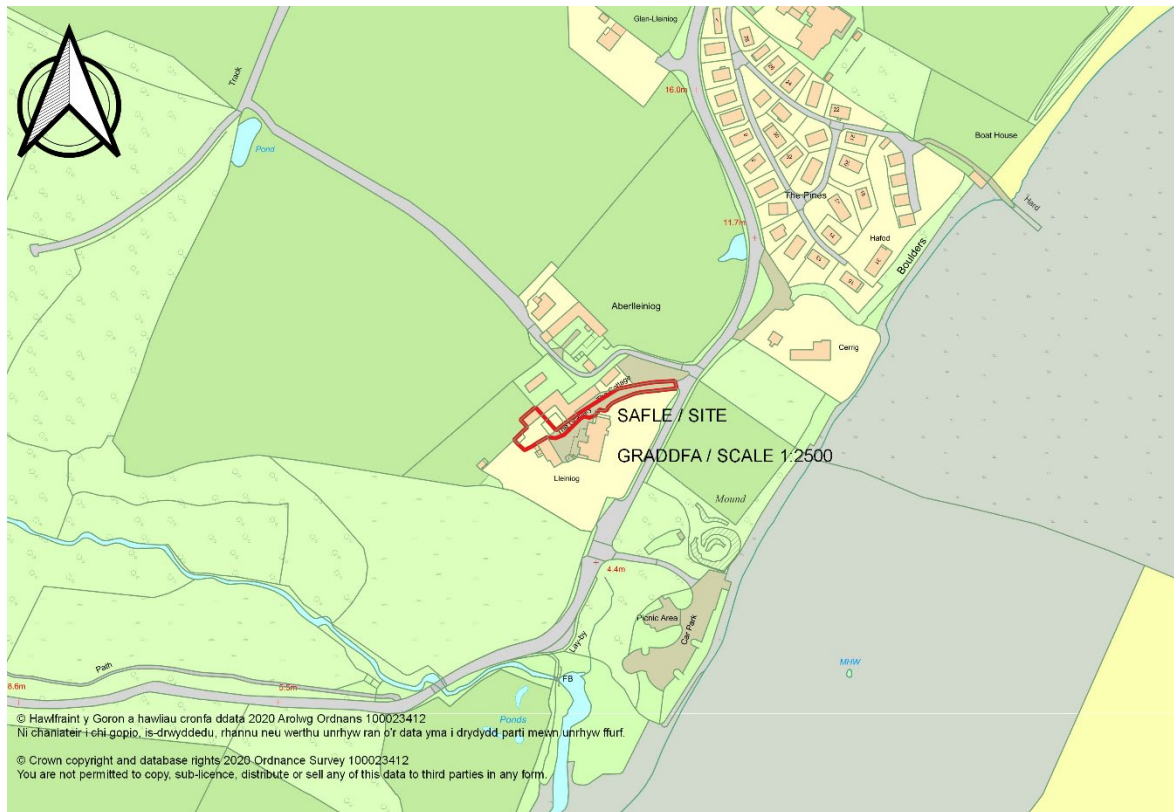


Application Reference: HHP/2020/253

Applicant: Amos Leisure

Description: Retrospective application for alterations and extensions at

Site Address: Plot H, Lleiniog, Penmon



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

Recommendation: Permit

Reason for Reporting to Committee

The application was called in to the planning committee by Local Member Alun Roberts.

Proposal and Site

The site is located within the coastal area of outstanding natural beauty in the Penmon area. Local viewpoints of the site are limited to the highway which runs along the east of the site. Access is afforded to the site via a private lane which also serves as access for several other properties and outbuildings. The proposal is made for the conversion of an existing outbuilding to form part of the dwelling along with a small extension to the rear. The dwelling is also Grade II Listed.

Key Issues

The key issues are whether the design of the scheme is considered acceptable in respect of the design and scale of extensions and the location of the site within the Area Of Outstanding Natural Beauty

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)

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

Response to Consultation and Publicity

Ymgynghorydd Ecolol ac Amgylcheddol / Ecological and Environmental Advisor: Amended plans acceptable

Cynghorydd Carwyn Jones: No response

Cynghorydd Lewis Davies: No response

Cynghorydd Alun Roberts: Refer to Committee

Cyngor Cymuned Llangoed Community Council: Objection on the grounds that works commenced prior to obtaining approval

Ymgynghorydd Treftadaeth / Heritage Advisor: No response at the time of writing the report

Relevant Planning History

LUE/2020/5 - Application for a Lawful Development Certificate for the existing use of 4 properties as residential dwellings at - Lleiniog Cottages, Penmon, Biwmares/Beaumaris . Approved 20/8/2020

35C203E - Proposed alterations and reinstatement of existing building and associated works and demolition of part of building and erection of two storey extension at Lleiniog, Llangoed. 24/07/2008.

35C203F/LB - Listed building consent for Proposed alterations and reinstatement of existing building and associated works and demolition of part of building and erection of two storey extension at Lleiniog, Llangoed. 22/09/2008

Main Planning Considerations

The design of the property is considered to be in keeping with the surrounding area in consideration of its designation as being within the grounds of a Listed Building. The authority heritage advisor had no objection to the scheme and as the proposal incurs little additional footprint, it is not thought that the scheme would lead to a greater visual impact or be damaging to the appearance/character of the area. The proposal site is located on the south west edge of the outbuilding complex therefore is not considered that the proposal would impact the residential amenity of any surrounding properties and at the time of writing this report no letters of objection had been received. Concern had been raised by the Community Council that works had already begun on the scheme. The agent has confirmed that thus far the works completed have been reroofing works and stonework pointing.

