

Public Document Pack



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

Mrs Annwen Morgan
Prif Weithredwr – Chief Executive
CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor - Council Offices
LLANGEFNI
Ynys Môn - Anglesey
LL77 7TW

Ffôn / tel (01248) 752500
Ffacs / fax (01248) 750839

RHYBUDD O GYFARFOD	NOTICE OF MEETING	
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE	
DYDD MERCHER, 2 MEHEFIN, 2021 am 1:00 y.p.	WEDNESDAY, 2 JUNE 2021 at 1.00 pm	
CYFARFOD RHITHIOL WEDI'I FFRYDIO'N FYW	VIRTUAL LIVE STREAMED MEETING	
Swyddog Pwyllgor	Ann Holmes 01248 752518	Committee Officer

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 OF THE PREVIOUS MEETING_(Pages 1 - 16)

To present the minutes of the previous virtual meetings of the Planning and Orders Committee held on the following dates –

- 5 May, 2021
- 18 May, 2021 (election of Chair/Vice-Chair)

4 SITE VISITS_(Pages 17 - 18)

To present the minutes of the virtual planning site visit held on 19 May, 2021.

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

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING_ (Pages 19 - 34)

7.1 FPL/2021/10 – Bron Castell, Llanfairynghornwy

https://ioacc.force.com/s/papplication/a1G4H00000MgwKXUAZ/fpl202110?language=en_GB

7.2 FPL/2020/98 – Cae Prytherch, Llanfairpwll

https://ioacc.force.com/s/papplication/a1G4H00000MgQp8UAF/fpl202098?language=en_GB

7.3 FPL/2021/38 – Gwel y Môr, Trearddur Bay

https://ioacc.force.com/s/papplication/a1G4H00000NCsEOUA1/fpl202138?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 35 - 44)

10.1 FPL/2021/47 – Pen Bryn, Rhosmeirch

https://ioacc.force.com/s/papplication/a1G4H00000NCvFZUA1/fpl202147?language=en_GB

10.2 VAR/2021/14 – Stabl Bach, Llanfaethlu

https://ioacc.force.com/s/papplication/a1G4H00000I1tjLUAR/var202114?language=en_GB

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

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

12 REMAINDER OF APPLICATIONS_(Pages 45 - 74)

12.1 HHP/2020/253 – Plot H Lleiniog, Penmon

https://ioacc.force.com/s/papplication/a1G4H00000NAFcQUAX/hhp2020253?language=en_GB

12.2 FPL/2020/165 – Outbuilding 1, Lleiniog, Penmon

https://ioacc.force.com/s/papplication/a1G4H00000MiUpaUAF/fpl2020165?language=en_GB

12.3 VAR/2021/27 – Christ Church, Rhosybol

https://ioacc.force.com/s/papplication/a1G4H00000I28EkUAJ/var202127?language=en_GB

12.4 FPL/2021/78 - Breakwater Country Park, Holyhead

https://ioacc.force.com/s/papplication/a1G4H00000OJcVOUA1/fpl202178?language=en_GB

12.5 FPL/2021/71 – Bryn Gollen Newydd, Llanerchymedd

https://ioacc.force.com/s/papplication/a1G4H00000I2AJgUAN/fpl202171?language=en_GB

12.6 HHP/2021/35 – 54 Pennant, Llangefni

https://ioacc.force.com/s/papplication/a1G4H00000NCnVPUA1/hhp202135?language=en_GB

13 OTHER MATTERS

None to be considered by this meeting.

Planning and Orders Committee

Minutes of the meeting held on 5 May 2021

- PRESENT:** Councillor Nicola Roberts (Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Dafydd Roberts, Ieuan Williams and Robin Williams.
- Councillor Richard A Dew – Portfolio Holder (Planning)
- IN ATTENDANCE:** Development Management Manager (NJ), Senior Planning Officers (CR) & (GJ), Senior Engineer (Traffic and Parking) (AR), Development Management Engineer (Highways) (IH), Legal Services Manager (RJ), Committee Officer (MEH).
- APOLOGIES:** Councillor Richard Owain Jones.
- ALSO PRESENT:** Local Members : Councillors Carwyn Jones (application 7.1); Llinos M Huws (application 7.2); R Meirion Jones and Alun Mummery (application 11.1); J Arwel Roberts and Dafydd R Thomas (application 12.1).
- Councillors Gwilym O Jones, Bob Parry OBE FRAGS.
Mr Gareth W Williams (Local Democracy Reporter)

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

1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

Councillor Eric Jones declared a personal and prejudicial interest with regard to application 11.1.

Councillor Dafydd Roberts declared a personal and prejudicial interest with regard to application 11.1.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 7 April, 2021 were presented and confirmed as correct, subject to the name of Councillor John Griffith being included in the members present at the meeting.

4 SITE VISITS

The minutes of the virtual site visit held on 21 April, 2021 were presented and were confirmed correct.

5 PUBLIC SPEAKING

There were public speakers in respect of applications 7.2 and 11.1.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 FPL/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 meeting held on 3 March, 2021, it was resolved that a site visit was required. A virtual site visit was undertaken on 17 March, 2021. At the meeting held on 7 April, 2021 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.

The Chair read out a statement by Councillor Alun Roberts, a Local Member who was unable to attend the meeting as follows:-

Councillor Alun Roberts wished to thank the Highways and Planning Departments for dealing with issues regarding the access to the development site and noted that the amended plans are an improvement to the original plans submitted. However, there are still concerns regarding the road safety leading to the site from the Llangoed turning that leads to Penmon. Councillor Roberts expressed that the road is unfit for road users and especially pedestrian walking on the side of the road. The public footpath that leads along part of the road is in disrepair and is also flooded. Whilst accepting that the meeting was dealing with the application before the Committee, part of the development has a further two planning application with some part of the site under enforcement issues at present. Councillor Roberts noted he and the local community considered that it would be better to await the outcome of the enforcement issues on site before the Committee makes a decision on this application.

