

# Public Document Pack



**CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL**

Mrs Annwen Morgan  
Prif Weithredwr – Chief Executive  
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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 5 MAI, 2021 am 1.00 o'r gloch yp</b>	<b>WEDNESDAY, 5 MAY 2021 at 1.00 pm</b>
<b>CYFARFOD RHITHIOL RHITHIOL WEDI'I FFRYDIO'N FYW (AR HYN O BRYD, NID OES MODD I'R CYHOEDD FYNYCHU)</b>	<b>VIRTUAL, LIVE STREAMED MEETING (AT PRESENT MEMBERS OF THE PUBLIC ARE UNABLE TO ATTEND)</b>
<b>Swyddog Pwyllgor</b>	<b>Mrs Mairwen Hughes 01248 752516 Committee Officer</b>

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

**John Griffith  
Glyn Haynes  
T LI Hughes MBE  
K P Hughes  
Vaughan Hughes  
Richard O Jones (Is-Gadeirydd/Vice-Chair)  
Eric Wyn Jones  
Dafydd Roberts  
Nicola Roberts (Cadeirydd/Chair)  
Ieuan Williams  
Robin Williams**

***Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this live stream will be retained in accordance with the Authority's published policy***

## **A g e n d a**

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

### **MEMBERS OF THE COMMITTEE**

#### **Councillors:-**

**John Griffith  
Glyn Haynes  
T LI Hughes MBE  
K P Hughes  
Vaughan Hughes  
Richard O Jones (Is-Gadeirydd/Vice-Chair)  
Eric Wyn Jones  
Dafydd Roberts  
Nicola Roberts (Cadeirydd/Chair)  
Ieuan Williams  
Robin Williams**

**INDEX** the link to the Public Register is given for each individual application as shown

#### **1 APOLOGIES**

#### **2 DECLARATION OF INTEREST**

To receive any declaration of interest by any Member or Officer in respect of any item of business.

#### **3 MINUTES**\_(Pages 1 - 10)

To submit the minutes of the previous meeting of the Planning and Orders Committee held on 7 April, 2021.

#### **4 SITE VISITS**\_(Pages 11 - 12)

To submit the minutes of the virtual site visits held on 21 April, 2021.

#### **5 PUBLIC SPEAKING**

***Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this live stream will be retained in accordance with the Authority's published policy***

## **6 APPLICATIONS THAT WILL BE DEFERRED**

None to be considered by this meeting.

## **7 APPLICATIONS ARISING\_(Pages 13 - 26)**

7.1 – FPL/2020/164 –Lleiniog Cottage, Penmon, Beaumaris

[https://ioacc.force.com/s/papplication/a1G4H00000MiUpVUAV/fpl2020164?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000MiUpVUAV/fpl2020164?language=en_GB)

7.2 – FPL/2021/10 – Bron Castell, Llanfairynghornwy

[https://ioacc.force.com/s/papplication/a1G4H00000MgwKXUAZ/fpl202110?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000MgwKXUAZ/fpl202110?language=en_GB)

## **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS\_(Pages 27 - 30)**

10.1 – VAR/2020/76 – Brynteg, Llansadwrn

[https://ioacc.force.com/s/papplication/a1G4H00000NBjZDUA1/var202076?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000NBjZDUA1/var202076?language=en_GB)

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS\_(Pages 31 - 42)**

11.1 – FPL/2020/98 – Cae Prytherch, Llanfairpwll

[https://ioacc.force.com/s/papplication/a1G4H00000MgQp8UAF/fpl202098?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000MgQp8UAF/fpl202098?language=en_GB)

## **12 REMAINDER OF APPLICATIONS\_(Pages 43 - 50)**

12.1 – FPL/2021/38 – Gwel y Mor, Trearddur Bay

[https://ioacc.force.com/s/papplication/a1G4H00000NCsEOUA1/fpl202138?language=en\\_GB](https://ioacc.force.com/s/papplication/a1G4H00000NCsEOUA1/fpl202138?language=en_GB)

## **13 OTHER MATTERS**

None were considered by this meeting.

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## PLANNING AND ORDERS COMMITTEE

### Minutes of the virtual meeting held on 7 April, 2021

- PRESENT:** Councillor Nicola Roberts (Chair)  
Councillor Robin Williams (Vice-Chair) (*for this meeting*)
- Councillors Glyn Haynes, Trefor Lloyd Hughes MBE, Kenneth Hughes, Vaughan Hughes, Eric Wyn Jones, Dafydd Roberts, Ieuan Williams.
- Local Members: Councillor Llinos Medi (application 12.1),  
Councillors Alun Roberts and Carwyn Jones (application 12.2),  
Councillor Bryan Owen (application 12.4)
- IN ATTENDANCE:** Development Management Manager (NJ)  
Planning Officer (JR)  
Senior Engineer (Traffic and Parking) (AR)  
Legal Services Manager (RJ)  
Committee Officer (ATH)
- APOLOGIES:** Councillor Richard Owain Jones.
- ALSO PRESENT:** Councillor Richard Dew (Portfolio Member for Planning and Public Protection), Development Management Engineer (Highways) (WIH), Mr Gareth Wyn Williams (Local Democracy Reporter)
- 

In the absence of the Vice-Chair, Councillor Robin Williams was elected to serve as Vice-Chair for this meeting of the Committee only.

#### 1. APOLOGIES

The apology for absence by Councillor Richard Owain Jones, the Committee's Vice-Chair was noted.

#### 2. DECLARATION OF INTEREST

Councillor John Griffith declared an interest with regard to applications 7.1, 7.3 and 12.2 on the agenda.

Councillor Kenneth Hughes declared an interest with regard to application 12.2 on the agenda.

#### 3. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 3 March, 2021 were presented and were confirmed as correct.

#### **4. SITE VISITS**

The minutes of the virtual site visits held on 17 March, 2021 were presented and were confirmed as correct subject to amending the list of attendees to include Councillor Eric Jones.

#### **5. PUBLIC SPEAKING**

There were two Public Speakers registered to speak in connection with application 12.1.

#### **6. APPLICATIONS THAT WILL BE DEFERRED**

None were considered by this meeting of the Planning and Orders Committee.

#### **7. APPLICATIONS ARISING**

##### **7.1 FPL/2021/7 – Full application for the retention and completion of the agricultural shed together with the installation of a soakaway on land at Prysan Fawr, Bodedern**

The application was presented to the Planning and Orders Committee as the applicant is related to a “relevant officer” as defined within paragraph 4.6.10.2 of the Council’s Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution. At its meeting held on 3 March, 2021, the Committee resolved to carry out a site visit prior to determining the application. A virtual site inspection was subsequently conducted on 17 March, 2021.

*Having declared an interest in this application, Councillor John Griffith was not present for the discussion or voting thereon.*

The Development Management Manager reported that the application is a retrospective application to retain and complete the agricultural shed that has been erected on the land together with the installation of a soakaway. At the time of writing the report, one letter of representation had been received which raises the issues documented in the report. The subject building has been partially constructed to the rear of the Grade II Listed Buildings which form part of a complete farmstead group with the property, and despite initial concerns about its impact on the setting of the listed buildings on account of the colour of the cladding in which the building was to be finished, the Council’s Heritage Advisor has since confirmed that the scheme is acceptable following amendments which will see the building finished in grey rather than green external cladding thereby reducing its impact against the listed building. The Landscape Advisor has offered no objections it being considered that the siting, scale and materials to be used in the final construction of the building will ensure a form of development which assimilates well within the landscape whilst also being sympathetic to the listed buildings which lie opposite the application site. Subject to the use of the external cladding material as recommended by the Heritage Advisor, the recommendation is therefore one of approval.

Councillor Kenneth Hughes said that he had been contacted with regard to concerns about the proximity of the agricultural shed to the listed buildings and was grateful to the Committee for acceding to the request for a virtual site visit as he believed it appropriate - this being a retrospective application and the shed having been partially erected - that Members should gain a view of the application site themselves. Having seen the site and proposal virtually, he agreed with the Officer’s assessment, and although the shed is closer to the listed buildings than it might have been had the correct planning process been followed, he did not believe its effects are such as to warrant refusal and he was therefore happy to propose that the application be approved. The proposal was seconded by Councillor Eric Jones.

**It was resolved to approve the application in accordance with the Officer's report and recommendation subject to the planning conditions listed therein.**

## **7.2 FPL/2020/164 – Full application for conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at Lleiniog Cottage, Penmon, Beaumaris**

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the Committee's 3 March, 2021 meeting, it was resolved that a site visit was required. A virtual site visit was undertaken on 17 March, 2021.

Councillor Alun Roberts, a Local Member said that the proposal has been the source of great concern locally for a number of reasons including its location within a designated Area of Outstanding Natural Beauty and the effects thereon; the poor condition of the road which runs past the site and the further impact which increased traffic to the development is likely to have, and the erosion of the land between the application site and the coast near which it is situated which suggests that the development may be at risk in future. Referring to the fact that two other applications on this site are currently the subject of enforcement investigations, Councillor Roberts queried whether it is appropriate for the Committee to be determining this application at this time or whether consideration should be deferred pending the outcome of those investigations which may have implications for the proposal.

Councillor Carwyn Jones, also a Local Member echoed the sentiments above and highlighted that as the virtual site visit showed, there is a lot of activity on site and with three planning applications in process it is becoming a sizeable development; there is a feeling locally that development is being introduced piecemeal on a step by step basis instead of one composite application being submitted which would better allow the impact on the AONB to be assessed. Highway safety issues are also a concern as the visibility to the left of the site access is poor, and local feelings have been further inflamed by the closure of a well-used public footpath. There has been very little engagement with the local community and local people think that the developer is generally riding roughshod over them.

The Planning Development Manager reported that although no representations have been made following the publicity process, there are concerns locally regarding the proposal as conveyed by the Local Members. The application site is located in 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. The local community's concerns regarding activities on the application site including work on structures which may require listed building consent are acknowledged and these are being investigated. Accepting that there are other applications relative to the site currently in process, each application must be considered individually and on its own merits and whilst there may be matters that might require enforcement actions there is no indication of ongoing works on the subject building. Where there is unauthorised activity, enforcement investigations can take many weeks meaning that deferring the application until that process has been completed could lead to an unacceptable delay in determining the application. Policy TWR 2 which deals with holiday accommodation states that proposals will be permitted provided that they are of a high quality in terms of design, layout and appearance and conform to the relevant policy criteria. It is considered that the proposal accords with the provisions of Policy TWR 2 and that it is in a sustainable location; neither is it considered that the development will give rise to an unacceptable impact upon the character and appearance of the listed building and designated AONB. The Highways Authority has raised no objections and no issues were raised when the access and road were inspected as part of the virtual site visit. Listed building consent for this development has been granted and the recommendation is therefore to approve the application.