Conclusion

The scheme is considered to be appropriately designed in respect of its Grade II Listed status and its location within the Anglesey Area of Outstanding Natural Beauty and no neighbouring properties will be negatively impacted as a result of the scheme therefore the proposal is recommended for approval.

Recommendation

(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.

- **Plot H - Site Plans / 2019-22-203**
- **Plot H - Proposed Floor Plans and Elevations / 2019-22-202 F**

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, PS 20.

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

Application Reference: FPL/2020/165

Applicant: Amos Leisure

Description: Full application for the conversion of outbuilding into holiday let at

Site Address: Outbuilding 1, Lleiniog, Penmon



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member - Councillor Alun Roberts.

Proposal and Site

The application is made for the conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at Plot I, Penmon.

The application site is located in the open countryside in a designated Area of Outstanding Natural Beauty. The subject outbuilding is listed by virtue of being a curtilage building located to the rear of the principal Listed Building, Lleiniog Manor.

Key Issues

The key issues are whether the proposal complies with relevant local development plan policies and whether the proposal is acceptable in terms of design and appearance having regard to its listed status and location in a designated Area of Outstanding Natural Beauty..

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 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
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 TWR 2: Holiday Accommodation
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy AT 2: Enabling Development
Planning Policy Wales (Edition 11, February 2021)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 23: Economic Development (2014)
Supplementary Planning Guidance Holiday Accommodation (2007)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Response to Consultation and Publicity

Ymgynghorydd Tirwedd / Landscape Advisor: No response at the time of writing the report.
Cynghorydd Carwyn Jones: No response at the time of writing the report.
Cynghorydd Lewis Davies: No response at the time of writing the report.
Cynghorydd Alun Roberts: Request that the application be referred to the Committee for determination.
Cyngor Cymuned Llangoed Community Council: No response at the time of writing the report.
Prifffyrdd a Trafnidiaeth / Highways and Transportation: No response
Cyfoeth Naturiol Cymru / Natural Resources Wales: Comments/conditions.
Ymgynghoriadau Cynllunio YGC: No comments.
Dwr Cymru Welsh Water: No objection.
Ymgynghorydd Ecolol ac Amgylcheddol / Ecological and Environmental Advisor: Comments/advice.
Ymgynghorydd Treftadaeth / Heritage Advisor: No response at the time of writing the report.

The application was afforded statutory publicity. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 06/01/2021.

At the time of writing the report no representations had been received.

Relevant Planning History

35C203B - Newid defnydd yr adeilad allanol i defnyddio fel llecyn gwyliau ynghyd a addasu ac ehangu yn / Change of use of existing outbuilding into a holiday cottage together with alterations and extensions thereto at Lleiniog, Llangoed - Gwrthod/Refused 15.01.03

35C203C/LB - Caniatad Adeilad Rhestredig ar gyfer addasu'r adeilad allannol presennol yn / Listed Building Consent for alterations to the existing outbuilding at Lleiniog, Llangoed - Caniatáu/Granted 01.10.01

35C203D - Newid defnydd yr adeilad allanol i defnyddio fel llecyn gwyliau ynghyd a addasu ac ehangu yn / Change of use of existing outbuilding into a holiday cottage together with alterations and extensions thereto at Lleiniog, Llangoed - Caniatáu/Granted 11.03.04

35C203G - Cais i adnewyddu caniatad cynllunio rhif 35C203D i newydd defnydd adeilad allanol i defnydd gwyliau ac addasu ac ehangu yn / Renewal of permission ref 35C203D for change of use of existing outbuilding into a holiday cottage and alterations and extensions at Lleiniog, Llangoed - Caniatáu/Granted 20.07.11

35C203H/LB - Caniatad Adeilad Rhestredig ar gyfer newid defnydd yr adeilad allannol i ddefnydd gwyliau ynghyd a'i addasu a'i ehangu wedi ei ganiatau gynt dan caniatad cynllunio rhif 35C203C/LB yn/ Listed Building Consent for the change of use of outbuilding into a holiday cottage together with alterations and extensions thereto previously approved under planning permission ref 35C203C/LB at Lleiniog, Llangoed - Caniatáu/Granted 04.02.11

LBC/2020/17 - Caniatâd Adeilad Rhestredig ar gyfer trosi yr adeilad allanol i fod yn uned gwyliau yn / Listed Building Consent for for the conversion of outbuilding into holiday let at Bwthyn Lleiniog, Penmon - Caniatáu/Granted 21.01.2021

SCR/2020/48 - Barn sgrinio ar gyfer newid defnydd yr adeilad allanol i llety gwyliau ynghyd a'i addasu ac ehangu yn / Screening opinion for the conversion of an outbuilding into a holiday unit together with alterations and extensions thereto at Bwthyn Lleiniog, Penmon - Dim Angen AEA / EIA Not Required - 29.09.20

Main Planning Considerations

The principle of the conversion of outbuildings into holiday accommodation is established under policy TWR 2 of the Joint Local Development Plan. This policy presents criteria for proposals to comply with as following:

- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;
- ii. That the proposed development is appropriate in scale considering the site, location and/or settlement in question;
- iii. That the proposal will not result in a loss of permanent housing stock;
- iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;
- v. That the development does not lead to an over-concentration of such accommodation within the area.

It is considered the proposal complies with the above criteria - it makes use of a suitable previously developed site; is appropriate in scale, and will not significantly harm the residential character of the area.

Strategic Policy PS4 of the JLDP relates to sustainable transport, development and accessibility and requires that development will be located so as to minimise the need to travel.

Strategic Policy PS5 of the JLDP relates to sustainable development and states that development will be

supported where it is demonstrated that they are consistent with the principles of sustainable development.