Councillor Carwyn Jones, a Local Member said that he agreed with the statement present by his fellow Local Member as regards to this application. He noted that the application site is a sizeable holiday development and he considered that one composite application should have been submitted rather than a piecemeal step by step applications. Councillor Jones expressed that there are highways safety issues that are of local concerns as regards to the development.

The Development Management Manager reported that the application was deferred at the last meeting in order for the Committee to be provided with information regarding the visibility splays from the application site access. She noted that the Highways Authority has confirmed that the site access is acceptable with regards to the development on site. There were no representations received following the publicity process as regards to the application however there has been local concerns conveyed through the Local Members and by the Community Council. A letter has been submitted by the applicant in support of his application. She further said that 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 site including work on structures which may require listed building consent are acknowledged and these are being investigated through enforcement but there is no confirmation at present that there have been breaches of planning controls on site. Whilst accepting that there are other applications relative to the site currently in process, each application must be considered individually and on its own merits. Policy TWR2 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 TWR2 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. Listed Building consent for this development has been granted and the recommendation is of approval of the application.

Councillor K P Hughes said that the Local Members have expressed the local concerns as regards to this application. However, the concerns of the Committee was regarding the highways safety and mainly as to whether the access to the site conformed to the required visibility splay. The applicant has provided evidence that the visibility distances are in excess of the minimum standards required. The Highways Authority raises no objection to the application and Councillor K P Hughes proposed that the application be approved subject to that the widening of the access to the site be completed before any other works continue on the site. Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's report subject to the conditions contained within the written report together with an additional condition that the widening of the

access to the site be completed before any other works continue on the site.

7.2 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 at the request of a Local Member due to concerns within the local community about the scale, location and design of the garage.

Public Speaker (Objector)

Ms Alys Haf said that Bron Castell is owned by her mother and has been a family home for the family since 1900. She referred to her mother's serious illness in 2015 and what kept her going was the idea and dream that she could return to the home she was born at Bron Castell, Llanfairynghornwy and to be nearby to all her family in the village. Ms Alys Haf said that following several planning applications to build a house and garage on the nearby site her family were pleased that a Welsh family could build a home in the village. However, it was realized that the applicants had not complied with the plans and had decided to breach their planning permission. It was a shock to see not only the location of the garage, but the size of the garage which has been erected so close to the patio at Bron Castell. It's heartbreaking, especially as this is the only place in the garden where a patio can be located due to the layout of the land; the location of the garage is having a detrimental impact on privacy and casts an unacceptable new shadow. This location was the only area that was exposed enough to receive the most sunshine into the garden at Bron Castell but now this has been taken away without consultation. She noted that 5 conditions of the original permission have been breached :-

- The garage has been moved 10 metres back in the site which is having a negative impact;
- A floor has been added, making it a two storey garage which again has an impact on the sunlight into the garden at Bron Castell;
- A large window has been added facing onto the patio in Bron Castell which is having a detrimental impact on privacy.
- The garage is 0.4 metres wider, which casts a shadow and it is 0.9 metres;
- Two skylight windows have been erected which is facing Mynydd y Garn.

Ms Alys Haf further said that the planning application now states their reason for relocating the garage is to have room to move cars, but it is important to note that the plot size is large enough to give plenty of options for the location of the garage. The planning officer's report before this Committee recommends three conditions but these conditions do not change the effect on her family at Bron Castell. The garage erected has darkened the patio and garden. Human Rights law has established the right of individuals to enjoy their property quietly without any intrusion from their neighbours. Following case law it can establish that invasion of privacy constitutes disrupting enjoyment of property.

Councillor John Griffith questioned whether the applicants had discussed with the neighbouring property that they intended to re-position the garage on land adjacent to Bron Castell. Ms Alys Haf responded that the applicants had not discussed their intentions to move the location of the garage on the site. She noted that in July 2020 they became aware that the siting of the garage was contrary to the plans approved.

Public Speaker (applicant)

Mrs Elen Pritchard said that as a family they were delighted to have had the opportunity to build a new home at land adjacent to Bron Castell, Llanfairynghornwy with the support of Councillor Llinos Medi Huws, one of the local members and Cylch y Garn Community Council. However, the relief and joy at the time was short lived when Ms Pritchard became seriously ill. When she became better one of the first things was to start work on their new home. The first stage of the work was to open a new access from the front of the field and open the foundations of the house itself, which involved digging hundreds of tonnes of land. In due course a foundation was opened for the garage. In reviewing the plans it was soon realized that the original location for the building would not leave enough room to pass a car between the house and the garage which meant that there was no suitable place for turning and parking a car and it would need to have to reverse into the public highway below to exit the site. It was decided that there was a simple solution and that moving the garage back from its original position would solve the problem. Mrs Pritchard expressed that they were not aware that further planning permission was required and certainly did not consider that it would raise any objections from their neighbours at Bron Castell, or those who had been so supportive previously. She expressed that it came as a shock to receive an official letter from Anglesey Council's Planning Service stating that a complaint had been made against them (by the owner and resident of Bron Castell) about the location of a window which had not been included in the original design of the garage. Of course they were very keen to work with the Authority and came up with a suitable solution as can be seen within the Planning Officer's report. Unfortunately this was not the end of the matter when a further complaint was made regarding the location of the garage on this occasion. Again they fully complied with the Authority explaining the reasoning for the change of location and for not consulting with them in the first instance and presented all the documentation needed to satisfy the situation.