In response to questions about how the proposal would benefit the local community and support the local economy in line with the expectation of Policy PS14, the Development Management Manager clarified that the creation of high quality tourism accommodation is accepted as a bonus to the local economy in bringing in extra revenue to the local area; in response to a further query about the concentration of such accommodation in the area, the Officer confirmed that a business plan has been submitted with the application to assess the scheme's viability and provides sufficient detail to satisfy the requirements of criterion (v) of Policy TWR 2 .

In considering the application, several members referred to the issue of highway safety specifically whether the left hand visibility splay from the access conforms to highway standards.

The Highways Officer in saying that the plan shows the left turn to be 60 to 70m distance from the access said that he would require some idea of traffic speed on this part of the highway as confirmed by a speed survey in order to be able to provide advice about the sufficiency of the visibility splay and that this information was not available to him at this time and had not been raised in previous documentation.

The Development Management Manager advised that the application site already comprises holiday units and that the application involves the conversion of one outbuilding into a holiday unit which will utilise the existing access; no objections have been raised by the Highways Authority in dealing with the application. In response to a question about the Local Member's reference to land erosion, the Officer confirmed that the report makes no mention of land erosion or flooding and no such issues have emerged as part of the consultations.

In the absence of definite information regarding the adequacy of the visibility splays from the site access and the implications for highway safety, the Committee was minded to defer coming to a determination regarding the application pending the receipt of this information. Councillor Kenneth Hughes proposed that the application be deferred to this end and the proposal was seconded by Councillor Robin Williams.

**It was resolved to defer determining the application in order for the Committee to be provided with information about the visibility splays from the application site access. (Councillor Eric Jones abstained from voting)**

### **7.3 FPL/2020/247 – Full application for the erection of 9 dwellings together with associated works on land adjacent to Y Bryn Estate, Llanfaethlu**

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 3 March, 2021, the Committee determined that a site visit should take place. A virtual site inspection subsequently took place on 17 March, 2021.

*Having declared an interest in this application, Councillor John Griffith was not present for the discussion or voting thereon.*

The Development Management Manager reported that the application is for 9 dwellings two of which are affordable on land adjoining and accessed via Y Bryn residential estate. There is extant planning permission for the development of 6 residential units on this site and the current application which seeks to increase the number of units by 3 to 9 units is considered acceptable in terms of design, appearance and impact on nearby residential amenities. The proposed development site also lies adjacent to three listed buildings at Ebenezer Chapel; however, it is not considered that the proposal would harm the significance of these buildings nor affect the setting of the AONB which is located in proximity to the north where it



encompasses part of the settlement. A number of objections have been received which are dealt with in the report and these include concerns about access and drainage. The Highways Authority is satisfied with the layout from a highways perspective subject to the planning conditions as proposed. Although concerns have been raised about the adequacy of the foul drainage system the application only adds 3 residential units to the six that have already been approved and Dwr Cymru has no objections on this basis. There are further concerns regarding the surface water drainage arrangements – a drainage strategy has been submitted with the application and the Council’s Drainage Advisor has confirmed that the proposal is acceptable in principle provided that the discharge point for the surface water system is appropriate, and does not differ from the current surface water run-off destination and that the existing greenfield run-off rate has been applied to the proposed development. Additionally, the development is subject to SAB (Sustainable Drainage Approval Body) consent which is separate to the planning approval process. The recommendation is to approve the application subject to the completion of a legal agreement for the provision of two affordable housing units.

Councillor Robin William proposed that the application be approved in accordance with the Officer’s recommendation; the proposal was seconded by Councillor Kenneth Hughes on the basis that the Officers are satisfied with the drainage arrangements which were the main concerns locally.

**It was resolved to approve the application in accordance with the Officer’s recommendation and report subject to the planning conditions listed therein and subject also to the completion of a legal agreement requiring the provision of two affordable housing units.**

## **8. ECONOMIC APPLICATIONS**

None were considered by this meeting of the Planning and Orders Committee.

## **9. AFFORDABLE HOUSING APPLICATIONS**

None were considered by this meeting of the Planning and Orders Committee.

## **10. DEPARTURE APPLICATIONS**

**10.1 VAR/2020/57 – Application under Section 73A for the variation of condition (06) (Drainage Details), condition (09) (Structural Alterations) and condition (10) (Development to be carried out in strict conformity to plans/ documents received) of planning permission reference 28C202C (Full application for the conversion of a stable into a dwelling, creation of a new vehicular access together with the installation of a septic tank) so as to provide drainage information after commencement of works, and amendments to plans previously approved at Ty Newydd Bach, Llanfaelog, Ty Croes**

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Development Management Manager reported that the application is to amend the conditions of a consent already granted to convert a stable into a dwelling to allow the submission of drainage details after the commencement of works, further structural alterations and amendments to the extension. Additional re-building work has been undertaken around some of the window openings which was not previously identified for re-building in the original structural survey; the structural survey has been updated to reflect the building as it is currently. The extension that has been built is also different to that approved as the report details. However, the changes are considered acceptable having no greater

impact on adjacent residential properties than the approved scheme. Although the application is contrary to Policy TAI 7 of the Local Joint Development Plan the fall-back position is that a material start has commenced on the prior approval thereby safeguarding the permission and, taken with the acceptability of the amendments to the scheme, the recommendation is to approve the application.

Councillor Eric Jones proposed, seconded by Councillor Kenneth Hughes, that the application be approved in accordance with the Officer's recommendation.

**It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions listed therein.**

**10.2 VAR/2021/8 – Application under Section 73A for the variation of condition (16) (Approved Plans) of planning permission reference 45C133B (erection of 3 dwellings together with the construction of a vehicular access) so as to allow amended plans on land at Bryn Felin, Newborough.**

The application was presented to the Planning and Orders Committee as it is a departure from the Joint Local Development Plan which the Local Planning Authority is minded to approve.

The Development Management Manager reported that the application is to vary the planning conditions so as to amend the plans for plot 3 in order to change the ground floor garage into a bedroom and to install 2 additional windows to a ground floor study and a first floor bedroom. The majority of the application site is located outside the settlement boundary of Newborough and as such the proposal is contrary to the provisions of Policy PCYFF 1 of the Joint Local Development Plan. However, because of the fall-back position provided by the extant planning permission which is in the process of being implemented and because the proposed changes to the scheme are considered minor in nature and are acceptable, the recommendation is to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Trefor Lloyd Hughes, MBE, that the application be approved in accordance with the Officer's recommendation.

**It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions listed therein and subject also to the receipt of outstanding information as described in the report and responses from outstanding consultees.**

**10.3 VAR/2021/11 – Application under Section 73 for the variation of condition (02) of planning permission reference 36C320A and MAO/2018/3 (erection of a dwelling) so as to amend the design at Ty Uchaf, Llangristiolus**

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Development Management Manager reported that since the adoption of the Joint Local Development Plan, Llangristiolus is identified as a Local Village under the provisions of Policy TAI 4. The application site is not within the development boundary of Llangristiolus and is therefore classed as being in the open countryside. However, a material start has commenced on the previous permission thereby safeguarding the permission and a lawful use certificate has been granted. The proposed amended design of the dwelling is of a higher quality than the approved scheme and in matching the form of development in the immediate area it will better fit in with the adjacent properties. On the basis of the fall-back position and the improved design details the recommendation is to approve the application.

Councillor Dafydd Roberts proposed, seconded by Councillor Kenneth Hughes, that the application be approved in accordance with the Officer's recommendation.

**It was resolved to approve the recommendation in accordance with the Officer's recommendation and report, subject to the planning conditions listed therein.**

## **11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

### **11.1 HHP/2021/12 – Full application for alterations and extensions at Llan Farged, Ffordd Eleth, Moelfre**

The application was presented to the Planning and Orders Committee as it is made by a relevant officer who works within the Local Authority. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Council's Constitution.

The Planning Development Manager reported that the application is for the erection of a single storey extension to the rear of the property to provide space for a sun room along with the erection of a two storey side extension. The site is located in the open countryside and as it is relatively isolated in nature it is not considered the proposal will have any impact on residential amenities nor on the wider area. As part of the site's development the alignment of a public footpath is being diverted and although a petition of objection with 5 signatures has been received opposing the scheme on this basis, the diversion of the footpath does not form part of the planning application and has been separately consented to by the Highways Authority. As no objections have been raised to the proposed extensions, the recommendation is to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Vaughan Hughes that the application be approved in accordance with the Officer's recommendation.

**It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions listed therein.**

## **12. REMAINDER OF APPLICATIONS**

### **12.1 FPL/2021/10 – Retrospective application for the erection of a garage on land adjacent to Bron Castell, Llanfairynghornwy**

The application was presented to the Planning and Orders Committee having been called in by a Local Member due to concerns within the local community about the scale, location and design of the garage.

Councillor Llinos Medi, a Local Member requested that the Committee carry out a virtual inspection of the application site to gain a better appreciation of the development within its context.

Councillor Kenneth Hughes proposed, seconded by Councillor Robin Williams that a virtual site visit be carried out.

**It was resolved to conduct a virtual site visit in accordance with the Local Member's request.**

### **12.2 MAO/2021/1 – Minor amendments to scheme previously approved under planning permission 34C304K/1/EIA/ECON so as to allow development to commence on separate plots within Site B on land at Coleg Menai, Llangefni**

The application was presented to the Planning and Orders Committee as application 35C304K/1/EIA/ECON was subject to an Environmental Impact Assessment and was determined by the Committee.

