

## 8.1

### Ceisiadau'n Economaidd

### Economic Applications

Rhif y Cais: **46C149N/ECON/FR** Application Number

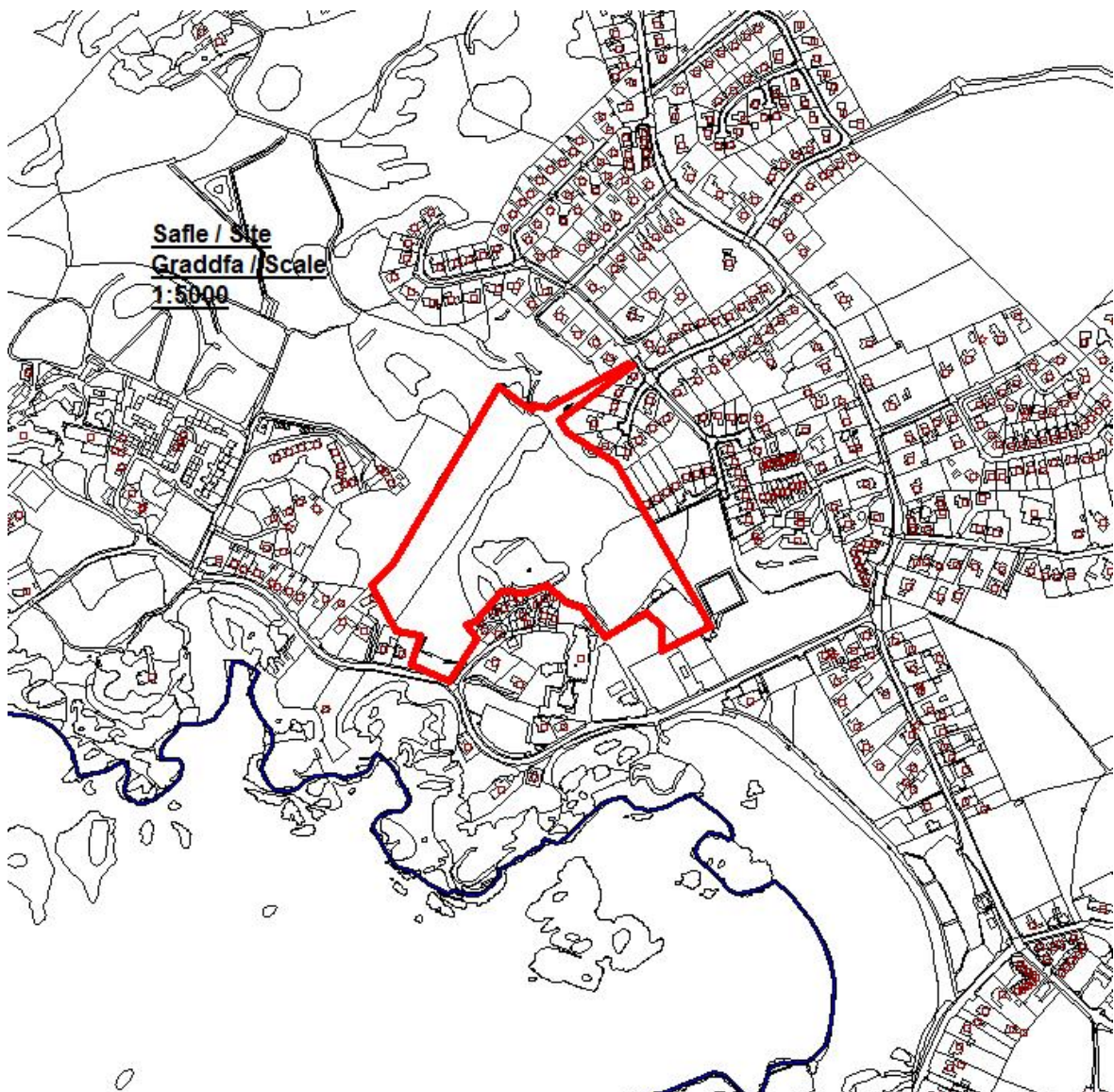
Ymgeisydd Applicant

**J W Lees & Co (Brewers) Ltd  
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Cais llawn ar gyfer codi 27 o fythynod gwyliau, 9 o ysfatelloedd gardd fel estyniad i'r llety gwesty, adeilad swyddfa i'r derbynfa, creu mynedfa newydd i gerbydau ac i gerddwyr ynghyd â thirlunio yn