Criterion 2 gives priority to the effective use of land and infrastructure, prioritising wherever possible the reuse of previously developed land and buildings within the development boundaries or in the most appropriate places outside them in accordance with strategic policies PS17, PS13 and PS14.

Criterion 12 requires that proposals reduce the need to travel by private transport and encourage the opportunities for all users to 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 PS4.

Although proposals necessitating the use of private vehicles are not prohibited through the JLDP, Policy PS 5 promotes the application of sustainable development principles in all new developments, including directing development towards the most appropriate locations and reducing the need to travel by private transport.

Technical Advice Note 18: Transport states at 3.2 that where a development proposal is assessed as having relatively poor accessibility this may be sufficient grounds to refuse planning permission where this does not support the accessibility objectives set out in the development plan.

Paragraph 3.11 of TAN 18 states that 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.

The nearest bus stop is some 0.3km away from the proposal site and the nearest settlements with some level of services are Llangoed, 2.5km away and Beaumaris, 4.5km away. The site is also close to the Wales Coast path and other public rights of way which provide good connectivity with nearby settlements and the wider coast and countryside.

The site is therefore reasonably well located in terms of access to public transport, services and facilities and any concerns there may be in this regard would be outweighed by virtue of the fact that the proposal will bring an existing building back into use and therefore preserve and enhance a listed building.

Design is a primary consideration for the proposal in consideration of its siting within the Anglesey Coastal Area of Outstanding Natural Beauty and also within consideration of its Listed status. The proposal is relatively well screened from the public highway which lessens the potential for any visual impacts to the wider area. The subservient nature of the extension in terms of design and scale is considered to conserve the natural beauty of the area as is required by policy AMG 1 and also is to the satisfaction of the local authority Heritage advisor in terms of its congruity with the existing building and the other Heritage assets on site.

Conclusion

The proposal will ensure the preservation of a heritage asset and will also contribute positively to the island's tourism sector. Approval is therefore recommended for the scheme.

Recommendation

(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 shall be occupied as holiday accommodation only and shall not be occupied 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 this permission.

(03) 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;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vi) The arrangements for loading and unloading and the storage of plant and materials;**
- (vii) 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.

(04) The access shall be laid out and constructed strictly in accordance with the submitted plan, Drawing No. 120-20-2 before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(05) 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/Block Plan: 2019-22-40**
- Plot B Site Plan: 2019-22-42 Rev A**
- Plot B Proposed Floor Plans and Elevations: 2019-22-41 Rev C**
- Proposed Visibility Splays: 120-20-2**
- Structural Report, Datrys, July 2019**
- Heritage Impact Assessment, Cadnant Planning, September 2020**
- Preliminary Ecological Appraisal Report, WEDC, August 2019**
- Bat Hibernation Survey Report, WEDC, January 2020**
- Protected Species Survey, Version 3, York Associates Ecological Consultants, December 2020**

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: PS1, PS4, PS5, PS14, PS19, PS20, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, TWR2, AMG1, AMG5, AT2.

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.

Applicant: Mr. William Morris

Site Address: Christ Church, Rhosybol, Amlwch



Recommendation: Permit

The planning application has been called into the Planning and Orders Committee by the Local Member due to highway issues and impact on the landscape surrounding the church.

This is an application under Section 73 for the variation of condition (02) (Approved plans) and (03) (Access and parking accommodation) of planning permission reference FPL/2019/322 (conversion of a church into a dwelling together with a construction of a new vehicular access) so as to amend the parking accommodation to omit the provision of a turntable at Christ Church, Rhosybol.

Key Issues

The key issue is whether there is a need for the applicant to provide a turntable as part of the planning application.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 5: Carbon Management
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy ISA 2: Community Facilities
Policy ISA 1: Infrastructure Provision
Strategic Policy PS 2: Infrastructure and Developer Contributions
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No response
Cynghorydd Aled Morris Jones	A request made for the application to be presented to the Planning and Orders Committee for consideration due to Highway concern and impact on the surrounding landscape.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal.
Cyngor Cymuned Rhosybol Community Council	No response
Cynghorydd Richard Owain Jones	No response

The application was advertised by the distribution of letters to neighbouring properties. The expiry date to receive representations being the 27th May, 2021. At the time of writing the report 6 letters of objection had been received.

The main reasons for objecting were as follows:-

- The access to the cemetery is on the brow of a hill which in turn is very dangerous when vehicles would exit the cemetery onto the main road.
- Graves and gravestones being disturbed as space is very limited. Thoroughfare for loved ones visiting the cemetery would also be impacted.
- Reservations with regards to whether the applicant can guarantee exit of vehicles in the correct way.
- Boundaries should be permanent fixtures to protect the graves.

In response to the objections raised.

- From the information provided by the applicant, there is adequate space to manoeuvre within the site without the need to provide a turntable.
- The red line of the application has not changed. The applicant has provided information that the turning area can be provided without having an impact upon existing graves and gravestones.
- The principle of the change of use has already been established by the extant planning permission.
- Conditions of the previous consent are still valid and should be complied with and there is a specific condition requiring the applicant to provide details of boundary treatments.

Relevant Planning History

44C325 - Full Planning - Cais llawn i newid defnydd o hen eglwys i annedd yn / Full application for conversion of the former church into a dwelling at - Christ Church, Rhosybol – Withdrawn 31/10/16

FPL/2019/322 - Full application for conversion of a church into a dwelling together with a construction of a new vehicular access at - Christ Church, Rhosybol - Permit

Main Planning Considerations

The proposal is an application under Section 73 for the variation of condition (02) (Approved plans) and (03) (Access and parking accommodation) of planning permission reference FPL/2019/322 (conversion of a church into a dwelling together with a construction of a new vehicular access) so as to amend the parking accommodation to omit the provision of a turntable at Christ Church, Rhosybol.