*Having declared an interest in the application, Councillors John Griffith and Kenneth Hughes*

*were not present for the discussion or voting thereon.*

The Planning Development Manager reported that outline permission was granted in 2017 for 153 dwellings, a hotel and food and beverage facility and associated parking and works, and full permission for a new engineering centre, car parking, and children's play area and associated works as part of a hybrid application. That part of the site which was granted outline permission was identified as Site B and included five separate plots as part of the masterplan. The new engineering centre has since been completed and two reserved matters applications relating to the residential element of the outline consent have been submitted and are currently being considered. The wording of the conditions attached to the original consent links all the plots within Site B thereby restricting the ability of certain plots to progress in advance of or at a different time to other plots. Since the granting of permission plots are now separately owned and developers want to commence works at different times. The application seeks to amend the wording of some of the conditions to the outline consent in order to relate conditions to relevant plots and allow certain plots to progress at separate times to other plots. The amendments do not entail any changes to either the substance of the conditions or to the details which are required to be submitted and are therefore considered to be non-material amendments.

The Officer highlighted that a further minor change to the wording of condition (37) is proposed namely to replace the reference to "each plot" with "relevant plot." With this additional change, the recommendation is to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Vaughan Hughes that the application be approved in accordance with the Officer's recommendation.

**It was resolved to approve the application in accordance with the Officer's recommendation and report with the additional change to the wording of condition (37) as outlined.**

### **12.3 MAH/2021/2 – Minor amendments to the scheme previously approved under planning permission FPL/2019/300 so as to amend the design at 15 Coedwig Terrace, Penmon**

The application was reported to the Planning and Orders Committee as it is made by the Isle of Anglesey County Council's Housing Service and is on Council owned land.

The Development Management Manager reported that the application is made to change the window arrangement to the rear of the property which will result in a wider opening for the patio doors. As they are not viewable from public viewpoints, it is not considered that the proposed amendments will have any impact on the appearance and character of the dwellings or the terrace nor or the amenities of any surrounding properties. The recommendation is therefore to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Trefor Lloyd Hughes, MBE, that the application be approved in accordance with the Officer's recommendation.

**It was resolved to approve the application in accordance with the Officer's recommendation and report.**

#### **12.4 FPL/2020/191 – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Rallt Gwta, Newborough**

The application was presented to the Planning and Orders Committee having been called in by a Local Member and because the application site encompasses Council owned land.

Councillor Bryan Owen, a Local Member commented that having read the Officer's report he was satisfied that the proposal is policy compliant and that issues that might have arisen have been dealt with; he could therefore see no grounds on which to refuse the application and was supportive of it.

The Development Management Manager reported that the application is to erect a dwelling to the rear of Rallt Gwta with access via Tan Roft estate. Objections to the proposal on the basis of design, appearance and its impact on nearby residential amenities have been received and are addressed within the body of the report. The proposal is for a two storey 3 bedroom house the appearance and design of which despite the objections, is considered to be in character with its context, and also with the wider area. No objections have been raised by the Highways Service subject to the conditions recommended which include a requirement for a 1.8m wide pedestrian footway along the frontage of the application site within the public highway. An amended plan to reflect this requirement is being publicised at the time of writing. Subject to no new matters being raised before the expiry of the latest publicity period for the amended plan on 15 April, 2021, the recommendation is to approve the application.

In response to a query about the proposal relative to the Council owned land, the Officer clarified that the recommended pedestrian footway encompasses council owned land comprising a highway verge which the Highways Service has confirmed it is happy to see developed as a public footpath.

Councillor Eric Jones proposed, seconded by Councillor John Griffith, that the application be approved in accordance with the Officer's recommendation.

**It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein and subject also to no new matters being raised before the expiry of the latest publicity period on 15 April, 2021.**

#### **13. OTHER MATTERS**

None were considered by this meeting of the Planning and Orders Committee.

**Councillor Nicola Roberts  
Chair**

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## PLANNING SITE VISIT

### Minutes of the virtual meeting held on 21 April, 2021

- PRESENT:** Councillor Nicola Roberts (Chair)  
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, Kenneth Hughes,  
Dafydd Roberts , Ieuan Williams, Robin Williams
- IN ATTENDANCE:** Development Management Manager (NJ)  
Senior Planning Officer (Enforcement) and Case Officer for  
application 1 (OWH)  
Senior Engineer (Traffic and Parking) (AR)  
Committee Officer (ATH)
- APOLOGIES:** Councillor Trefor Lloyd Hughes, MBE
- ALSO PRESENT:** Local Member: Councillor Llinos Medi (for application 1)
- 

#### **1 FPL/2021/10 – Retrospective application for the erection of a garage on land adjacent to Bron Castell, Llanfairynghornwy**

The proposal was outlined to Members and the reasons given for re-positioning the garage were explained. Members were shown 4 videos of the application site which included the upward view from the road taking in the access, garage and approved dwelling which is under construction; the view from Bron Castell – the dwelling adjacent to the garage taking in the garden encompassing the lawn, hardstanding and boundary areas showing the proximity of the subject garage to Bron Castell; and also the wider perspective from the opposite side of the hamlet setting the garage and partially constructed dwelling in their context.

The Case Officer highlighted the variations between the garage approved under planning reference 18C225B and the garage under construction in terms of siting, dimensions and appearance and referred to the addition of windows and the effects with regard to shadowing.

Members raised a number of questions in relation to the site and the design and appearance of the garage and whether it would be supplied with certain utilities. Members also requested that they be provided with the original and current site layout and plans.

**Councillor Nicola Roberts  
Chair**





Planning Committee: 05/05/2021

7.1

Application Reference: FPL/2020/164

Applicant: Amos Leisure

Description: Full application for conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at

Site Address: Lleiniog Cottage, Penmon, Beaumaris



## Report of Head of Regulation and Economic Development Service (Joanne Roberts)

Recommendation: Permit

### Reason for Reporting to Committee

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

At the meeting held on the 7th April 2021, members resolved to defer determination of the application due highway and access concerns.

### Proposal and Site

The application is made for the conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at Bwthyn Lleiniog, 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

Consultee	Response
Cyngor Cymuned Llangoed Community Council	No response at the time of writing the report.
Cynghorydd Alun Roberts	Request that the application be referred to the Committee for determination.
Cynghorydd Lewis Davies	No response at the time of writing the report.
Cynghorydd Carwyn Jones	No response at the time of writing the report.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditions recommended.
Ymgynghorydd Treftadaeth / Heritage Advisor	Support.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice.
Dwr Cymru Welsh Water	No objection.
Ymgynghoriadau Cynllunio YGC	No comments.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments/conditions.
Iechyd yr Amgylchedd / Environmental Health	Comments.

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 12/01/2021.

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 - Caniatau/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 - Caniatau/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 - Caniatau/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 - Caniatau/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 - Caniatau/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**

Policy PCYFF 1 of the JLDP relates to development boundaries and states that outside the development boundaries development will be resisted unless in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The application site is not located within a development boundary and does not therefore accord with policy PCYFF1. It is therefore necessary to consider whether the proposal conforms with other specific plan policies.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance.

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

Criterion 1 requires that it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

The existing outbuilding is two-storey with refurbished pitched slate roof. Walls are of solid random stone masonry with brick reveals to openings.

The proposed alterations include the creation of an opening to South-West gable end elevation to provide access to a two storey extension that will accommodate a staircase.

The proposed extension to side utilises an existing stone wall to rear, with the addition of a rendered gable wall and aluminium framed glazing to front and roof. The erection of a covered staircase will allow the removal of an unsightly temporary external staircase.

The proposed scale and height of the extension is subservient to the existing building. The set-back building line, contemporary design, and choice of materials allow an honest approach whilst being respectful to the existing outbuilding.

The proposal conversion and extension is therefore considered acceptable in terms of design and conforms with policy PCYFF 3.

The proposal will also serve to preserve, enhance and secure the re-use of the listed building in accordance with policies PS 20 and AT 2 of the JLDP. Listed Building Consent has already been granted for the development under application number LBC/2020/17 on the 20th January 2021.

The application site is located within a designated Area of Outstanding Natural Beauty and policy AMG1 requires that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

It is not considered that the proposal would adversely affect Natural Beauty, AONB features or special qualities relevant to landscape and therefore accords with policy AMG 1.

Strategic Policy PS 14 of the JLDP relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by:

3. Managing and enhancing the provision of high quality un-serviced tourism accommodation, in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;

4. supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the re-use 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.

Policy TWR 2 relates to holiday accommodation and states that proposal will be permitted, provided they are of a high quality in terms of design, layout and appearance and conform with the relevant policy criteria.

Criterion ii. Requires that the proposed development is appropriate in scale considering the site, location and/or settlement in question,

Criterion iv. Requires that the proposal is not sited within a primarily residential area or does not significantly harm the residential character of an area

Criterion v. requires that the proposal does not lead to an over-concentration of such accommodation within the area.

The design and scale of the proposal is considered to be acceptable in accordance policy TWR 2 and criterion ii.

The proposal is not located within a primarily residential area and will not significantly harm the residential character of the area in accordance with criterion iv.

A business plan has been submitted with the application to assess the scheme's viability. It is considered that the business plan provides sufficient detail to satisfy the requirements of criterion v. of the policy.

The proposal is therefore considered to accord with the provisions of policy TWR 2 of the JLDP.

Paragraph 3.2.1 of TAN 23: Economic Development states that the re-use and adaption of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. In recognising this, local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for business re-use, especially those buildings located within or adjoining farm building complexes on the basis that:

- a. They are suitable for the specific use;
- b. Conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality;
- c. Their form, bulk, and general design are in keeping with their surroundings;
- d. Imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- e. If the buildings are in the open countryside, they are capable of conversion without major or re-complete reconstruction;
- f. Conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and/or architectural interest.

Further guidance is also contained in the Replacement Dwellings and Conversions in the Countryside SPG.

Paragraph 8.1 states that in the context of Policy TWR 2 the building intended for conversion for alternative use should be suitable for the proposed use. The building in its current form (in terms of size) should be suitable, no extensive extensions should be required to enable the development.

Paragraph 9.1 states that any building in the countryside proposed for conversion should be a permanent building of sound construction. Developments that entail significant re-building work will not be permitted as this would be tantamount to construction a new building....

Paragraph 9.2 requires that any application for conversion should include a 'Structural Report' to prove that it is possible to convert the building without major or re-complete reconstruction.