Full application for the erection of 27 holiday cottages, 9 garden rooms as an extension to the hotel accommodation, reception office building, creation of a new vehicular and pedestrian access together with landscaping at

Trearddur Bay Hotel, Lon Isallt, Trearddur Bay



**Planning Committee: 04/12/2013**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application was called in by the Local Member (Cllr Trefor Lloyd Hughes)

### **1. Proposal and Site**

The site is located off Lon Isallt in Trearddur Bay and comprises two main parts – a 9 unit annex extension to the Trearddur Bay Hotel accommodation, accessed off the hotel's main car park; a 27 unit high quality holiday accommodation complex together with a warden's lodge / reception building accessed off Parc Isallt estate.

The application is supported by specialist reports including an ecology report, Flood Consequences Assessment and Landscape and Visual Impact Assessment. The proposal anticipates the creation of 5 full-time posts.

### **2. Key Issue(s)**

Effects on visual and residential amenity and ecology and drainage issues.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy B1: Employment Generating Developments  
Policy CH1: Recreation and Tourist Development  
Policy CH2: High Quality Holiday Accommodation  
Policy D3: Landscape Conservation Areas  
Policy D4: Location, Siting and Design  
Policy D9: Environmentally Sensitive Areas  
Policy D29: Standard of Design  
Policy D31: Open Spaces  
Policy D32: Landscaping  
Policy FF12: Car Parking Standards

#### **Ynys Mon Local Plan**

Policy 1: General Policy  
Policy 5: Design  
Policy 8: Holiday Accommodation  
Policy 26: Car Parking  
Policy 31: Special Landscape Area  
Policy 32: Landscape  
Policy 34: Nature Conservation  
Policy 35: Nature Conservation  
Policy 41: Conservation of Buildings  
Policy 42: Design

#### **Stopped Unitary Development Plan**

Policy GP1: General Policy  
Policy GP2: Design  
Policy TR10; Parking Standards  
Policy TO1: New Attractions and Extensions to Existing Attractions  
Policy TO2: Holiday Accommodation  
Policy TO10: Recreational Routes

Policy EN1: Landscape Character  
Policy EN4: Biodiversity  
Policy SG4: Foul Sewage Disposal  
Policy SG6: Surface Water Run-Off

#### **Supplementary Planning Guidance**

Design Guide  
Holiday Accommodation

#### **Relevant National Or Local Policy**

Planning Policy Wales (Edition 5)  
TAN 5: Nature Conservation  
TAN 12: Design  
TAN 13: Tourism  
TAN 15: Food Risk  
TAN 18: Transport

#### **4. Response to Consultation and Publicity**

**Local Member – Cllr Trefor Lloyd Hughes:** Requests Committee determination as the development does not fit into the locality

**Local Member – Cllr Dafydd Rhys Thomas:** proposal should provide some planning gain for the community of Trearddur

**Local Member – Cllr J M Evans:** no reply to date

**Community Council:** Concern at the loss of more open green land. The 27 holiday cottages are an overdevelopment and overcrowd the area.

**Highways Section:** No reply at the time of writing but meeting held with agent to discuss potential scheme benefits where it is understood highway improvements including a puffin crossing on the B4545 and pedestrian access improvements on Lon Isallt amounting to some £30,000 in total costs have been agreed in principle.

**Drainage Section:** Greater detail of intended surface water disposal requested. Details submitted and are considered acceptable.

**Dwr Cymru-Welsh Water –** No reply to date

**Natural Resources Wales –** satisfied that ecological report is adequate and that mitigation measures proposed are suitable. Finished floor levels as proposed do not meet current standards and revision required to ensure that any flood risks can be mitigated. Revisions under discussion at the time of writing.

**Environmental Health Section:** No reply to date

**Footpaths Officer –** adequate provision made for footpaths within the scheme. Comments for development phase.

**Gwynedd Archaeological Planning Service-** No reply to date

**Ecological and Environmental Advisor –** Ecological Mitigation Measures should be followed in full

**Economic Development Unit –** no response to date

**Joint Planning Policy Unit –** no response to date

**Public Response to Consultation:** 28 letters of objection to the scheme have been received. Objections are based on:

The need for more holiday accommodation;  
traffic congestion;  
loss of green areas;

utilities are already stretched to capacity;  
weakening of community due to the ratio of holiday / residential properties in the village;  
landscape impact;  
inappropriate design;  
increased noise pollution;  
increased light pollution;  
proposal will have a negative effect on tourism,

turning away visitors due to the area being spoilt;

flood risks;  
the proposal will destroy wildlife;  
loss of light;  
loss of privacy and amenity.