Ms Pritchard further expressed that it was regrettable that in due course it was felt that their decision was having an adverse effect on their neighbours' dwelling at Bron Castell. With this information, efforts were made to try and make contact with the owner of Bron Castell some months ago, in the summer of 2020, to try to discuss the matter amicably. Efforts were made through another neighbour from the area to leave contact details with the owner but unfortunately no response was received. She noted that it was a relief to receive the recent report from the Planning Service which accepts the practical reasons for moving the garage and confirms that the development complies with the relevant planning policies and as

applicants they would be accept and comply the conditions set out in the Planning Officer's report.

Councillor John Griffith questioned whether as applicant's they had considered that the siting of the garage would have a detrimental effect on the neighbouring property of Bron Castell as the garage is substantially larger in size to what was approved originally. He further referred that the development site is large enough to accommodate the garage near the new dwelling. Mrs Pritchard said that the original location of the garage would have been located on the boundary of Bron Castell but she considered that the size of the garage is not substantially larger than that was approved originally; the current location of the garage is now further away from the boundary and it was not considered that it would have a detrimental effect on the residents of Bron Castell but in hindsight planning permission should have been sought. Mrs Pritchard agreed that the size of the plot is large enough to accommodate the garage nearer the new dwelling but it was considered that enough space was required for the passing of cars on the site.

Councillor Robin Williams questioned whether the applicant's had professional builders to erect the dwelling and garage on site and whether they had advised that planning permission would be needed for the re-siting of the garage. Mrs Pritchard responded that they had employed professional builders to built the dwelling and garage but they did not advise that planning permission would be needed for the re-siting of the garage. Councillor Dafydd Roberts questioned whether an Architect was employed to design the development on site. Mrs Pritchard said that the Architect was employed when the design of the new garage was required in respect of the windows and skylights. Councillor Robin Williams questioned as to the reason such a large window was required in a garage which is facing the neighbouring property. Mrs Pritchard responded that a large window was required to allow daylight to come into the garage as the garage is to be also for storage area within roof space as the roof space in the dwelling has attic trusses with a potential of bedroom space if required.

Councillor Llinos M Huws, a Local Member said that she had supported the application for a dwelling on the site in 2016 for the applicants to be able to erect a home but it was important to note this application is a retrospective application as regards to the erection of a garage on the land. She noted that there is planning legislation that safeguards the amenities of people and to be able to comment on the planning process when people are affected by such developments. She referred to the planning officer's report which noted that the size of the garage is larger than the original approval and it was originally supposed to be erected near a shed at Bron Castell; the garage casts a shadow over the neighbouring property; a window has been placed in the garage which is unacceptable due to overlooking when anyone sit in the garden of the neighbouring property Bron Castell. Councillor Llinos M Huws further said that when planning applications are submitted for appeal, privacy and loss of light on neighbouring properties are important matters that are taken into consideration by the Planning Inspectorate and she did not consider that the planning officer's report has addressed these matters. She further said that it is accepted that the applicants and the residents of Bron Castell

have had personal health issues but it must be considered that a garage has been built in the incorrect position and is having a negative impact on the neighbouring property. The Community Council and local residents are also against the retrospective application before this meeting.

Councillor John Griffith, a Local Member said that there is a substantial change in the application that was originally approved. The garage is located 10 metres further back from its approved location and the dimensions had also changed such that it measured 6.8 metres by 6.8 metres within the curtilage and the scale of the garage is now different. The garage is also much closer to the neighbouring property Bron Castell. He further said that the applicant's should have considered that planning permission was required to change the original plans and they have not consulted the owners of Bron Castell. He said that during the virtual site visit it was obvious that the size of the garage is immense compared to the size of Bron Castell; the window and access to the garage will have a detrimental effect on the amenities and privacy of the neighbouring property. The application site is considered to be ample to be able to accommodate a garage which would not have impacted on the neighbouring property. Councillor Griffith referred to planning policy PCYFF 2 of the Joint Local Development Plan that planning permission will be refused where a development would have a negative impact on health, safety and amenities of local residents.

Councillor K P Hughes, a Local Member said that both families have relatives that have lived within the community of Llanfairynghornwy for a number of years. However, the original planning application was approved against the recommendation of the planning officer's to allow a family to return to the area to live and raise a family. However, the application before the Committee is a retrospective application to keep the garage which has not been built in the correct position on the site. Councillor Hughes said that he did not agree with the planning officer's report that the location of the garage would not impact adversely upon the character of the designated landscape nor upon the amenities of the neighbouring property to such a degree to warrant refusal of the application. He said that the site is a substantial plot and there is ample space for the erection of a garage without affecting the amenities of the residents of Bron Castell. Councillor K P Hughes proposed that the application be refused contrary to the Officer's recommendation.

The Development Management Manager reported that a virtual site visit to the site showed the layout and position of the garage on site. She said that in dealing with a retrospective application the proposal must be considered within its planning merits and the planning process does not penalize applicants that have not submitted planning applications in the first instance. The garage is slightly larger than that was originally approved with an increase of 0.4m in both length and breadth together 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 1.9 metres. There is a slight change in terms of appearance of the garage which includes a second floor attic space and ground floor window on the northern site, a first floor window on the front elevation (western side) and two skylights on the southern aspect roof plane. The Development Management Manager said that a

condition is imposed within the Officer's report that obscure glass is to be placed in the window facing the neighbouring property in order to ensure that there is no overlooking and it would also be a non-opening window. The recommendation is of approval of the application.

Councillor Vaughan Hughes expressed his dissatisfaction as regards to retrospective applications and he agreed with the Local Member, Councillor John Griffith that there is a substantial change in the application that was originally approved. He expressed that he totally disagreed with the recommendations within the Planning Officer's report and he seconded the proposal of refusal of the application.

It was RESOLVED to refuse the application contrary to the Officer's recommendation as it was considered that the development has adverse effect on the neighbouring property and is contrary to planning policy PCYFF 2.