There is an extant planning permission on the site under planning application FPL/2019/322 was approved by the Planning Committee on the 13/1/21 for the change of use of the former church into a residential dwelling.

As part of the previous permission the Highways Authority confirmed that a turntable was required to ensure that cars could leave the site in forward gear without having the need to reverse onto the highway.

Amendments

Since the planning permission has been approved, the applicant has removed a section of the front wall and cleared the overgrowth on the site. It has become apparent that there is no need for a turntable and that adequate space is available to turn within the site without the need for a turntable.

The proposed Access Plan provided with the planning application shows the manoeuvring that could be achieved on the site and confirms that the car can leave in forward gear. The Highways Authority has confirmed that they are satisfied with the information submitted.

Conclusion

The amended access plan provided with the planning application indicates that there is sufficient room to manoeuvre from within the site and cars can leave the site in forward gear. The Highways Authority has confirmed that they are satisfied with the information submitted.

Recommendation

(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 – Submitted with planning application FPL/2019/322**
- ☐ **Cross Section - fccrioa/002 - Submitted with planning application FPL/2019/322**
- ☐ **Floor Plans and Elevations - fccrioa/001 - Submitted with planning application FPL/2019/322**
- ☐ **Access Plan submitted with planning application VAR/2021/27**
- ☐ **Proposed Drainage Plan - Submitted with planning application FPL/2019/322**
- ☐ **Cambrian Ecology LTD - Bat & Protected Species Survey - Submitted with planning application FPL/2019/322**

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

(03) No other part of the development hereby approved by this permission shall begin until the access is laid out and constructed together with the car parking accommodation completed in full accordance with the details hereby approved. The car parking accommodation shall thereafter be retained solely for those purposes and the access retained and kept free from permanent obstruction and used only for access purposes.

Reason: 1. 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. 2. In order to minimise danger, obstruction and inconvenience to users of the highway and of the access

(04) 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.

(05) Construction works shall not take place outside the hours of 8:30 to 17:30 Mondays to Fridays and 9:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

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

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

(07) Prior to the occupation of the residential unit hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the use is commenced.

Reason: To ensure a satisfactory appearance of the development.

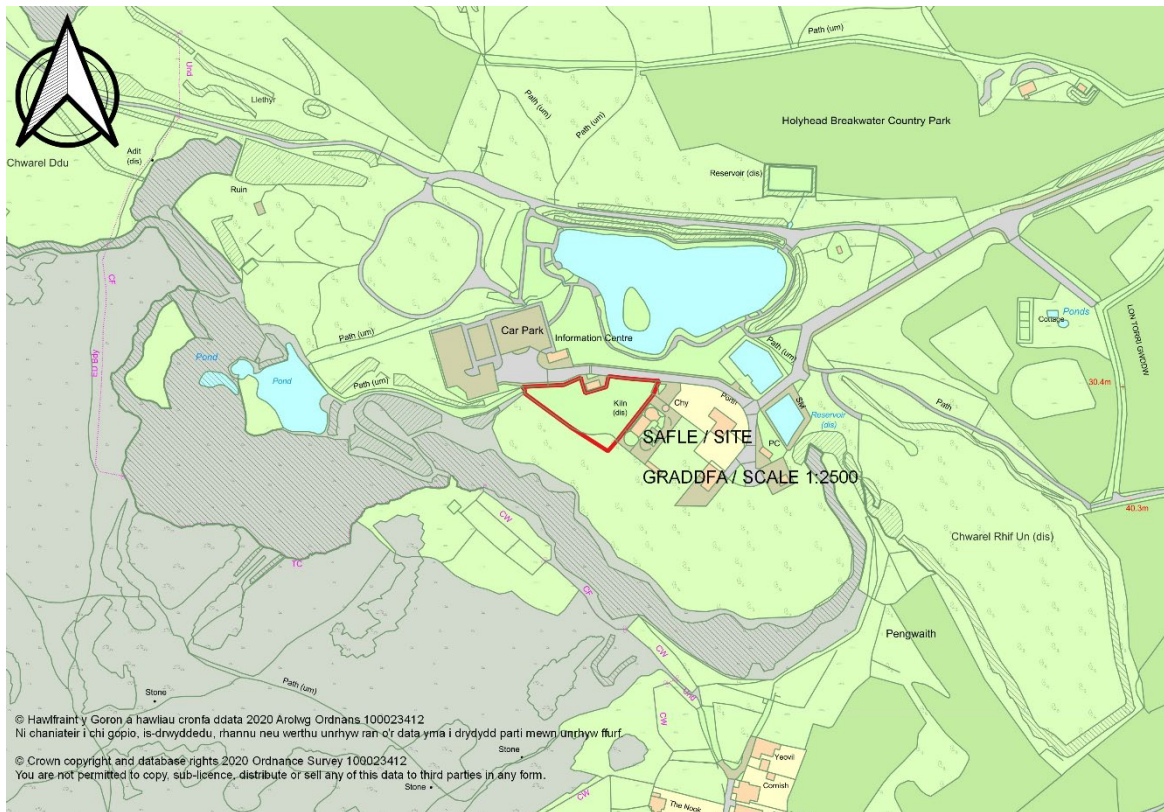
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/78

Applicant: Pennaeth Gwasanaeth/Head of Section Regulation and Economic Development

Description: Full application for the creation of an outdoor play area on land at

Site Address: Parc Gwledig Morglawdd/Breakwater Country Park, Caergybi/Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been presented to the Planning Committee as the land is owned and maintained by the Isle of Anglesey County Council.