## 5. Relevant Planning History

46C149M/SCR: Application for screening opinion for the erection of 27 holiday cottages, 9 garden rooms as extension to the hotel accommodation, reception office building, creation of a new vehicular and pedestrian access together with landscaping at Trearddur Bay Hotel – EIA not required 16-7-13

## 6. Main Planning Considerations

**Principle of the Development:** Development Plan policies allow the creation of holiday accommodation and the enhancement of tourism facilities. Development Plan policies also seek protection of the landscape and local amenities. The proposal must be weighed against all relevant planning policies in order to consider whether it is acceptable. A balanced view must be struck in reaching a determination on the application.

The site is located on currently undeveloped land between Trearddur Bay Hotel and Parc Isallt and is crossed by public footpaths. It is lower lying than housing development on the Rise which overlooks the site. A listed building (WWII structure) is located on part of the site. The land is located outside the development boundary of Trearddur but the relevant planning policies are not boundary-dependent while the SPG on Holiday Accommodation advocates a hierarchical approach, preferring sites within settlement or on the edge of settlements. Part of the site (where the hotel room extension is proposed) is subject to flood risk. Planning policies advise against locating new developments in flood risk areas. TAN 15 provides further guidance. The garden rooms however are an extension of an existing use rather than a separate and stand-alone residential development. The 27 holiday units are located in Zone A as defined by the DAM maps and are not at risk of flooding.

**Highway Impacts:** Concerns are expressed by residents that the estate road at Parc Isallt is narrow and as well as serving the existing residential development, it also serves as a trade entrance for the Trearddur Bay hotel and is used daily by heavy vehicles bringing deliveries etc. The additional loading through use by occupiers of the 27 holiday cottages is considered to be unacceptable. No concerns have been expressed by the Highway Authority to date in relation to the access or estate road. Visibility at the junction is adequate. As well as a small extension to a footway to benefit pedestrian users of the site (to be secured through planning condition) the developer has agreed in principle to fund a footway extension near the public car/ boat park on Lon Isallt as well as a pedestrian crossing link on Lon St Ffraid to assist pedestrian traffic. The contribution, which will amount to some £30,000 will be secured by legal agreement and will benefit the wider community as well as users of the development itself.

**Policy Considerations and Landscape & Amenity Impact:** Policy 8 of the Local Plan allows development of such units in particular where they form part of an integral scheme which adds to tourism and recreation facilities in the area. The garden room extension is an extension of the existing hotel facilities. The separate holiday units will operate under the hotel's umbrella.

This undeveloped area outside the settlement boundary is designated a Special Landscape Area in the Ynys Mon Local Plan, Policy 31 of which states that proposals for development in such areas are expected to have particular regard to the special character of their surroundings. In considering the landscape impact of the proposal, the Council will need to be satisfied that the development can be fitted into its surroundings without unacceptable harm to the general landscape character, before planning permission is granted.

Policy EN1 of the stopped UDP states that development will be required to fit into its surroundings without significant harm to the Landscape Character Areas. Both policies set a limit – they cite **unacceptable** harm

or **significant** harm. A proposal is therefore not necessarily considered unacceptable under these policies if there is minimal harm or any harm can be adequately mitigated. Stopped UDP Landscape Character Area 1 refers to Holy Island where character is strongly defined by underlying geology. Trearddur Bay is described as reflecting the development of tourism with hotel and caravan parks. Key aims are to improve settlement edges and transport corridors and maintain and conserve habitat areas for example.

TAN 13 Tourism advises in paragraph 13 that “the demand for sites has concentrated on the most popular holiday areas, particularly on the coast, although there is increasing demand inland. New and extended sites should be effectively screened, and planned so as not to be visually intrusive. Sites should not as a rule be allowed immediately by the sea, but should be set back a short distance inland where they are not visible from or along the coast”.