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reasons given for refusing the application).

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/2020/76 – 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 Brynteg, Llansadwrn

The application was 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.

The Development Management Manager reported that application is made under Section 73A and relates to an approved open market dwelling house and is contrary to development plan policies. The principle of a dwelling has already been established in this location under appeal decision and permission remains as extant. However, since the adoption of the Joint Local Development Plan, Llansadwrn is now identified as a cluster under planning policy TAI 6 of the JLDP where any new dwelling must be for affordable local need on an infill site but nevertheless a fallback position exists as the site

benefits from an extant permission which is capable of being implemented. She noted that no representations received following the publicity period of the amended application. It is considered that the proposed amendments are considered to be acceptable and represent an overall improvement to the previously approved plans.

The Development Management Manager referred that Condition 1 within the Officer's report need to be amended that the development shall begin no later than 11 May, 2022 to comply with the permission that already exist. An additional condition will need to be imposed preventing implementation of the original permission if the amended application is approved to assure that only one dwelling can be built on the application site.

Councillor John Griffith proposed that the application be approved and Councillor T LI Hughes MBE seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's report and recommendation subject to the conditions contained therein, together with an additional condition preventing implementation of the original permission.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 FPL/2020/98 – 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 Cae Prytherch, Llanfairpwll

Councillor Eric Jones declared a personal and prejudicial interest in the application and left the meeting during discussion and voting thereon.

Councillor Dafydd Roberts declared a personal interest in the application and left the meeting during discussion and voting thereon.

The Chair sought legal advice as the applicant is an elected member whether the members needed to declare an interest. The Legal Services Manager responded that it does not constitute an interest under the Code if the applicant is an elected member nor if a member is a member of the same political group or a member for the same electoral ward.

The application was presented to the Planning and Orders Committee as 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.

Public Speaker (applicant's agent)

Ms Sioned Edwards said that the application before you involves the retention of engineering works to create a hardstanding on the site in order to enable

the site to be used for two purposes; namely for agricultural storage and for carboot sales. The application also seeks permission to retain the alterations made to the access. It should be clear that this application does not involve change of use of the land at all - only laying the hardstanding. The proposed site has been used for carboot sales with the sale being popular locally. Previously, the site has been used for a car boot sale for up to 14 days a year under general permitted development rights. As the site tends to be wet, the site needed to be improved to be fit for purpose and so a hardstanding was provided in order to ensure that the site was suitable for the users and visitors, and also to ensure that no mud from the site was carried to the nearby highway. Creating a site that is suitable and safe for all users is extremely important. The Officer's report states that retaining the hardstanding to provide a fit for purpose carboot site is unreasonable. While the site has not been in use for the duration of the pandemic, new temporary permitted development rights to support economic recovery as a result of Coronavirus now permit the site to be used for up to 28 days in a year. This would be the applicant's intention once the Coronavirus guidelines permit. This was a means of diversification for the applicant, enabling him to provide a car boot sale in an accessible and sustainable location on the outskirts of Llanfairpwll, making better use of the site. Since the end of 2019, the applicant has paid business rates of over £6,000 a year to the Council to use the site with a hardstanding. Concern has been raised that the existing on-site screening is not sufficient to mitigate the visual impact of the hardstanding. However, the applicant has already offered to provide a wider landscaping scheme and the officer stated during the application that this scheme can be submitted and approved as part of a planning condition. The visual impact can therefore be mitigated and the Council would be able to manage this scheme by imposing a condition on the permission. Reference is made in the report that the hardstanding has a detrimental impact on the character of the landscape as it is in an open countryside location. Whilst the site lies outside the development boundary, it directly adjoins the boundary and the developed part of Llanfairpwll and is in a sustainable location.

Councillor R Meirion Jones, a Local Member expressed that he was presenting the observations of the local residents and the electorate he represents and also as member of the Llanfairpwll Community Council who have objected to this development on the site. He noted that the electorate is under the impression that an Elected Member is trying to taking advantage of the planning process that they are having to comply to. The applicant is a member of the Planning and Orders Committee and has received training as regards to planning policies. Councillor R Meirion Jones further said that the Councils Constitution refers at 2.2.3.1.6 that Elected Members should maintain the highest standards of conduct and ethics. He further said that since the Summer of 2019 this application received objections and astonishment within the local community as the applicant altered the land at Cae Prydderch which was agricultural land without consultation with the Planning Officer's nor attaining planning approval. Enforcement procedures were undertaken by the Local authority to cease works on the site and to restore the land but the applicant appealed the decision in respect of the time given to comply with the notice but he did not contest any other element of the

Planning Enforcement Appeal. The time for compliance was within three calendar months following the date the notice took effect with the notice taking effect on 17 February, 2020. The Planning Inspectorate following receipt of the appeal allowed and extension from the three calendar months to six months and in the meantime a retrospective application was submitted to the Planning Authority.

Councillor R Meirion Jones referred that a local resident complied a traffic survey recently which resulted in 88 vehicles passing the site within quarter of an hour and a further 95 vehicles passed the site during another period of quarter of an hour. He noted that if this application was to be approved it would open the floodgates for other owners of land to convert their land to similar activities as this application. He referred to the retrospective application to widen the access to the site and local residents consider that the visual appearance is similar to an industrial access. Councillor Jones further said that he disagreed with the comments made by the public speaker that the carboot sale convened on the site had been popular. He asked the Committee to refuse the retrospective application before the Committee.

Councillor K P Hughes proposed that the application site be visited due to local concerns as is noted within the Planning Officer's report. The proposal of a site visit was not seconded.