A structural report has been submitted with the application and the LPA are satisfied that the structural report demonstrates that the existing building is structurally sound and capable of conversion without extensive re-building in accordance with bullet point e of paragraph 3.2.1 of TAN 23 and the guidance contained in the SPG.

The application is also accompanied by a Protected Species Survey which confirms that no bats were found to be using the building, however in accordance with the advice of the Ecological Adviser and the Council's duty under the Environment Wales Act 2016, biodiversity enhancements are proposed in the form of bird boxes.

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.

In response to the concerns raised by Members at the April Committee, the Highway Authority has considered the contents of the applicant's Highway Report and in particular the visibility splay calculations based on a speed survey undertaken onsite.

As acknowledged in the report, alterations are required to the existing access points to increase the visibility in a South Westerly (towards Llangoed) to 38m. The existing visibility from the entrance in a North Easterly (towards Penmon) of 45m should be retained. It is unclear why the proposed visibility length as shown on Drawing No 120-20-2 (Proposed Visibility Splays) has this measurement reduced from the existing 45m down to 42m. However this distance is still in excess of the calculated minimum visibility splay measurement in this direction.

With regards to the concerns raised by the local elected councillors and members of the Planning Committee regarding visibility from the existing access point, the applicant has provided evidence that the visibility distances in excess of the minimum standards as specified by The Manual for Streets can be achieved. Subject to the applicant being able to conform to the visibility requirements then the Highway Authority raises no objection to the application.

## **Conclusion**

The proposed development is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the development will give rise to an unacceptable impact upon the character and appearance of the listed building and designated AONB.

## **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 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**
- **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.



Application Reference: FPL/2021/10

Applicant: Paul & Elen Pritchard

Description: Retrospective application for the erection of a garage on land adjacent to

Site Address: Bron Castell, Llanfair-yng-nghornwy



**Report of Head of Regulation and Economic Development Service (Owain Hughes)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application has been called in by Councillor Llinos Medi Huws due to concerns by the local community on the garage scale, location and design.

At its meeting that was held on the 7th of April, 2021 Members resolved to carry out a site visit prior to determining the application.

A virtual site inspection was carried out on 21st April, 2021 and Members will now be familiar with the site and its setting.

## Proposal and Site

The application submitted is a retrospective planning application for the retention of the erected garage which has not been built in accordance with the approved planning application 18C225B.

The site lies within Llanfairynghornwy hamlet to the rear of Bron Castell dwelling. The dwelling approved under planning application 18C225B is currently under construction. The site also lies within the Area of Outstanding Natural Beauty.

## Key Issues

The key issues is whether the proposed development impacts the surrounding amenities and whether the development impacts the Area of Outstanding Natural Beauty.

## Policies

### Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February, 2021)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

## Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Cylch-y-Garn Community Council	Objection
Cynghorydd Llinos Medi Huws	Referred to Committee
Cynghorydd Kenneth P. Hughes	No response
Cynghorydd John Griffith	No response

The application was publicised by serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 08/07/2020. At the time of writing this report, the department had received a number of representations from neighbouring residents.

Their main concerns were:

- Scale of the garage is too large
- Overlooking from the window
- Loss of sunlight
- Noise impact
- Out of character to the surrounding amenities
- Privacy impact of Bron Castell

The above concerns will be address within the main report section.

## Relevant Planning History

18C225 - Full Planning - Cais llawn i godi annedd newydd, chreu mynedfa ynghyd a gosod paced trin carthffosiaeth ar dir ger / Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to - Bron Castell, Llanfairynghornwy

18C225A/SCR - Screening Opinion - Cais barn sgrinio i godi annedd newydd, chreu mynedfa ynghyd a gosod paced trin carthffosiaeth ar dir ger / Screening opinion application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plan - Bron Castell, Llanfairynghornwy

18C225B - Full Planning - Cais llawn i godi annedd newydd, chreu mynedfa ynghyd a gosod paced trin carthffosiaeth ar dir ger / Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to - Bron Castell, Llanfairynghornwy

18C225C/SCR - Screening Opinion - Barn sgrinio ar gyfer codi annedd ar dir ger / Screening opinion for the erection of a dwelling on land adjacent to - Bron Castell, Llanfairynghornwy

18C225D/DIS - Discharge of Conditions - Cais i ryddhau amod (02) (Cynllun Rheoli Traffig) o ganiatâd cynllunio 18C225B ar dir ger / Application to discharge condition (02) (Traffic Management Scheme) of planning permission 18C225B on land adjacent to - Bron Castell, Llanfairynghornwy

## Main Planning Considerations

The proposed development is for the retention of a garage which is currently under construction at the land to the rear of Bron Castell, Llanfairynghornwy.

The original position of the garage was granted under planning reference 18C225B on the 04/05/2017.

Under the above planning approval, the external dimensions of the garage were 6.4 metres by 6.4 metres with a height to the ridge of 5 metres. The distance from the garage to the boundary of Bron Castell which is the nearest residential property measures 1.5 metres.

The application was submitted as a result of the Enforcement Sections intervention following the receipt of a complaint with respect to the amended siting of the garage. Following an investigation it was noted that the position of the garage had been amended such that its position was 10 metres further back from its approved location. Furthermore, the dimensions had also changed such that it measured 6.8 metres by 6.8 metres within the curtilage. The garage is now positioned 10 metres back from the approved site. In addition to this, the scale of the garage is now different.

The garage under construction now measures 6.8 metres by 6.8 metres (representing an increase of 0.4m in both length and breadth) with an increase in ridge height of 0.9m to 5.9 metres. The distance to the boundary of Bron Castell has also been increased by 0.3m to 1.8 metres.

In terms of appearance the garage also now includes a ground floor window on the Northern side, a 1st floor window on the front elevation (Western side) and two skylights on the southern aspect roof plane.

In considering this proposal, it should be emphasised that the principle of a private garage on site has previously been granted as part of planning application 18C225B. The applicants have confirmed that the amended siting was required for functional reasons given the difficulties posed by ground levels on site as well as for practical reasons in terms of providing better turning, manoeuvring and parking area within the curtilage of the property.

In response to the objections raised in terms of scale it is acknowledged that the dimensions of the garage have been increased by 0.4 metres in both width and length with an increase in ridge height of

0.9m. It is not however considered that the scale of these changes is such that it should warrant the refusal of the application.

As stated within previous sections of this report the principle of the garage has already been granted. It is not considered that the new fenestration will have an adverse impact in terms of overlooking. The window on the Northern side will be installed with obscured glazing. In addition, a condition will also be placed on any permission granted to ensure that the window will also be non-opening. The skylight on the southern side will overlook the applicants' garden. The new window on the Western side will look out onto the applicant's front drive and turning area with oblique views towards Bron Castell.

It is acknowledged that the current position of the garage has been set back by 10 metres on an elevated parcel of ground which lies parallel to and above Bron Castell. However, it is not considered that the proposed garage will overshadow Bron Castell or its curtilage to such a degree so as to warrant a refusal. It is acknowledged that the southernmost part of the garden at Bron Castell which is currently utilised as a hardstanding will be subject to a certain degree of shadowing during the day, however this in itself is not sufficient reason to refuse the application. The majority of the garden which serves Bron Castell which includes its lawned area on the Northern side will not be impacted upon.

It is not considered that the proposal looks out of character. The proposal is generally reflective of that which has previously been granted approval on the site. It is acknowledged that the garage can be seen from various points given its amended siting which lies at a level which is higher than its originally approved position. However this is set against the backdrop of the main dwelling house which serves to mitigate the visual impact.

On balance, it is considered that the proposed development complies with the relevant planning policies. It is not considered that the proposed development will impact adversely upon the character of the designated landscape nor upon the amenities of neighbouring properties to such a degree as to warrant its refusal. It is acknowledged that there have been objections raised to the proposal. Whilst these objections have been given detailed consideration as part of the Authority's assessment of matters it is not considered that the objections raised are sufficient reasons in themselves to justify the refusal of the application. It is considered that suitable conditions can be imposed upon the development to ensure its acceptability in land use planning terms.

## **Conclusion**

The proposed development is considered acceptable to the Local Planning Authority.

## **Recommendation**

**(01) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.**

- **Location Plan and Proposed Site Plan**
- **Proposed Elevation and Floor Plan**

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

**(02) The garage shall be used solely for purposes incidental to the enjoyment of the dwelling house as illustrated on the submitted plans, and for no commercial or business use.**

Reason: To ensure that inappropriate uses do not take place in the locality

**(03) The window highlighted in blue on the plan attached to this permission (Proposed Garage Plan) shall be obscure glazed and non opening and shall not be glazed or re-glazed other than with obscure glass.**

Reason: In the interest of amenity.

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 3, AMG 1

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.

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**Planning Committee:** 05/05/2021

**10.1**

**Application Reference:** VAR/2020/76

**Applicant:** Steven Smith

**Description:** Application under Section 73 for the variation of condition (02) of appeal decision ref APP/L6805/A/17/3167404 (Erection of a dwelling) so as to amend the location of the dwelling and vehicular access on land adjacent to

**Site Address:** Brynteg, Llansadwrn



## Report of Head of Regulation and Economic Development Service (Joanne Roberts)

**Recommendation:** Permit

### Reason for Reporting to Committee

The application is being presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan which the Local Planning Authority is minded to approve.

### Proposal and Site

The application site is located on the outskirts of the Cluster of Llansadwrn along the road between Pentraeth & Beaumaris.

The application is submitted to vary conditions of previous permissions so as to allow for the re-positioning of the dwelling, and the provision of a separate vehicular access.

### Key Issues

The key issue is whether or not the proposed amendments are acceptable.

A fallback position exists (extant consent) however, the subsequent change in policy following the adoption of the Joint Local Development Plan (JLDP) is a material factor which must be taken into account.

### Policies

#### Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development  
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
 Strategic Policy PS 17: Settlement Strategy  
 Policy TRA 2: Parking Standards  
 Policy TRA 4: Managing Transport Impacts  
 Policy PCYFF 2: Development Criteria  
 Policy PCYFF 4: Design and Landscaping  
 Policy PCYFF 3: Design and Place Shaping  
 Policy PCYFF 1: Development Boundaries  
 Policy TAI 6: Housing in Clusters  
 Planning Policy Wales (Edition 11, February 2021)

#### Response to Consultation and Publicity

Consultee	Response
Dwr Cymru Welsh Water	No comments, however request that condition (04) of the original consent be included in any new consent.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghoriadau Cynllunio YGC	No comments but SUDS application will be required.
Cynghorydd Alun Roberts	No response at the time of writing the report.
Cynghorydd Carwyn Jones	No response at the time of writing the report.
Cyngor Cymuned Cwm Cadnant Community Council	No observations.