Proposal and Site

The planning application is a full application for the creation of an outdoor play area on land at Breakwater Country Park, Holyhead. The work includes the installation of various outdoor playing equipment, sensory walkway and landscaping.

Key Issues

The key issues are whether the proposal complies with policies of the Joint Local Development Plan and whether the proposal will have a negative impact upon the landscape and ecology.

Policies

Joint Local Development Plan

PCYFF2: Development Criteria
PCYFF3: Design and Place Shaping
ISA2: Community Facilities

Planning Policy Wales Edition 11
Technical Advice Note 12: Design
Technical Advice Note 16: Sport, Recreation and Open Space

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No response
YGC (Ymgynghoriaeth Gwynedd Consultancy)	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No response
AONB Officer	No response
Cyngor Tref Caergybi / Holyhead Town Council	No response
Cynghorydd Robert Llewelyn Jones	No response
Cynghorydd Glyn Haynes	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with the proposal providing landscaping information submitted.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments to confirm that the development will not impact the Area of Outstanding Natural Beauty.

The application was advertised by the distribution of letters to adjacent properties. The expiry date to receive representations was the 6th May, 2021. At the time of writing the report, no letters had been received.

Relevant Planning History

FPL/2019/50 - Full application for alterations and extensions together with the creation of heritage play area and associated landscaping at - Breakwater Country Park, Holyhead - Permit

Main Planning Considerations

The planning application site consists of a disused quarry, a small area of dry heathland that borders the Glannau Ynys Gybi SSSI. The proposal involves changing the existing green space located opposite the information centre at Holyhead Breakwater Park into an outdoor children's play area. This will include the installation of a wide range of timber and painted metal equipment and features including a sensory pathway.

Policy Consideration

Policy ISA2: Community Facilities

The policy states that new community facilities should be 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. The proposal will be located in a very popular destination where people visit and walk.

Paragraph 4.5.6 of Planning Policy Wales states that planning authorities should encourage the multiple use of open spaces and facilities where appropriate, to increase their effective use.

A Healthier Wales is a goal of the Wellbeing of Future Generations Act 2015. This can be achieved through the reduction in emissions and air pollution by minimising the need to travel and maximising provision of sustainable forms of transport. It can also be achieved through improving access to services, cultural opportunities, green spaces and recreation facilities to support people adopt healthy lifestyles. Together they contribute to creating the right conditions for better health, well-being and greater physical activity.

Technical Advice Note 16: Sport, Recreation and Open Space states that young people's recreational needs are a priority, improving levels of physical activity and access to facilities in an outside schools. The Government recognises the critical importance of play for the development of children's physical, social, mental, emotional and creative skills.

Landscape

The site is not within an Area of Outstanding Natural Beauty and the scale of the proposal would not affect natural beauty. The site borders the Glannau Ynys Gybi SSSI but it is not considered that the proposal will have a negative impact upon the SSSI.

Ecology

The Ecological Advisor is satisfied with the proposal, further planting work will be undertaken around the sensory pathway and details are currently being finalised on the type of species to be planted on the land. This is welcomed and will enhance biodiversity on the site particularly if native species are used.

Impact on adjacent properties.

There are no immediate residential properties near the application site and it is not considered that the outdoor play area will have a negative impact on any adjacent buildings in the area.

Conclusion

The proposal to install an outdoor play area and sensory pathway complies with the policies listed in the main report. It is not considered that the play area will have a negative impact upon the landscape and biodiversity will be enhanced with additional planting.

Recommendation

(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 - D805.01
- Proposed Site Plan - 3/78203 'issue' 4
- RotaPlay 'Rock 'n' Bowl'
- RotaPlay 'Swirl'
- Viking 'Double Swing'
- Rope Swing 'Crusader'
- Nursery Rhymes 'Tom Thumb'
- Tree Top Towers 'Baso'
- Memory Swing
- Swingplay
- Teenage Recreation 'Freestyle'
- Spring Mobiles 'Galaxy'
- Spring Mobiles 'Pixie'
- Rockerplay 'Glow Worm'
- Rockerplay 'Buddy Board'
- Rockerplay 'Spinabounce'
- Mirror Panels
- Toddler 'Freestanding Single Panel'
- Trail 'Balance Beam'
- Trail 'Crossed Rope Walk'
- Trail 'Drop Rope Traverse'
- Log Traverse
- Pick Up Sticks 'Six'
- Rickety Bridge
- Trail 'Tightrope Crossing'
- Twist Rope Net
- Walk + Stretch Posts

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.

Application Reference: FPL/2021/71

Applicant: Mr Alun Lewis

Description: Full application for the retention of the existing structure and continuation of works for the erection of a new holiday unit together with associated works on land at

Site Address: Bryn Gollen Newydd, Llanerchymedd



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

Recommendation: Refuse

Reason for Reporting to Committee

At the request of the Local Member - Councillor Kenneth P Hughes.

Proposal and Site

The application is a retrospective application to retain the existing structure that has been built without planning permission and the continuation of the works for the erection of a new holiday unit together with associated works.

The application site is located in the open countryside to the West of the settlement of Llanerchymedd. The application site lies approximately 0.64 km (as the crow flies) away from the settlement boundary of the village as defined under Policy TAI 3 of the Anglesey and Gwynedd Joint Local Development Plan.