The Development Management Manager reported that this is a 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 Cae Prytherch, Llanfairpwll. She referred to the enforcement investigation and site history as noted within the Planning Officer's report and the Planning Enforcement Notice – Reasons for issuing the notice' The Enforcement Notice did not include the access to the site as it was deemed to be acceptable. Following the appeals as regarding to the period of compliance of the Enforcement Notice of three months the Planning Inspectorate extended the period to six months which required the land to be reinstated into its former use by December 2020. In the meantime a retrospective application was submitted to the Planning Authority to retain the works undertaken on the site. She noted that in accordance with the usual arrangements the Enforcement Section does not enforce the enforcement notice whilst a retrospective application is being determined.

The Development Management Manager further said that under the planning procedures retrospective applications are not penalised and the aspect of the application is considered within its merit as is with any other planning applications. The application site has been used for a car boot sale for up to 14 days a year under general permitted development rights. The Development Management Manager said that Welsh Government has extended the period of for carboot sales to be held on land from 14 days to 28 days a year (between 31 April, 2021 and 3 January, 2022) under the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

She noted that planning permission is required to to create a hard surface to facilitate the use of the land and the improvements to the access to the site which is under consideration by this Committee. There is no objections to the improvement to the access to the site by the Highways Authority as it is considered that it improves accessibility and safety when entering and leaving the site; the access to the site has not been part of the Enforcement Notice. However, the hard surface is considered to be overdevelopment of the site and 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. The recommendation is to refuse the retention of the engineering works to create a hard surface on the site and to approve the retention of the alterations made to the vehicular access to the site.

Councillor T LI Hughes MBE questioned whether there is evidence that the land tends to be wet as has been expressed by the public speaker. The Development Management Manager responded that the land has been designated as C2 flood zone; a flood assessment report has been submitted as part of the application which was considered acceptable. Councillor T LI Hughes MBE further questioned whether a recommendation can be split as the retention of the alterations made to the vehicular access is considered acceptable. The Development Management Manager stated that the access has been improved as regards to visibility and the appearance is acceptable and it is considered to be an improvement to the use of the access to the site. The alterations made to the vehicular access are considered reasonable and comply with local and national planning policies. The hardstanding part of the application is only considered unacceptable.

Councillor Robin Williams a member of the Committee and a Local Member said he accepted that the alterations made to the vehicular access is an improvement in respect of visibility. However, he said that a substantial industrial gate has been erected on the entrance to the site which does not fit into the landscape and neither into the locality and he did not consider that such an industrial gate was suitable for an agricultural field. Councillor Robin Williams proposed that both the retention of the alterations made to the vehicular access and the retention of the engineering works to create a hard surface be refused in accordance with planning policies PCYFF 2 and PCYFF 3.

Councillor T LI Hughes MBE seconded the proposal of refusal of both aspects of the application.

Councillor John Griffith proposed that the retention of the alterations made to the vehicular access to the site be approved and that the retention of the engineering works to create a hard surface be refused as is recommended within the Officer's written report. Councillor Glyn Haynes seconded the proposal.

The vote was as follows:-

To refuse both the retention of the alterations made to the vehicular access to the site and the retention of the engineering works to create a hard surface :-

Councillors T LI Hughes MBE, Vaughan Hughes, Ieuan Williams and Robin Williams **TOTAL 4**

To approve the retention of the alterations made to the vehicular access to the site and to refuse the retention of the engineering works to create a hard surface :-

Councillors John Griffith, Glyn Haynes and K P Hughes **TOTAL 3**

Abstained from voting : Councillor Nicola Roberts **TOTAL 1**

It was RESOLVED:-

- **To refuse the retention of the engineering works to create a hard surface on site in accordance with the Officer's recommendations as outlined in the written report;**
- **To refuse the retention of the alterations made to the vehicular access to the site as being contrary to policies PCYFF 2 and 3 contrary to the Officer's recommendation.**

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reasons given for refusing the application).

12 REMAINDER OF APPLICATIONS

12.1 FPL/2021/38 – Full application for the siting of 2 glamping pods together with the creation of a new access and associated development on land adjacent to Gwel y Môr, Trearddur Bay

The application was presented to the Planning and Orders Committee at the request of a Local Member.

Councillor J Arwel Roberts, a Local Member said that the address of the application needs to be amended as the property is sited in Penrhosfeilw, Holyhead. Councillor Roberts requested that the Committee carry out a virtual site visit of the application site.

Councillor Robin Williams proposed that a virtual site visit be undertaken of the site and Councillor Vaughan Hughes seconded the proposal.

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

13 OTHER MATTERS

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

**COUNCILLOR NICOLA ROBERTS
CHAIR**

Planning and Orders Committee

Minutes of the virtual meeting held on 18 May 2021

PRESENT: Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Dafydd Roberts, Nicola Roberts, Ieuan Williams and Robin Williams.

IN ATTENDANCE: Chief Executive,
Director of Function (Council Business)/Monitoring Officer,
Head of Democratic Services,
Committee Officer (MEH).

APOLOGIES: Councillors Richard Owain Jones and Eric Wyn Jones

ALSO PRESENT: Councillor Glyn Haynes – Chair of the Isle of Anglesey County Council.

1 DECLARATION OF INTEREST

None received.

2 ELECTION OF CHAIR

Councillor Nicola Roberts was elected Chairperson for the Planning and Orders Committee.

3 ELECTION OF VICE-CHAIR

Councillor Richard O Jones was elected Vice-Chairperson for the Planning and Orders Committee.