The application is supported by a Landscape and Visual Impact Assessment which identifies sensitive site planting as a key to mitigating residual impacts given the extensive work undertaken in the design process to secure the integration of the site into its surroundings. Changes are considered neutral or adverse but of low magnitude whilst mitigation measures will soften the impacts.

Concerns have been expressed by objectors about visual impacts; noise and disturbance from users and amenity affects from increased lighting together with lack of infrastructure capacity. Concerns are also expressed about the appropriateness of the design. It should be noted that planning policy and guidance allows the development of holiday chalets. The scheme has been designed as a contemporary interpretation of vernacular features in a low key design. It has been located to respect the listed structure and its setting and to minimise ecological impact.

It is not considered that the units will cause unacceptable overlooking or amenity impacts. Lighting is listed in the application as being likely to be low level bollard lighting and a condition can be imposed to this effect. The scheme will bring development to an open field and will result in change to local occupiers. However, the scheme has been designed to minimise amenity impacts through the siting and design of buildings and the use of judicious landscaping.

**Habitat:** An ecological report accompanies the application which indicates that various important habitats and species are present at or near the site. It is acknowledged that some negative effects will occur as a result of the development footprint but these effects can be satisfactorily mitigated by the proposed landscaping proposals as well as future formal management of the area which can be secured by planning condition.

**Economic Impacts:** The development as it currently exists supports 30 full time posts as well as additional peak season labour. The scheme anticipates the creation of a further 5 permanent full time posts. The application suggests spin-off benefits to the local economy while some objectors consider that the area is already saturated with holiday accommodation and that the development will spoil the area, discouraging tourists. The scheme is policy compliant and is not considered to have unacceptable landscape or visual impacts. Successful letting is a matter for the market.

**Listed Building:** the site is occupied by a WWII pillbox set on a rock outcrop overlooking the site. The scheme has been designed in order to respect the setting of the listed building and development is located within a dip in the site to ensure that the prominence of the structure is not compromised.

**Flood Risk and Drainage:** Part of the site is within Zone C2 as defined by Technical Advice Note 15. TAN advice is not to locate highly vulnerable development such as residential or holiday units within such areas. Part of the proposed footprint of the garden units (which overhang lower ground in order to maintain the wetland habitat beneath) are in this zone, the remainder of the site being in Zone A where no policy restrictions apply. The garden rooms are an extension of the hotel accommodation rather than a stand-alone new development and a satisfactory flood consequences assessment supports the application. Subject to finished floor levels, there is no objection to the scheme.

A satisfactory drainage scheme for the site has been submitted which will cater for the development without detriment to others.

## 7. Conclusion

The proposal will have some impacts but these can be mitigated through conditions and a S106 agreement. Planning policy context allows this type of development subject to criteria. The scheme is opposed by some Trearddur Bay residents but the volume of public concern is not of itself sufficient to influence the

determination of the application. Subject to conditions and a S106 agreement, the scheme is considered to be acceptable.

## **8. Recommendation**

To **Permit** the development subject to condition and subject to a S106 agreement (to deliver wider community benefits including a footway extension on Lon Isallt and a pedestrian crossing on Lon St Ffraid together with securing the garden rooms as part of the hotel complex ).

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

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

**(02) No development shall commence until a scheme for a pedestrian footway link on the site, together with a timetable for its provision, has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the agreed details unless the local planning authority gives its prior written consent to any variation.**

Reason: In the interests of pedestrian safety.

**(03) The development hereby approved shall only be occupied as holiday units and a register of lettings shall be kept and made available for inspection by the local planning authority upon request.**

Reason: To define the scope of the planning permission and to prevent unauthorised use of the buildings.

**(04) No external lighting shall be installed until a scheme of illumination has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the agreed details unless the local planning authority gives its prior written consent to any variation.**

Reason In the interests of residential amenity.

**(05) No development of the site shall take place until a habitat management plan has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the agreed details unless the local planning authority gives its prior written consent to any variation.**

Reason; in the interests of the amenities of the locality.

**(06) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

Reason: In the interests of the amenities of the locality.

**(07) Finished floor levels for the holiday units hereby approved shall be no lower than 4.7m AOD or as may otherwise be agreed in writing by the local planning authority prior to any development taking place.**

Reason: To safeguard the development from the risks of flooding.

## **9. Other Relevant Policies**

Biodiversity Action Plan