Key Issues

The applications main issues are:

- Whether the development complies with current local and national planning policies; and
- Whether the development is acceptable in this location.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Policy TWR 2: Holiday Accommodation
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy AMG 5: Local Biodiversity Conservation
 Strategic Policy PS 1 – Welsh Language
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 14: The Visitor Economy

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 23: Economic Development (2014)

Supplementary Planning Guidance: Tourist Facilities and Accommodation (2021)
 Supplementary Planning Guidance: Replacement dwellings and Conversions in the Countryside (2019)

Building Better Places: Placemaking and the Covid 19 Recovery (July, 2020)

Response to Consultation and Publicity

Consultee	Response
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Recommended conditional approval
Ymgynghorydd Ecologol ac Amgylcheddol / Ecological and Environmental Advisor	Requested further information in relation to proposed planting scheme. Following receipt of additional information confirmed details were acceptable.
Ymgynghorydd Tirwedd / Landscape Advisor	Requested further information regarding proposed planting. Additional information has been received at the department and at the time of drafting this

	report no response had been received from the Landscape Advisor.
Iechyd yr Amgylchedd / Environmental Health	Standard comments regarding Environment and Health and Safety aspects
Cynghorydd John Griffith	No response to date
Cynghorydd Kenneth P. Hughes	Call-in to ensure compliance with relevant policies
Cynghorydd Llinos Medi Huws	No response to date
Cyngor Cymuned Llanerchymedd Community Council	No response to date
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Objection
Draenio Gwynedd / Gwynedd Drainage	Development does not require a SuDS application
Dwr Cymru Welsh Water	Standard comments regarding private treatment works
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Ymgynghorydd Treftadaeth / Heritage Advisor	No response to date

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was 26/04/2021. At the time of writing this report, 1 letter of representation in support of the application had been received at the department. The reason for supporting the proposal was;

The property lies directly opposite us and provides a visually pleasing stone external leaf which sits well with our own properties.

Relevant Planning History

25C259 - Full application for conversion of outbuilding into a dwelling, erection of a private garage together with the installation of a package treatment plant on land opposite to Bryn Gollen Newydd, Llanerchymedd – Approved 17/08/2016

25C259A/MIN - Minor amendments to scheme previously approved under planning permission 25C259 so as to amend height of wall and additional windows at Bryn Gollen Newydd, Llanerchymedd – Refused 15/06/2017

25C259B/VAR - Application under Section 73 for the variation of condition (11) of planning permission reference 25C259 (conversion of outbuilding into a dwelling) so as to amend the design of the dwelling on land opposite Bryn Gollen Newydd, Llanerchymedd – Approved 10/01/2018

FPL/2020/189 - Full application for the retention of the existing structure and continuation of works for the erection of a new dwelling together with the installation of a new private treatment plant and associated works on land opposite - Bryn Gollen Newydd, Llanerchymedd – Refused 23/12/2020

ENF/2019/53 – Without planning permission, operational development consisting of the part erection of a building intended for use as a dwelling on the land at Bryn Gollen Newydd, Llanerchymedd – Enforcement Notice issued 29/01/2020 – Appeal allowed under ground (g). Enforcement Notice varied by substituting '6 calendar months' for '9 calendar months' as the time for compliance set out in section 6 of

the Enforcement Notice. Subject to this variation, the appeal dismissed and the Enforcement Notice upheld.

Main Planning Considerations

Background - The original application under application reference number FPL/2020/189 for the retention of the existing structure and continuation of works for the erection of a new dwelling together with the installation of a new private treatment plant and associated works on land opposite Bryn Gollen Newydd was submitted to the local planning authority for consideration as a result of an enforcement investigation. A complaint was received on the 3rd May, 2019 informing the local planning authority that the agricultural outbuilding was not being converted in accordance with the approval but had been demolished with a new building being constructed in its place.

Following initial enforcement investigation the owner was contacted and advised that he was in breach of planning control and that he should cease all works on site. This advice was disregarded and the unauthorised works continued on site.

As a result, a Planning Contravention Notice was subsequently issued and based on the information provided by the applicant in response a Planning Enforcement Notice (PEN) was issued on 29th January, 2020. Following the issuing of the PEN an appeal was lodged by the applicant.

In the appellants grounds of appeal it was claimed that in determining planning application reference 25C259B/VAR, the Council had failed to properly and adequately consider the nature of the development, and due to the ambiguous nature of the approved plans and submitted structural survey, it essentially granted planning permission for a scheme which could be interpreted as a new build dwelling.

In Paragraph 8 of the appeal decision the Planning Inspectorate stated;

“...whilst I appreciate the structural report for the two recent permissions were practically identical, notwithstanding any differences in the approved schemes, nonetheless, the information submitted in support of the subsequently approved application made specific reference to the outbuilding being structurally suitable to be renovated and converted for residential use as shown on the submitted drawings with only minimal re-building (my emphasis) of a wall required to repair an isolated section that was leaning; the report was quite clear on this point and specifically refers to less than 5% of the existing walls as a total”.

In Paragraph 9 and 10 of the appeal decision the Planning Inspector went on to state;

9. “Notwithstanding the appellant’s assertions in terms of lack of existing/proposed ground levels in terms of works to be carried out or the nature of ‘tanking’ works, there is no clear or significant reference within the structural survey or indeed the approved plans that the height of the existing walls were required to be increased.”

10. “I appreciate there is reference within the submitted structural survey recommending that the concrete floor slab is laid above the rock surface to a void excavation, however this is a recommendation not an absolute requirement. To my mind it is clear when planning permission Ref: 25C259B/VAR and the accompanying documents are considered in their totality, the development permitted was for a conversion of a structure with minimal re-building; the structure on the site is a completely new building and this was not granted planning permission. As a matter of fact, and degree, I conclude that the operational development as” described in the Enforcement Notice has taken place; it does not benefit from planning permission...”

The appeal was allowed under ground (g) (time to comply with the requirement of the notice) and the Planning Enforcement Notice was varied by substituting ‘6 calendar months’ for ‘9 calendar months’ as the time for compliance set out in section 6 of the Enforcement Notice. Subject to this variation, the Planning Inspectorate dismissed the appeal and the Enforcement Notice was upheld.