#### Response to Publicity

The application was afforded three means of publicity; these were by the posting of a notice near the site, the serving of personal notifications on the owners of neighbouring properties and an advert in the local press. The latest date for receipt of representations was 16/04/2021.



At the time of writing the report, no representations had been received at the Department following the publicity period.

### **Relevant Planning History**

17C351 - Cais amlinellol ar gyfer codi annedd ynghyd a creu mynedfa newydd yn / Outline application for the erection of a dwelling together with the construction of a new vehicular access at plot adjacent to Brynteg, Llansadwrn - Caniatau/Granted 22.09.2004

17C351A - Cais llawn ar gyfer codi annedd ynghyd a creu mynedfa newydd yn / Full application for the erection of a dwelling together with the construction of a new vehicular access at plot adjacent to Brynteg, Llansadwrn - Caniatau/Granted 31/07/2008

17C351C - Cais llawn ar gyfer codi annedd sydd yn cynnwys balconi ar dir ger / Full application for the erection of a dwelling which include a balcony on land adjacent to - Brynteg, Llansadwrn Gwrthod/Refused 26/07/2016 Apel wedi ei ganiatau/Appeal Allowed 11/05/2017

### **Main Planning Considerations**

The principle of a dwelling has already been established in this location under appeal decision reference APP/L6805/A17/3167404 on the 11th May 2017. The permission remains extant.

However, since the adoption of the Joint Local Development Plan, Llansadwrn is now identified as a Cluster under policy TAI 6 of the JLDP where any new dwelling must be for affordable local need on an infill site.

The application is made under Section 73A and relates to an approved open market dwelling house and is therefore contrary to development plan policies.

However, as the application has extant consent, the following must be considered:

- Is there a likelihood that the existing planning permission can be implemented.
- Are the amendments to the permission an improvement to that previously approved.

The planning permission was granted on appeal on the 11th May 2017. The permission remains extant and is capable of being implemented.

The proposed amendments sought as part of this application are the amended siting of the dwelling to the South-West of the approved location and the provision of a separate vehicular access at the North-West corner of the plot in lieu of the shared access arrangement as approved.

The proposed amendments are considered to be acceptable and represent an overall improvement to the previously approved plans.

### **Conclusion**

The application is contrary to Policy TAI 6 of the JLDP; nevertheless a fallback position exists as the site benefits from an extant permission which is capable of being implemented.

The proposed amendments are considered to be acceptable and represent an overall improvement to the previously approved plans.

### **Recommendation**

**(01) The development shall begin not later than 11/05/2021.**

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

**(02) The access shall be constructed with 2.4 metres by 120 metres visibility splays in both directions. The visibility splays shall be maintained free of any obstruction exceeding 1 metre in height above the level of the adjoining carriageway in perpetuity.**

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

**(03) Foul and surface water discharges shall be drained separately from the site and no surface water shall be allowed to connect (either 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.

**(04) Natural roofing slates of uniform colour shall be used as the roofing material on the dwelling hereby permitted.**

Reason: To ensure that the development is in the interests of amenity.

**(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:**

- **Proposed Location Plan: Drg 2 Rev A**
- **Proposed Site Plan: Drg 4 Rev A**
- **Ground Floor Plan: 2515[SK]03 approved under appeal decision reference APP/L6805/A/17/3167404**
- **First Floor Plan: 2515[SK]04 approved under appeal decision reference APP/L6805/A/17/3167404**
- **Side Elevations: 2515[SK]05 approved under appeal decision reference APP/L6805/A/17/3167404**
- **Gable Elevations: 2515[SK]06 approved under appeal decision reference APP/L6805/A/17/3167404**

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: PS4, PS5, PS17, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, TAI6.

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.

Planning Committee: 05/05/2021

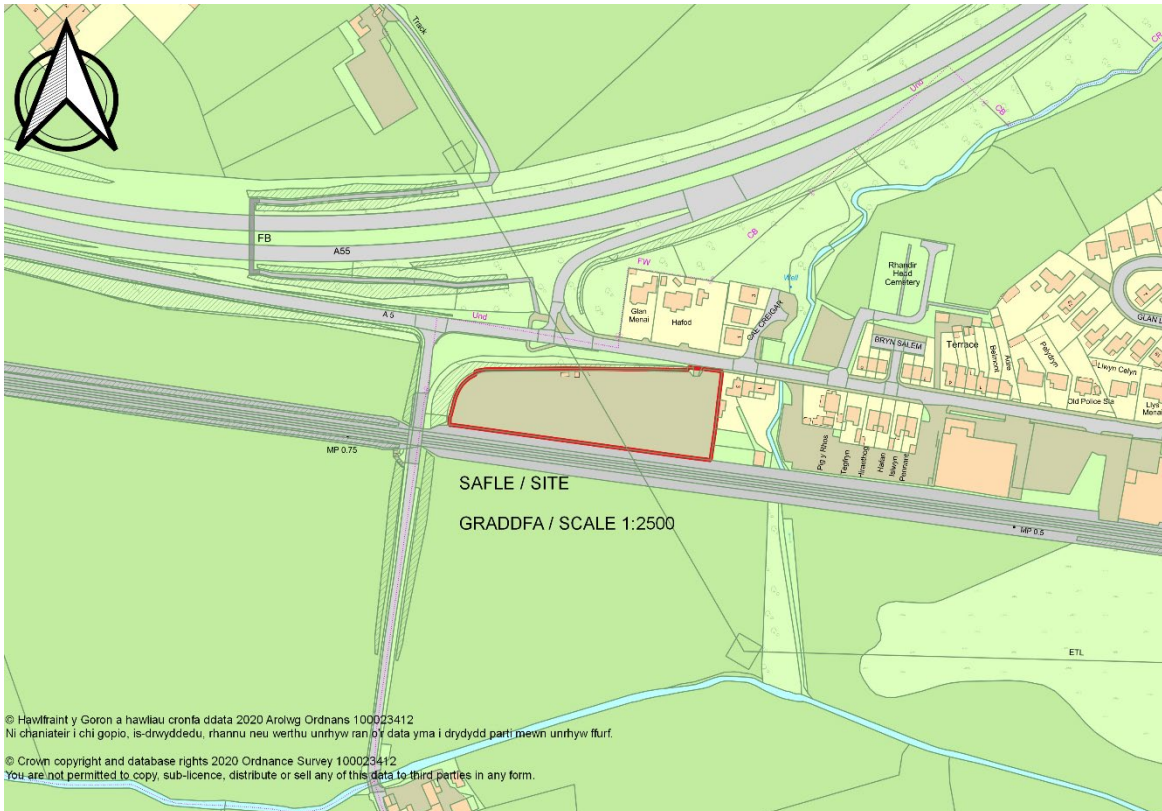
11.1

Application Reference: FPL/2020/98

Applicant: Mr. Eric Jones

**Description:** Retrospective application for the retention of engineering works creating a hard standing surface for agricultural storage use and permitted development use as a carboot site together with the retention of the alterations made to the vehicular access on land at

**Site Address:** Cae Prytherch, Llanfairpwll



## Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)

**Recommendation:** Refuse and Permit

### Reason for Reporting to Committee

The applicant is an elected member. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

### Proposal and Site

The application is for the retention of the engineering works which created a hard standing surface over the majority of the field for agricultural storage use and permitted development use as a carboot site for 14 days annually together with retention of the alterations made to the vehicular access to the site which includes widening the entrance and erecting a gate and fencing.

## Key Issues

The key issues are whether the hard standing surface and alterations to the vehicular access would have a negative impact on the site, the surrounding area or neighbouring residential properties as well as

1. Policy Considerations
2. Planning Site History and recent Planning Enforcement Action
3. Flood Risk

## Policies

### Joint Local Development Plan

Strategic Policy PS 1: Welsh language and culture

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3 Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Environmental Wales Act (2016)

Technical Advice Note 6: Planning for sustainable rural communities

Technical Advice Note 15: Development and flood risk

Planning Policy Wales (11<sup>th</sup> Edition)

Building Better Places: Placemaking and the Covid-19 recovery Building (July 2020)

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Alun Wyn Mummery	No observation at the time of writing.
Cynghorydd Meirion Jones	Objection and request the Planning Committee to refuse the application.
Cynghorydd Robin Wyn Williams	No observation at the time of writing.
Cyngor Cymuned Llanfairpwll Community Council	Objection
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Recommend conditional approval in respect of alterations made to the vehicular access to the site together with a recommendation that a Traffic Management Plan be submitted and approved to demonstrate that the site can function effectively as a car boot sale site without causing traffic delays and congestion on the highway.
Iechyd yr Amgylchedd / Environmental Health	No objection, standard comments presented in respect of the Health and Safety at work etc Act 1974.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection, comments provided with respect to recommendations and suggested conditions should the proposal be approved.
Ymgynghorydd Tirwedd / Landscape Advisor	No observation at the time of writing.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Generally satisfied with the submitted Flood Consequence Assessment for the retention of the agricultural use. Suggested conditions, advisories and recommendations should the Local Planning Authority be minded to approve the hardstanding.
Llywodraeth Cymru (Priffyrdd/Highways)	Directs that any permission granted by the authority shall include a condition to maintain the safety and free flow of trunk road traffic.
Ymgynghoriadau Cynllunio YGC	It is possible that an application to the Sustainable Drainage Approving Body (SAB) for approval will be needed.
Network Rail	Comments with respect to boundary fencing alongside network rail assets and confirmation required that the existing culvert is sufficient.
National Grid Plant Protection Team	No objection, comments made with respect to storage of hay bales underneath power lines.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Planning policy considerations listed.

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 the 11/02/2021. At the time of writing this report, 7 letters of representation had been received at the department.

