitigate the risk to road users including non-motorised users;

(iv) The arrangements to be made for on-site parking for personnel working on the site and for visitors;

(v) The arrangements for loading and unloading and the storage of plant and materials;

(vi) 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 CTMP.

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: TRA 2, PS 5, PS 6, PCYFF 1, PCYFF 2, PYFF 3, PCYFF 4, TWR 2, PS 20, AMG 1, AMG 3, AMG 5.

#### Cyngor

Rhyddhawyd caniatâd cynllunio ar yr amod bod yr adeilad yn cael ei addasu yn unol â'r gwaith y manylir arno yn yr arolwg strwythurol a'r cynlluniau a gyflwynwyd. Petai angen dymchwel unrhyw waliau allanol neu fewnol, a hynny heb ei gymeradwyo yn y manylion a gyflwynwyd, fe'ch cynghorir i gysylltu gyda'r Adran Rheoli Datblygu ar unwaith oherwydd gall hyn annilysu'r caniatâd cynllunio.

#### Informatives

Planning permission has been granted on the basis of the building being converted in accord with the works specified in the submitted structural survey and plans. Should any external or internal wall be demolished, and was not been approved in the submitted details you are advised to contact the Development Management Section immediately as this may invalidate the planning permission.

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.