**COUNCILLOR GLYN HAYNES
AS CHAIR OF THE COUNTY COUNCIL**

This page is intentionally left blank

PLANNING SITE VISITS

Minutes of the Virtual meeting held on 19 May,2021

- PRESENT:** Councillor Nicola Roberts (Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Eric W Jones, Dafydd Roberts,
- IN ATTENDANCE:** Development Management Manager (NJ),
Senior Planning Officer (GJ),
Development Management Engineer (Highways) (IH),
Committee Officer (MEH).
- APOLOGIES:** Councillors Vaughan Hughes, R O Jones, Ieuan Williams, Robin Williams.
- ALSO PRESENT:** Local Member : Councillor J Arwel Roberts.
-

1. FPL/2021/38 – FULL APPLICATION FOR THE SITTING OF 2 GLAMPING PODS TOGETHER WITH THE CREATION OF A NEW ACCESS AND ASSOCIATED DEVELOPMENT ON LAND ADJACENT TO GWEL Y MÔR, PORTHADAFARCH, HOLYHEAD

The drawings were shown as well as a video of the locality and the details of the application were discussed.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

This page is intentionally left blank

Planning Committee: 02/06/2021

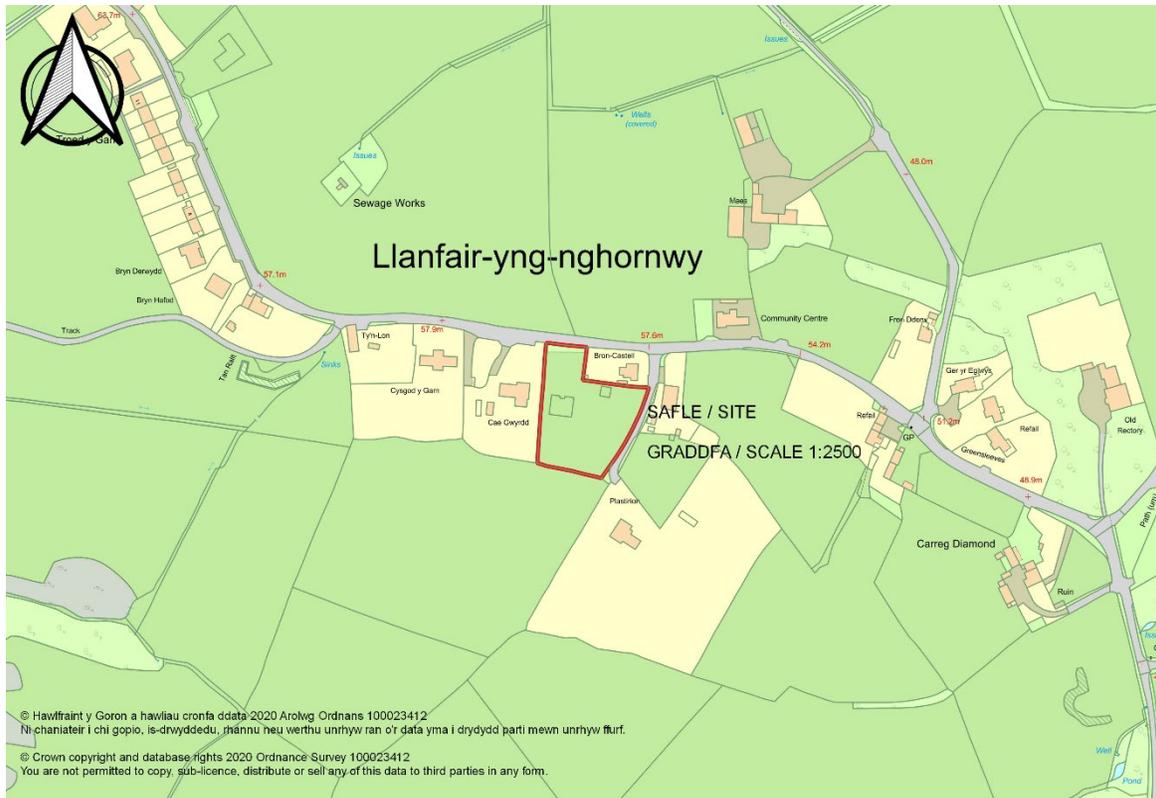
7.1

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.

At its meeting held on the 5th April 2021 the Committee resolved to refuse the application contrary to officer recommendation. The decision made by the elected members at this Committee was noted as follows;

- The proposal would have an effect on the amenity of the adjoining properties which is contrary to planning policy PCYFF 2.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

The reason put forward by the members was based on the following;

- Policy PCYFF 2 – and the impact on the amenity of the adjoining properties.

Under planning policy PCYFF 2, it states:

Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on:

7: 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 erected garage has been amended such that its position under construction is now 10 metres further back from its approved location along the rear boundary with Bron Castell. The dimensions for the garage have been increased by 0.4 metres in length and width and the height has been increased by 0.9m whilst the distance from its boundary with Bron Castell has been increased from 1.5 metres to 1.8 metres. Whilst the local planning authority do not condone breaches of planning control whether wilful or otherwise it is not considered that the increase in dimensions or the amended siting along the boundary are sufficient reasons to justify the refusal of the application for the reasons listed within PCYFF2.

With respect to the ground floor window on the Northern side which overlooks Bron Castell, it must be noted that a condition will be placed on any decision granted by the local planning authority to ensure that this window will be obscure glazed and non-opening thus safeguarding the amenities of the occupiers of Bron Castell.

It is considered that the proposed development complies with planning policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) as it is not considered that the proposed development would have an adverse impact on the amenity of the adjoining properties in terms of increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance to the adjoining properties to such a degree to warrant a refusal. As stated in the previous Committee report on the 5th April 2021, the principle of a garage being erected along the boundary has previously been established as part of the planning consent granted under application

reference number 18C225B on the 19/09/2017. The majority of the garden which serves Bron Castell which includes the lawned area on the Northern side will not be impacted upon to such a degree that it should warrant the refusal of the application.

The Officers respect the issues raised by the Members and accept that a different opinion can be arrived at given the finely balanced arguments which surround the consideration of this planning application.