7 Letters of objection had the following concerns:

- The vehicular access has been altered without planning permission.
- The land has been changed from agricultural to a hard surface without planning permission.
- When the site is used for carboot sales it increases traffic and causes problems along the A5 road.
- The increase in traffic is causing traffic problems for the A55 slip road a short distance up the road from the site.
- The owner of the site is breaking planning rules and at the time is part of the Planning Committee.
- We believe we should have received neighbour notification letters as part of the publicity of this application.
- How has the owner been allowed to submit a planning application when the owner has received a notice to return the site to its previous condition?
- A site notice was placed very high on a telegraph pole so that it was unreadable.
- The works carried out on site are not suitable for the site and is outside the development boundary of the village.
- The approval of this application would raise questions about transparency that an elected member has an opportunity to use his position through the planning process.
- The site is not suitable as a carboot as the vehicular access is onto a very busy road.
- The Co-Op supermarket exit is dangerous and is within close proximity to the application site access.
- The sites appearance is now an eye sore because of the works carried out on site.
- 6 car accidents have occurred on the A5 road within the last year.
- This is not a suitable location for a carboot site.

- It is too close to residential properties.
- The road is already too busy and this development would certainly lead to on-road parking which will cause further issues.
- Additionally the noise and disruption would be unfair to neighbours.

### **Relevant Planning History**

No planning history

### **Main Planning Considerations**

#### **Enforcement investigation and site history**

A complaint was received regarding the alterations made at the application site to the existing vehicular access together with the removal of top soil off the field and the construction of a hard surface by bringing to site stone/hard core aggregate material.

An enforcement investigation was opened and the site was visited on the 02/08/2019. It was found that the existing vehicular access had been widened, the removal of top soil off the field with the soil being used to construct soil bunds along three boundaries of the site together with the laying of a hard surface on the majority of the field by bringing to site stone/hard core aggregate material.

During the site visit the owner of the land stated that the works were being carried out for the site to be used for agricultural storage of hay bales and trailers. The owner stated that the soil bunds had been constructed using the top soil off the land and that the aggregate material had been bought from 'Anglesey Aggregate'. This aggregate material was brought to site using trucks and spread over the land using diggers and rollers to construct the new hard surface.

The works carried out on site did and still do not benefit from any permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

As part of the investigation the owner confirmed that he did not own any other land in close vicinity to the site and the reason for the engineering works was to use the site as agricultural storage for machinery and hay bales.

The site was visited again on the 09/12/2019 after a complaint was received regarding the erection of gate and fencing at the vehicular access to the site. The owner had erected metal fencing on the steel posts close the vehicular access to the site and had sited portable toilets and portable floodlights on the site

Based on the enforcement site visits, information provided by the owner and taking into account local and national planning polices the council did not believe that planning permission should be given and a Planning Enforcement Notice was issued on the owner and site dated 23/12/2019.

The Planning Enforcement Notice reference PL-22351-RWJ Section 4. 'Reasons for issuing this notice' states:

*The Land extends to about 0.67 hectares and the land owner owns no other agricultural land in the vicinity. As such, the Land does not benefit from any permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995 (as amended).*

*The justification to construct a hard surface over all the site for the proposed use for the agricultural storage of hay bales and agricultural machinery is considered an unsustainable use of the Land because the site is not located within close proximity to any other land owned by the owner and the distances needed to travel by road to collect and store machinery/hay bales are considered unreasonably far to travel.*

*The development does not complement or enhance the character and appearance of the site or the surrounding area. There is no longer any greenfield land on site with the existing character and appearance has changed drastically from 0.67 hectares of greenfield land into a hard surface covering the whole site.*

*The scale of the development is excessive for its intended use for storage of hay bales and machinery.*

*The works and uses identified at paragraph 3 above thus amount to breaches of planning control and are considered to be contrary to Policies PCYFF3 and PCYFF4 of the Anglesey and Gwynedd Joint Local Development Plan (2017), and contrary to advice within TAN6, TAN15 and Planning Policy Wales (11th Edition).*

*The Council does not believe that planning permission should be given because planning conditions could not overcome these objections.*

The Planning Enforcement Notice Section 5. 'What you are required to do' states:

- (i) To cease the use of the Land for storage and to remove from the Land all portacabins, portable floodlights and portable toilets stored there;*
- (ii) To dig-up the hardcore on the Land and then remove the dug-up material from the Land;*
- (iii) To demolish the soil bunds on the Land and to reinstate the topsoil by spreading it on the Land either evenly or to the same levels as it was before it was stripped to form the bunds; and*
- (iv) To restore the Land to its former condition by reseeded the relaid topsoil.*

The time for compliance was within three calendar months following the date the notice takes effect with the notice taking effect on the 17/02/2020 unless an appeal is made against it beforehand.

An Enforcement Notice Appeal was received by The Planning Inspectorate and the enforcement appeal reference APP/L6805/C/20/3246985 began on the 10/03/2020. The Grounds of Appeal were pursued on ground (g) 'The time given to comply with the notice is too short.'

The applicant did not contest any other element of the Planning Enforcement Appeal.

The Planning Inspectorates Appeal Decision dated 26/05/2020 stated:

*The appeal is allowed under ground (g). I direct that the EN varied by substituting 'three calendar months' for 'six calendar months' as the time for compliance set out in section 6 of the EN. Subject to this variation, the EN is upheld.*

### **Policy considerations**

Having regard to the development plan and other material planning considerations I consider the following to be the main planning considerations for planning permission reference FPL/2020/98:

#### **Planning Policy Wales (11<sup>th</sup> Edition) –**

Paragraph 1.17 of the Planning Policy Wales (PPW 11th edition) states that:

*1.17. Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.'*

Paragraph 2.2 and 2.3 of the Planning Policy Wales (PPW 11th edition) states that:

*2.2 Sustainable Places are the goal of the land use planning system in Wales; they are the output of the planning system rather than the process of achieving them. All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.*

*2.3 The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.*

The national Planning Policy guidelines recognises the importance of sustainability with development having a beneficial impact on the site, the surrounding area and the people who live and work in the area. The retention of the hard surface at the application site for use as agricultural storage and use as carboot site for 14 days of the calendar year under permitted development rights is considered unsustainable and would have a negative impact on the existing site, surrounding area and to those who live near and within the village of Llanfairpwll.

#### **Technical Advice Note 6: Planning for sustainable rural communities –**

Paragraph 2.1.1 of TAN6 states that:

*2.1.1 The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable.*

Paragraph 6.1.1 of TAN 6 states that:

*6.1.1 The Welsh Assembly Government's objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture.*

The Welsh Governments Technical Advice Note 6 recognises the importance of Planning for Sustainable Rural Communities and how development and use of land should be economically, socially and environmentally sustainable and contributing to the vitality of our rural communities. The owner has confirmed the application site is not within close vicinity to any other land within his ownership and that the use of hard surface on the application site will be mixed use as agricultural storage and as a carboot site for 14 days of the calendar year under permitted development rights. The retention of the hard surface for the mixed uses is an unsustainable use of application site with the distances needed to travel to store agricultural items/machinery/hay bales being economically, socially and environmentally unsustainable.

#### **Technical Advice Note 15: Development and flood risk –**

Paragraphs 6.2 of the TAN 15 states that:

*6.2 New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted. All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-*



*i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement<sup>1</sup>; or,*

*ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;*

*and,*

*iii It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,*

*iv The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.*

Consultations responses from Natural Resources Wales have not objected to the retention of the hard surface and concluded that the Flood Consequence Assessment (FCA) of the hard surface does not introduce an increased risk of flooding on the site or to any of the surrounding area. NRW have stated that:

*'Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an FCA that the potential consequences of flooding can be managed to an acceptable level.'*

Consultation response from the IOACC Drainage Advisors have not objected to the work and states:

*'As the proposed development is partly situated within a C2 flood zone we shall allow NRW to comment upon the content of the Flood Consequence Assessment submitted with the application. Due to the size and nature of the development it is possible that an application to the SAB for approval will be needed prior to the commencement of the building work. - No further comments to add to the full application.'*

Based on the FCA and other supporting information received as part of the application together with the consultations received regarding the hard surface it is my opinion that the hard surface is reasonable in preventing flooding of the existing site or neighbouring dwellings.

### **Joint Local Development Plan**

Policies PCYFF2, PCYFF 3 and PCYFF 4 are the main planning policies when considering this planning application.

**PCYFF 2 - Development Criteria** states:

*'The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;'* Criteria 7.

**PCYFF 3 - Design and Place Shaping** states:

*All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.*

*Proposal, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all of the following criteria, where relevant:*

*1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;*

**PCYFF 4 - Design and Landscaping** states:

*All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.*

#### **The retention of the engineering works to create a hard surface to be used for agricultural storage**

The existing site was previously agricultural greenfield land measuring 0.67 hectares in area, used for grazing but is now covered in hard surface and is therefore no longer suitable for animals to graze or to be kept for any length of time.

The applicant has confirmed that he does not own any other land in close vicinity to the site and that the agricultural use of the hard surface would be for mixed use agricultural storage and carboot site for 14 days of the year permitted under general permitted development rights. The application and supporting information provided does not confirm what agricultural items/machinery/hay bales will be stored on the land but the owner has confirmed he does not own any other land in close vicinity to the application site with the owner having to travel a long distance by road to store these items/machinery/hay bales.

The justification given by the applicant for the agricultural storage use of the hard surface is contrary to Policy PCYFF 3 as it is an unsustainable use of land with the distances needed to travel to store agricultural items/machinery/hay bales which are required on farms on a daily basis. The hard surface does not enhance the character or appearance of the site and the scale of the development covering the whole site in a hard surface is excessive for its intended uses.

There is a degree of screening along the Northern and Western boundaries of the site by way of established hedgerows and vegetation but the site can still be seen from the two roads and footways running adjacent to the site. The justification given by the applicant for the agricultural storage use of the hard surface is contrary to Policy PCYFF 4 as the hard surface does not integrate into the surrounding area. The hard surface is clearly at odds with the general character of the area which is identified as enclosed grazing land extending into open countryside and the existing screening is not sufficient to mitigate the visual impact of the development.

#### **The retention of the engineering works to create a hard surface to be used as a carboot site for 14 days of a calendar year under general permitted development rights**

As previously stated above the existing site was formerly agricultural grazing land measuring 0.67 hectares in area, which is now covered in aggregate. The site has general permitted developments rights to be used as a carboot sale ground for up to 14 days in a calendar year under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) irrespective of the surfacing material across the site.