Policy Context – The site lies outside the defined development boundary of Llanerchymedd and is therefore, for the purposes of the Joint Local Development Plan, within the open countryside.

The proposal involves the conversion of a building, which was constructed without planning permission. Since policy TWR 2 relates to the conversion of buildings with lawful planning use, the proposal will have to be considered as a new build. Furthermore, it is not considered that the application can be considered as previously developed land since:

- a) the existing building was built without planning permission;
- b) the original building which was demolished was a traditional agricultural building, and therefore excluded from the definition of previously developed land as set out in Planning Policy Wales.

Policy PCYFF 1 of the adopted Anglesey and Gwynedd Joint Local Development Plan states that development will be resisted outside development boundaries unless it is in accordance with specific policies of the Plan or national planning policy, or that the proposal demonstrates that its location in the countryside is essential.

Policy PCYFF 2 of the Joint Local Development Plan states that a proposal should demonstrate its compliance with relevant policies in the plan, and national planning policy and guidance.

Policy TWR 2 states that proposals for the development of new permanent serviced or self-serviced holiday accommodation will be permitted, provided that they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met;

- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;*
- ii. That the proposed development is appropriate in scale considering the site, location and/or settlement in question;*
- iii. That the proposal will not result in a loss of permanent housing stock;*
- iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;*
- v. That the development does not lead to an over-concentration of such accommodation within the area.*

The application relates to a new build development, located within the open countryside, which is not sited on previously developed land. Consequently, the proposal does not conform to the requirements of criteria (i) above, and fundamentally conflicts with policy PCYFF 1 of the LDP. Since the proposal does not meet the requirements of criterion (i) of the policy, and conflicts with policy PCYFF 1, the proposal therefore cannot conform to the requirements of criterion (ii) of the policy.

In terms of criteria (v) a business plan has been submitted as part of the application. However, it is considered that the business plan provides insufficient detail to satisfy the requirements of criterion (v) of the policy in terms of the 'existing self-catering market and competitors within the local area' (i.e. what is the current provision within the area? What is the demand for additional provision?).

Paragraph 3.60 of Planning Policy Wales (11th Edition) states that new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

Paragraph 2.7 of the Planning Statement, submitted in support of the application, states that prior to the commencement of works on the conversion of the outbuilding, it became apparent that planning permission had been granted for an ambiguous scheme where the approved plans and the advice set out in the accompanying Structural Survey contradicted each other, which meant that the permission was

open to more than one interpretation and it was impossible for the permission to be implemented fully in accordance with the approved documentation.

The statement goes on to state that several meetings took place with the local planning authority. It is acknowledged that these meetings took place between the applicant, his agent and a Planning Officer when the informal advice given to both the applicant and his agent at the time was to implement the approved planning permission or alternatively to submit a new planning application and provide evidence and justification for the new proposal.

Paragraph 2.12 of the Planning Statement state that it is considered that the applicant had unknowingly purchased a site with planning permission that was un-implementable, but this was only discovered after he had made a substantial start on site and had already invested a considerable amount of money and time into the development.

As stated above the applicant and his professional agent had met with a Planning Officer and was were made aware that if it wasn't possible to implement the development in accordance with the approved plan an alternative application should be submitted. It was incumbent on the applicant to seek alternative planning permission prior to the demolition of the outbuilding.

The proposal currently before the Authority is a new build holiday accommodation which lies within an open countryside location. The proposal therefore clearly conflicts with Policy PCYFF 1, PCYFF 2 and TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan and the guidance contained in Planning Policy Wales (11th Edition).

Sustainability – As stated above the site lies in open countryside where developments must be strictly controlled. Paragraph 6.3.65 of the Joint Local Development Plan states that the aim of policy TWR 2 is to support the principle of providing high quality self-serviced holiday accommodation in sustainable locations.

Policy PS 5 (Sustainable Development) supports development which is consistent with sustainable development principles, and 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;”

This is consistent with national policy guidance with paragraph 3.39 of PPW (11th Edition) which 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 place making 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 further 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.”

The principle of siting new developments in sustainable locations is reiterated in the Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020) which states that:

"The planning system needs to support developments which are sited in the right locations, where they can be easily accessed by active and sustainable travel modes without the need for a car. The planning system must ensure the chosen locations and resulting design of new developments support sustainable travel modes and maximise accessibility by walking and cycling. New development should improve the quality of place and create safe, social, attractive neighbourhoods where people want to walk, cycle and enjoy. We should not be promoting sites which are unlikely to be well served by walking, cycling and public transport."

Although proposals necessitating the use of private vehicles are not prohibited through the Joint Local Development Plan, Policy PS5 promotes the application of sustainable development principles in all new developments, including directing developments towards the most appropriate locations and reducing the need to travel by private transport. As stated above the site lies outside the settlement of Llanerchymedd, which lies a distance of 0.65 miles away from the application site. The road network that serves the site from the village is an unlit single carriageway with no pedestrian footway. Whilst there is a local grocery shop and public house in the village visitors to the site would be dependent on cars to visit surrounding areas.

In terms of public transport the local bus service stops in the village four times daily which further serves to demonstrate that the occupants of the holiday unit would be dependent on the private motor car.

The development would lead to a significantly increased number of trips by private car to this location and the proposal is not entirely accessible via non-car modes of transport. The proposed development by its very nature would be car dependent and would not minimise the need to travel, contrary to several of the National Sustainable Placemaking Outcomes set out in Planning Policy Wales.