The issues raised by the Members in their consideration of the application are acknowledged as legitimate material planning considerations. Whilst these have been given detailed consideration by the local planning authority in its assessment of matters the local planning authority's recommendation remains to permit subject to conditions.

Conclusion

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

Recommendation

Permit

(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

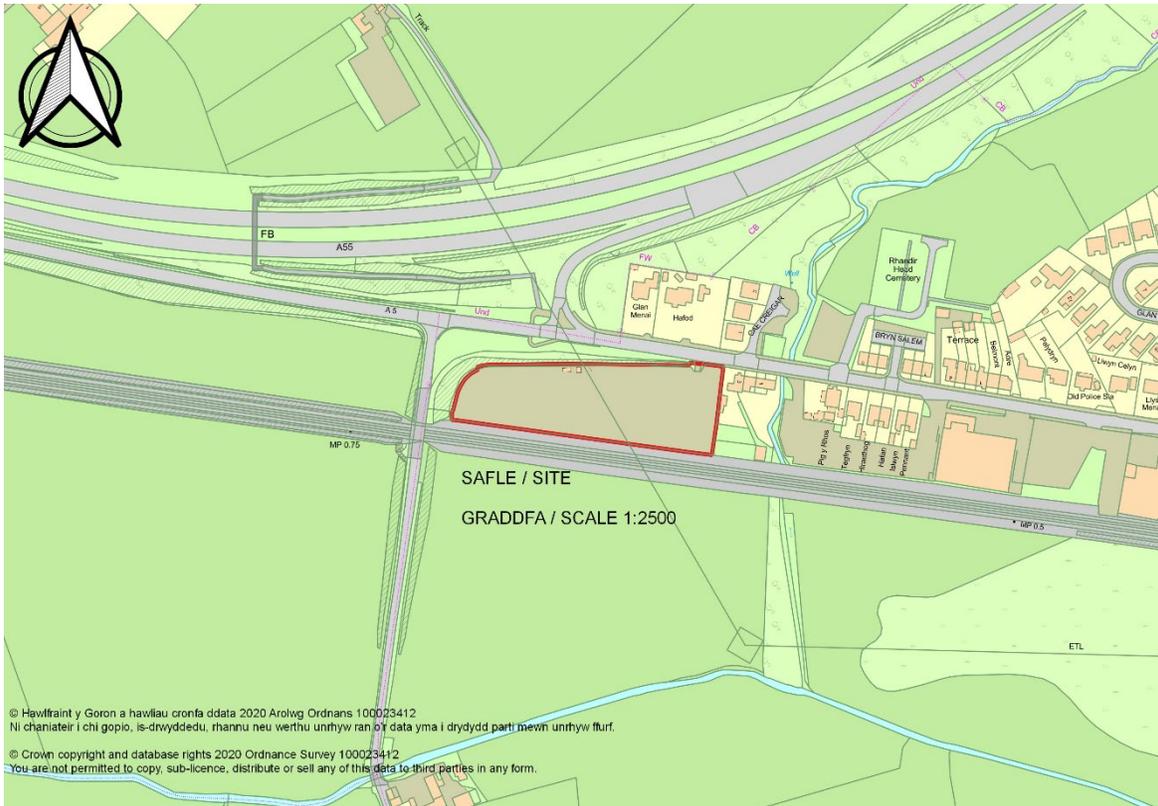
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

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.

At its meeting on the 5th of May, 2021 the Committee resolved to refuse both the retention of the alterations made to the vehicular access to the site and retention of the engineering works to create a hard surface to be used for agricultural storage of the application. The Committee's recommendation to refuse the retention of the alterations made to the vehicular access to the site of the application is contrary to the officer's recommendation. The recorded reasons being as follows:

- The retention of the alterations made to the vehicular access to the site are contrary to JLDP policies PCYFF 2 and PCYFF 3.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters;

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;

The council's Planning Department accept that the gates and fencing erected on site are more robust and larger than the previous agricultural gate. But on balance the alterations made to the vehicular access are considered reasonable and not detrimentally harmful to the sites character or area such that it warrants refusal.

The member's attention is drawn to the fact that similar fencing is installed at other locations in close proximity to the application site such as the car park which serves the nearby co-op supermarket and the rear boundary of James Pringle Weavers which are also visible from public vantage points.

We respect the issues raised in objection to the vehicular entrance, the local planning authority accept that a different opinion can be drawn in the matter.

Nevertheless having consulted further with Highway officers it can be re-affirmed that they have no objection to the size and layout to the alterations made to the vehicular entrance and state that 'because the entrance has been widened, it is a positive in regards to highway safety and it serves its purpose as an agricultural access'.

In light of the council's Highways Authority comments together with an assessment which has been made of the vehicular entrance in terms of its visual appearance, it is not considered that the proposal conflicts with the requirements of policies PCYFF 2 and PCYFF 3 of the JLDP.

A new condition has been added that requires a Traffic Management Plan be submitted and approved by the Local Planning Authority, on the request from the council's Highways Authority. This is to ensure

reasonable and proper control is exercised when using the vehicular access to minimise queueing traffic on the highway and prevent queueing on Junction 7A of the A55 highway.

The retention of the engineering works to create a hard surface is still 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 three months 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.

(04) Within 6 months from the date of this decision notice or prior to the first use of the site as a carboot market, whichever is sooner, a Traffic Management Plan (TMP) will need to be submitted to and approved in writing by the Local Planning Authority. The TMP shall include the arrangements as how vehicular traffic will access and exit the site for agricultural use and permitted development use of the site as a carboot. These arrangements shall also confirm how the access and exit from the site of vehicles will minimise queueing traffic on the highway and prevent queueing on Junction 7A of the A55 highway.

Reason: To ensure reasonable and proper control is exercised when using the vehicular 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).