The planning support statement states:

*5.1 The application seeks to retrospectively regularise engineering works which were carried out to support an existing use of the site for agricultural storage and for the use of the land under permitted development rights as a car boot sale ground.*

While the use of the site as a carboot site is permitted for 14 days in a calendar year under general permitted developments rights the justification for the retention of the engineering works to create the hard surface to facilitate its use as a carboot site for only 14 days in a calendar year is considered unreasonable and contrary to Policies PCYFF2, PCYFF 3 and PCYFF 4.

The retention of the hard surface for use as a carboot site for 14 days is unsustainable with the site not being used as a carboot site for large parts of the year. The hard surface does not enhance the character or appearance of the site and the scale of the development, given the fact that it extends to cover the whole site, is excessive for its intended uses.

### **The retention of the alterations made to the vehicular access to the site**

The alterations made to the existing access have widened the entrance to 7.7 metres, erected 2.5 metre high fences, erected 2.5 metre high entrance gate with the new gate set 3.5 metres from the existing pavement.

The IOACC Highways Authority were consulted on the application and did not object to the alterations made to the vehicular access and recommended conditions be put in place if the application were to be granted. The Highways Authority consultation states:

*With regard to the access area between the gate and the highway, this needs to be properly surfaced.*

*If you are minded to grant permission, it is recommended that a suitable condition is attached to require the access area between the gate and the highway to be hard paved with concrete or asphalt in order to prevent loose material being brought out into the highway.*

*...it is recommended that the widened footway crossing area ... should also be concreted to match the remainder of the existing footway crossing. The landowner would need consent from the highway authority under S184/171 in order to carry out the footway crossing work.*

The Welsh Governments Department for Economy and Infrastructure (WG) consulted on the application and requested additional information. Additional information was provided by the applicant and the WG had no objection to the vehicular access and advised that the amended drawings should be conditioned to confirm the site access remains at 7.7 metres wide.

The alterations made to the vehicular access through the increase in width of the entrance and setting the gate back further from the road improves accessibility and safety entering and leaving the site. With no objection from the IOACC Highways Authority and the Welsh Governments Department for Economy and Infrastructure, the retention of the alterations to the vehicular access are considered reasonable and comply with local and national planning policies.

### **Conclusion**

On balance, it is considered that the proposed retention of the hard surface conflicts with the aforementioned planning policies. It is considered that the hard surface impacts adversely upon the character of the landscape in this open countryside location, is unsustainable and is an over development of the site. It is not considered that suitable conditions can be imposed to ensure its acceptability in land use planning terms.

On the matter of the alterations carried out to the vehicular access to the site, following consultation with the authority's Highways Department and the Welsh Government's Department for Economy and Infrastructure, the retention of the alterations are considered acceptable subject to conditions and are in compliance with both local and national planning policies.

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of

Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

### **Split decision**

#### **Approve**

**The retention of the alterations made to the vehicular access to the site** – The alterations made to the vehicular access are considered reasonable and comply with local and national planning policies.

#### **Refuse**

**The retention of the engineering works to create a hard surface** The retention of the hard surface for is considered unsustainable, does not enhance the character or appearance of the site, does not integrate into its surroundings and is an excessive overdevelopment of the site

### **Recommendation**

Split Decision

#### **Approve**

The retention of the alterations made to the vehicular access to the site

**(01) The alterations to the vehicular access 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 – No. 003120.CCE.V1.XX.40:40:01.50:30.0001.S1.02 – Dated 12/05/2020**
- **Access General Arrangement - No. 003120.CCE.V1.XX.40:40:01.C.50:30.0009.S1.P02 – Dated 12/05/2020**
- **Site Boundary Fence Details – 03120.CCE.V1.XX.40:40:01.C.80.0001.S1.01 – Dated 07/08/2020**

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

**(02) Within one year from the date of this decision notice the vehicular access area between the gate and the highway shall be paved with concrete or asphalt.**

Reason: In order to prevent loose material being brought out into the highway.

**(03) The width of the site access shall be retained at 7.7 metres in width in full accordance with the details as shown on the attached plan Access General Arrangement - No. 003120.CCE.V1.XX.40:40:01.C.50:30.0009.S1.P02 – Dated 12/05/2020 and shall be retained as such for the lifetime of the development hereby approved.**

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

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.

#### **Refuse**

The retention of the engineering works to create a hard surface

(01)The Local Planning Authority considers the retention of engineering works to create a hard surface over the site is unsustainable, does not enhance the character or appearance of the site, does not integrate into its surroundings, is an excessive overdevelopment of the site and is therefore contrary to the requirements of Policy PCYFF2, PCYFF3 and PCYFF4 of the Joint Local Development Plan and the advice contained within the Planning Policy Wales (Edition 11).

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**Planning Committee:** 05/05/2021

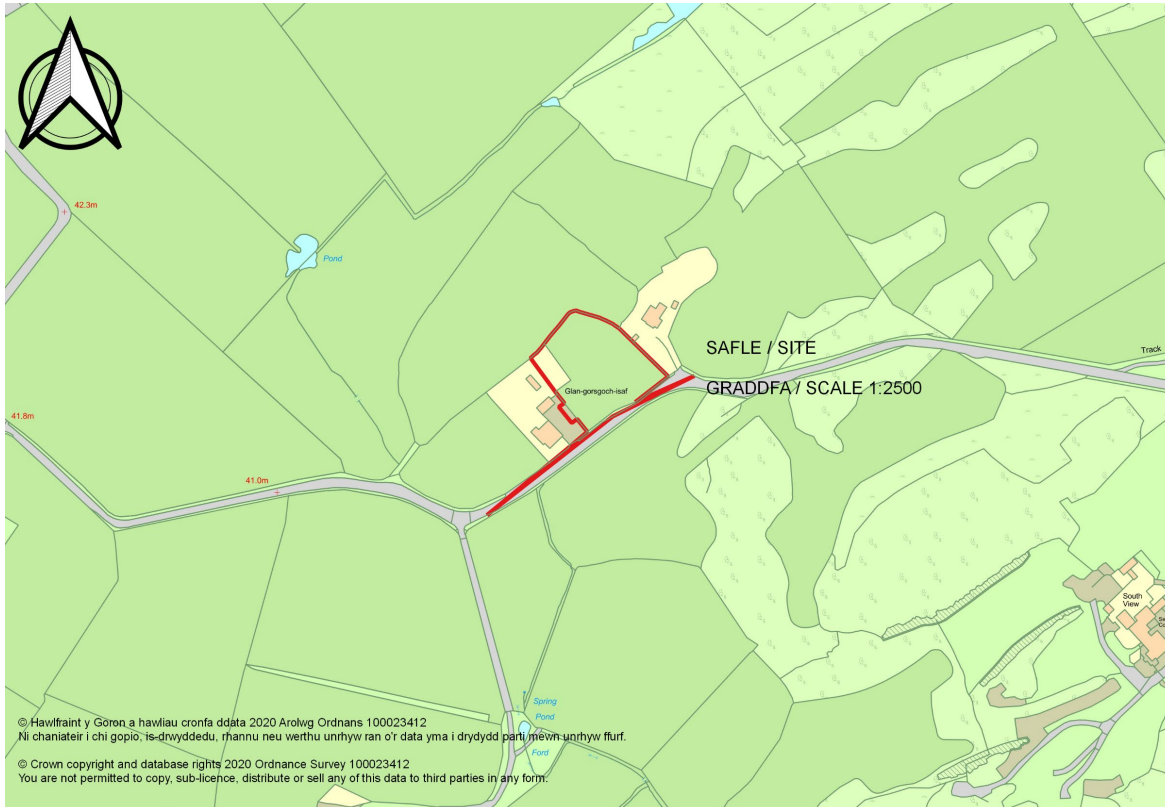
**12.1**

**Application Reference:** FPL/2021/38

**Applicant:** Mr Richard Ward-Davis

**Description:** Full application for the siting of 2 glamping pods together with the creation of a new access and associated development on land adjacent

**Site Address:** Gwel y Mor, Treaddur Bay



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

**Recommendation:** Refuse

### **Reason for Reporting to Committee**

The Local Member called the planning application to the Planning Committee for consideration due to there being a touring park nearby, holiday lets nearby and two shepherd huts in close proximity of the application site.

### **Proposal and Site**

This is a full application is for the siting of 2 glamping pods together with the creation of a new access and associated development on land adjacent Gwel y Mor, Bae Treaddur Bay.

## Key Issues

The key issue is whether the development complies with local and national planning policies.

## Policies

### Joint Local Development Plan

PCYFF1 (Development Boundaries)  
PCYFF2 (Development Criteria)  
PCYFF3 (Design and Place Shaping)  
PCYFF4 (Design and Landscaping)  
TWR5 (Touring Caravan, Camping and Temporary Alternative Camping Accommodation)  
PS4 - Sustainable Transport, Development and Accessibility  
PS5 (Sustainable Development)  
PS14 (The visitor Economy)  
TRA2 (Parking Standards)  
TRA4 (Managing Transport Impacts)  
PS19 (Conserving and Where Appropriate Enhancing the Natural Environment)  
AMG1 (Area of Outstanding Natural Beauty)  
AMG3 (Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character)  
AMG5 (Local Biodiversity Conservation)

Area of Outstanding Natural Beauty Management Plan

Planning Policy Wales Edition 11

SPG Design Guide for the Urban and Rural Environment

Supplementary Planning Guidance – Holiday Accommodation (Sept 2007) “SPG Holiday Accommodation”

Supplementary Planning Guidance – Tourism Facilities and Accommodation (October 2018).

TAN18 – Transport  
TAN 12 – Design  
TAN5 – Nature Conservation and Planning  
TAN6 – Sustainable Rural Communities  
TAN13 – Tourism  
TAN 23 - Economic

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Arwel Roberts	Requested that the application is determined by the planning committee.
Ymgynghoriadau Cynllunio YGC	Standard Comments
GCAG / GAPS	No comments.
Iechyd yr Amgylchedd / Environmental Health	Comments
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Policy Comments



Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd John Arwel Roberts	A request to call in the planning application to the planning committee for consideration.
Cynghorydd Trefor Lloyd Hughes	No response
Cyngor Cymuned Trearddur Community Council	Comments
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments

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 1/4/2021. At the time of writing this report, no letter of representation had been received at the department.