Due to the site being in open countryside and not on previously developed land, away from local infrastructure, and the reliance on private transport, it would not constitute a suitable location as required by Strategic Policy PS4, PS5 and TAN 18.

Conclusion

The proposal is a new build holiday unit situated in an open countryside location. The proposal conflicts with Policy TWR 2, PCYFF 1 and PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan. The site is not located within a sustainable location and the proposal would be highly dependent on private car use. The site is not entirely accessible via non-car modes of transport. The development therefore conflicts with Policy PS 4, PS 5, TWR 2, TAN 18 and the guidance contained within Planning Policy Wales (11th Edition) and Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020).

Recommendation

Refuse

(01) The Local Planning Authority considers that the erection of a new build holiday unit is contrary to the provisions of Policy TWR 2 and PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in Technical Advice Note 23: Economic Development and Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (September 2019).

(02) The Local Planning Authority consider the site to be in an unsustainable location in the open countryside contrary to the provisions of policies PS 4, PS 5 and PS 14 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in Technical Advice Note 18: Transport and Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020).

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

Application Reference: HHP/2021/35

Applicant: Mr. Jamie Roberts

Description: Full application for alterations and extensions at

Site Address: 54 Pennant, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

The application was called in by Cllr. Dylan Rees to be determined by the planning committee amid concerns the development would cause loss of light and the character would be contrary to local area.

Proposal and Site

The site is located in the town of Llangefni on the Pennant Estate. Access is afforded via the Pennant estate road and the curtilage includes offroad parking to the front elevation. The dwelling is a middle terrace two storey property which benefits from ample garden area to the rear. Pennant itself consists entirely of two storey dwellings of a terraced nature, with some including flat roof extensions to the rear and some with two storey pitched roof extensions. The proposal is made for the erection of a two storey pitched roof extension to the rear of the property which will allow an additional bedroom to be added at first floor level and a kitchen dining area at ground floor.

Key Issues

The key issues are the design of the scheme in context of the Pennant area and also the effects the scheme would have upon the residential amenity of the adjoining neighbours.

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)

Response to Consultation and Publicity

Cynghorydd Nicola Roberts: No response
Cynghorydd Dylan Rees: Called in to Planning Committee
Cynghorydd Bob Parry: No response
Cyngor Tref Llangeferni Town Council:
Dwr Cymru Welsh Water: Build Over Sewer agreement required

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 01/06/2021. At the time of writing this report, one letter of representation had been received at the department which raised the same concerns as that of the local member.

Relevant Planning History

None

Main Planning Considerations

The extension will be located centrally to the rear of the extension with 2 metres to the boundary from the right side (when looking at proposed site plan) and 1 metre to the left side. The scheme has been amended twice by the applicant so as to ensure the scheme complies with the 45 degree rule to the neighbour to the south east. The current proposal now complies with the 45 degree rule to this neighbour and therefore it is not anticipated that the scheme would impact their amenities to such an extent that would warrant refusal. It is acknowledged that the scheme does not meet the 45 degree rule to the north western neighbour however, it must be considered that the effected windows are to non habitable rooms in the form of a utility and bathroom which is obscure glazed. On balance, it is therefore considered that not complying with the 45 degree rule on this side of the proposal will not lead to an unacceptable impact upon residential amenity. The windows of the scheme are located in the rear elevation and therefore will not overlook unacceptably or offer new lines of sight that would create overlooking drastically worse than what is currently present in this terraced arrangement. Due to the above, it is considered that the proposal complies with policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan which states proposals will be supported providing they are not to the detriment of the amenities of the neighbouring properties.

The footprint of the extension is measured at 28m² which is considered a subservient addition to the 70m² of the existing dwelling. The materials of the scheme will mirror that of the existing dwelling therefore the character of the existing dwelling and area will be maintained. The extensions will be to the rear of the property and will only be visible briefly from the highway from the north west. The scale and form of the extension is subservient to the existing dwelling and as such will not appear incongruous with

the form of the existing dwelling or the other dwelling in the area. Policy PCYFF 3 is therefore considered to be complied with.

The local member and letter of objection raised concern with the following issues:

- Loss of light to neighbouring property
- Not in-keeping with character of area.

In response to these comments:

- due to the north west to south east orientation of the terrace, it is not thought that the scheme would cast shadow or cause loss of light that is drastically worse than what is currently experienced. It is also notable that the extension is 0.35 metres lower in height than the existing dwelling therefore combined with the orientation of the terrace, it is likely that the existing terrace will block sunlight and cast shadow before the proposal would.
- Pennant comprises of terraced two storey dwellings which have been elevationally treated with pebbledash and slate roofs. The proposal will be finished with cladding and render which will introduce a contemporary feature to the existing dwelling which will compliment its appearance and allow the original and new components of the property to be distinguished. The proposal is to the rear of the property and will not effect the character of the area as its visibility will be minimal. Pennant estate has no special designations and as such there is no policy requirement for it to conform to the surrounding area, however it is the local planning authorities opinion that the scheme is an enhancement to the existing dwelling. The precedent of two storey extensions has been established in the area under application HHP/2020/167 which was granted in 2020 for a two storey extension to the rear of the property as this application seeks.

Conclusion

The applicant has provided amended plans which have addressed the comments of the local member and that are to the satisfaction of the planning department. All adopted policies are considered to be complied with and there are no material considerations that indicate a refusal to grant planning permission is justified. The application is therefore presented before the committee with the recommendation of approval subject to conditions.

Recommendation

(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 Location and Block Plan / PL-05 Rev B**
- **Proposed Elevations / PL-08 Rev B**
- **Proposed Ground Floor Plan / PL-06 Rev B**
- **Proposed First Floor Plan / PL-07 Rev B**

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

(03) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

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

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