### Relevant Planning History

46C/209 – Erection of a dwelling – Refused 13/3/91

46C77 – Alterations and extensions – Approved 14/8/86

46C77A - demolition & rebuild garage & conservatory – Approved 23/6/06

SCR/2020/61 - Screening opinion for the siting of 2 glamping pods together with the creation of a new access and associated development on land adjacent - Gwel y Mor, Bae Treaddur Bay - EIA Not Required

FPL/2020/176 - Cais llawn ar gyfer gosod 2 pod glampio ynghyd a creu mynedfa newydd a datblygiadau cysylltiedig ar dir ger / Full application for the siting of 2 glamping pods together with the creation of a new access and associated development on land adjacent - Gwel y Mor, Bae Treaddur Bay - [object Object] - Gwrthod / Refused

### Main Planning Considerations

#### Policy Considerations

TWR 5: TOURING CARAVAN, CAMPING AND TEMPORARY ALTERNATIVE CAMPING ACCOMMODATION states:

Proposals for new touring caravan, camping and temporary alternative camping sites, extensions to existing sites or additional pitches will be granted provided they conform to the following criteria:

That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;

Criteria 1 – An unobtrusive location is defined as one which is well screened by existing landscape features and/or where units can be readily assimilated into the landscape without the need for excessive

man made features such as hard-standing and fencing. It is not considered that the application site is unobtrusive as it is an open site with only a limited amount of existing screening.

Supplementary Planning Guidance – Tourism Facilities and Accommodation (unadopted). Even though the SPG is yet to be adopted, it is not considered that the definition of high quality will change. Therefore, High Quality refers to the quality of the development in terms of land-use considerations and not to any recognised grading scheme operated by the tourism industry. In addition to local policy requirements, national policy guidance states that development in rural areas 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 (TAN13: Transport, para 3.11).

Paragraph 3.1.2 of the SPG states that all proposed tourism developments should be high quality in terms of design, layout and appearance. A primary consideration will be the overall quality of the 'scheme', measured against the requirements of the plan's development management policies.

Paragraph 3.1.3 of the SPG provides a criteria which help define high quality development in terms of land use considerations include:

- Sites located in a sustainable location i.e. within or close to existing settlements where new development can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation and sites not normally lying in open countryside unless there is robust justification for this;
  - Sites that are close to the main highway network and have good links to various modes of transport;
  - Sites that are not visually intrusive on the landscape, are well screened and do not cause adverse harm to protected landscapes (e.g. the AONB and SLAs) or heritage assets (e.g. World Heritage Sites and Scheduled Ancient Monuments);
  - Sites that are not located within zone C of the development advice maps (TAN15);
  - Sites that are of a suitable scale to fit in with their surroundings;
  - Sites that have existing landscape cover and no major visual impact;
  - Protecting the undeveloped coast;
  - Protecting and promoting biodiversity interest;
  - Respect for the historic and natural environment;
  - Helps reinforce and strengthen an existing tourism centre and makes better use of land by consolidating areas of existing tourism activity (tourist attractions, marina etc.);
  - Enhancing suitable previously developed (brown field) land;
  - Part of a scheme for agricultural diversification
- Avoids excessive areas of hard standing;

Criteria 2 – There would be a need to avoid any hard standings as part of any proposal.

The proposal involves the creation of a grass road and grass parking area.

Have limited physical connection to the ground and is capable of being removed off the site out of season;

Criteria 3 – Having limited physical connection to the ground and capable of being removed off site out of season. Explanation text 6.3.83 states that when the units are not used during the winter months all units should be removed from the site. In order to ensure minimum impact upon the landscape with proposals for alternative camping accommodation, all structures should be temporary, be capable of being dismantled and moved and should have limited physical connection to the ground. There are no bases proposed for the huts as the pods are on movable wheels. There will be water and electricity points for each pod but drainage will be in a tank underneath the pod and not connected to the existing drainage system.

Any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated and commensurate with the scale of the development.

There are no ancillary facilities proposed with the development.

That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features;

The application site is close to a main highway network and the highways authority has confirmed that they are satisfied with the proposal with appropriately worded conditions.

Occupation is limited to holiday use.

Since the countryside looks very different during the winter months, should the application be acceptable there would be a condition limiting the operational period of the site to between 1st March and 31st October of the same year.

That the site is used for touring purposes only and any units are removed from the site during periods not in use.

In order to ensure that these temporary structures are being used exclusively for holiday purposes and do not become full time, permanent dwellings and structures should provide basic holiday accommodation. The proposal states that the pods will be removed from the site and stored on the applicant's land next door. The policy states that the units should be removed from the site during periods not in use; even though the proposal states that the pods will be removed off site, they will not be stored within an existing building and will be stored in the open which can be viewed from the main highway and further afield.

Policy PCYFF3: Design and Place Shaping also states that proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environment context and contributes to the creation of attractive, sustainable places. Criteria 1 of the policy states that proposals should complement and enhance the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevational treatment. It is not considered that the proposal complements or enhances the character and appearance of the site.

## **Sustainability**

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

It is considered that the policies contained within the JLDP are consistent with national planning policy in terms of its approach to sustainable development principles. Paragraph 3.35 of PPW (edition 10, December 2018) 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 placemaking 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 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 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.”

Paragraph 3.15 of TAN 18 states that tourism proposals, particularly in rural areas, should demonstrate access by choice of modes in order to avoid the necessity to travel by car. In rural areas the lack of public transport access needs to be balanced against the contribution tourism makes to the rural economy of the specific area.

It is acknowledged that the proposal includes electric charging points; however, consideration has been given to the following;-

The proposed development is located along a road without any pavement or lighting provision, the nearest bus stop is located approximately 2.50km on South Stack Road or 3.25km to the nearest bus stop on Porthdafarch Road.

It is acknowledged that there are public right of ways in the immediate vicinity; however, this in itself does not make the site sustainable.

There are no shops in the immediate area, the nearest town which offers a number of services is Holyhead which is located approx. 3.30km away. 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. Due to the site being in open countryside, away from local infrastructure, and the reliance on private transport, it would not constitute a suitable location as required by Strategic Policy PS5, Strategic Policy PS14, Planning Policy Wales and TAN 18

### **Area of Outstanding Natural Beauty (AONB)**

The site is within the AONB in an open location close to the Highway. Gwel y Mor is visible on the approach from Trearddur Bay and on the approach from South Stack where the highway approaches the site from several aspects. The site is an open field enclosure with little boundary screening typical of the immediate area and sloping to the north-east. The property is one of a number of scattered dwellings in this coastal setting.

LANDMAP says of Holy Island (except Mymydd Tŵr) This consists of three parts, separated by areas of development, forming most of the island... It is low-lying with a pattern of low craggy ridges and marshy bottoms... The small roads also follow these alignments along the sides of the ridges, serving the scattered houses and farms and giving access to the popular beaches of the west coast... There are small fields with sheep, stone walls and gorse hedges... The few trees are wind-pruned... There is limited tourist development, with a few caravan/camping sites, but it remains unspoilt, with good views to the coast and to Holyhead Mountain, with a feeling of maritime openness... Overall it has a character and

feeling similar to most parts of westernmost peninsula Britain, including the western part of Lleyn... The quiet atmosphere of this landscape is shattered during weekdays by jets from nearby RAF Valley...

Overall Evaluation is High as a Generally quiet unspoilt rural landscape with attractive mix of rough knolls, marshy and small-scale fields, and coastal views...

The Landscape Character Area description for the area (LCA 2) Holy Island notes that the LCA represents a landscape character that is quite distinctive – rural, wild, exposed, coastal

Issues identified for the Coastal Landscapes in relation to tourism are:

Given the pressure for recreational and tourism developments should take into account:-

- Direct or indirect impact upon coastal landscapes.
- Visual impact on people's perception of the coast, its character and qualities.
- Have regard to the AONB Management Plan.

Main Issues - landscape and visual effects

- Effect on natural beauty, AONB features and special qualities related to landscape.
- Integration within the site context – potentially obtrusive nature of the proposal
- Materials and landscaping

The proposed units are at low density away from the highway but utilising the complete site. New indigenous trees/shrubs are proposed, predominately on the on the boundaries. No specific details are provided but in this exposed location, planting is slow to establish and will take 7-10 years to have any effect.

NRW do not consider the proposal will have a significant effect on the landscape. Seasonal use would have a slight adverse effect on the special quality of peace and tranquillity through the additional traffic and recreational activity associated with the site's proposed use.

Materials and the appearance of the units and parking surfacing, appear suitable; however the layout is open and the units and parking would be visible and visually obtrusive in this open location and be in conflict with the 'unspoilt' nature of the landscape character description and coastal setting. Landscaping would not provide timely mitigation or screen the units.

Highways

The Highways Authority has confirmed that they are satisfied with the development with appropriately worded conditions.

### **Impact upon the amenities of residential properties**

Policy PCYFF2 (criteria 7) states that development will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance. The closest pod is located within approx. 15m of the boundary of the neighbouring property known as Glan Gorsgoch Uchaf and it is considered that the proposal would have a negative impact upon the amenities of these residential properties due to increased activity of holiday makers coming and going, and noise generation within such a close distance to their property, this would be contrary to the provisions of policy PCYFF2.

## **Conclusion**

The proposal is contrary to the policies of the Joint Local Development Plan.

## **Recommendation**

**(01)The proposed development is located in an isolated open countryside location and it is not considered to be well-sited or high quality development contrary to the requirements of policy PCYFF3, PCYFF4, AMG3 and TWR 5 of the Joint Local Development Plan, Planning Policy Wales (Edition 11), and Supplementary Planning Guidance Tourism Facilities and Accommodation.**

**(02)The local planning authority considers that the development undermines the Welsh Governments commitment to sustainability in terms of its location. The proposal would thus result in isolated and unsustainable development of holiday accommodation in the countryside which would conflict with Strategic Policy PS4 and PS5 of the Joint Local Development Plan, Planning Policy Wales (Edition 11), Technical Advice Note 18: Transport.**

**(03) It is considered that the proposed development would by virtue of noise and general disturbance have an unacceptable impact on the immediate residential properties. This would contravene the provisions of Policy PCYFF2 of the Joint Local Development Plan and Planning Policy Wales (Edition 11).**