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, Penrhosfeiliw



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.

At the meeting held on the 5th May 2021, members resolved to visit the site. The site visit took place on the 19th May 2021 and members will now be familiar with the 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
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).

This page is intentionally left blank

Planning Committee: 02/06/2021

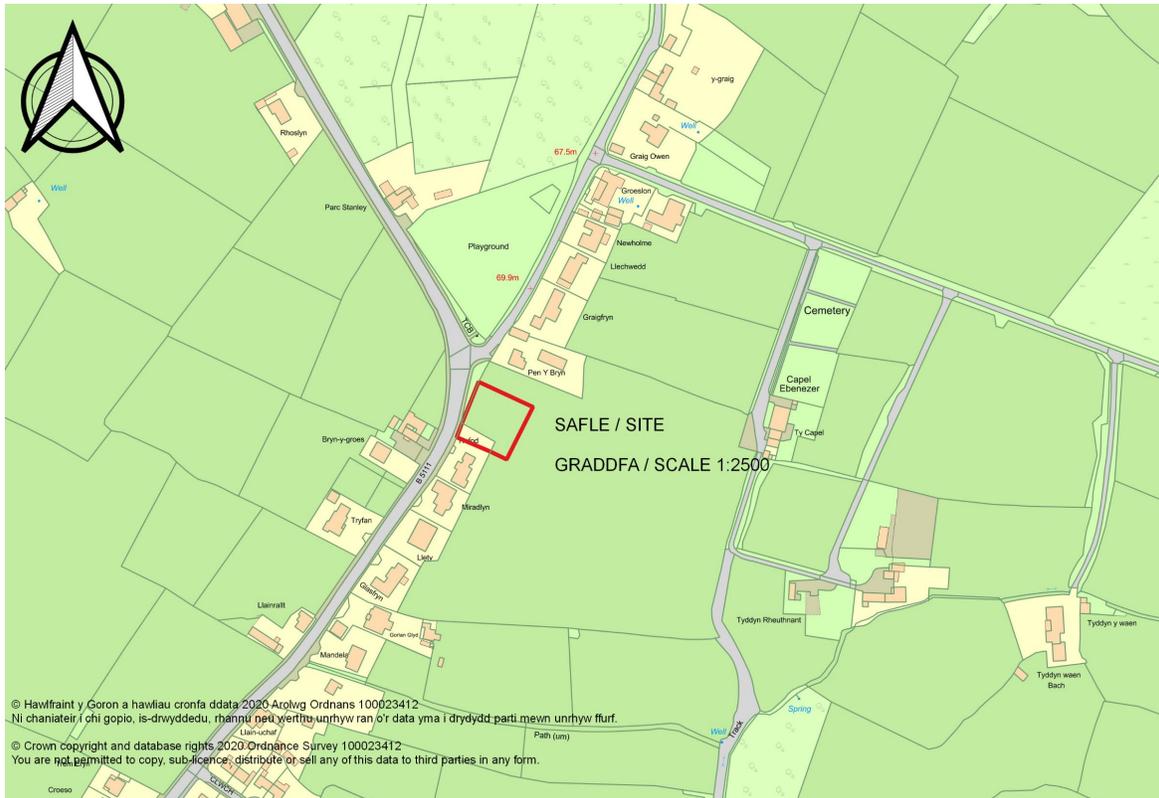
10.1

Application Reference: FPL/2021/47

Applicant: Mr W Jones

Description: Full application for amended plans for the erection of a dwelling previously approved under outline application reference 34C716 and reserved matters application reference RM/2020/9 on land adjacent to

Site Address: Pen Bryn, Rhosmeirch



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

This is a full application for amended plans for the erection of a dwelling previously approved under outline application reference 34C716 and reserved matters application reference RM/2020/9 on land adjacent to Pen y Bryn, Rhosmeirch.

Key Issues

The key issue is whether the amended design is acceptable in policy terms.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 17: Settlement Strategy
Strategic Policy PS 16: Housing Provision
Policy TRA 2: Parking Standards
Policy AMG 5: Local Biodiversity Conservation

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Cyngor Tref Llangejni Town Council	Dim ymateb
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Standard Advice
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Dwr Cymru/Welsh Water	Conditional Approval

Site notices were placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations is the 14/05/2021. At the time of writing the report no letters had been received.

Relevant Planning History

34C716 - Outline application for the erection of a dwelling with all matters reserved on land near - Pen Y Bryn, Rhosmeirch – Granted 19/6/17

OP/2020/12 - Outline application with some matters reserved for the erection of new affordable single storey dwelling and access track on land adjacent to - Pen Bryn, Llangejni - Returned to Applicant

RM/2020/9 - Application for reserved matters for the erection of dwelling on land adj - Pen Bryn, Llangejni – Permit 7/8/20

Main Planning Considerations

The principle of a dwelling has already been established by an extant outline planning application 34C716 and Reserved Matters application RM/2020/9. This is an application to amend the design of the approved dwelling.

Joint Local Development Plan

Since the adoption of the Joint Local Development Plan, Rhosmeirch is identified as a Cluster under the provision of Policy TAI 6 where new dwellings will be approved providing there is a need for an affordable house for local need.

However, there is a fallback position of an extant planning permission for the erection of an open market dwelling on the land. Therefore the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the details submitted with this application acceptable.

It is likely that the existing permission can be implemented as the planning permission does not expire until the 7th August 2022.

Amendments

The amendments are as follows:-

- Amending the design of the dwelling.
- The approved design was a single storey pitched roof dwelling, the proposed dwelling is a dormer type dwelling.
- As a result of the dormer type dwelling the footprint of the new dwelling has been reduced
- The orientation has been amended so that the proposal has views of Snowdonia
- The materials are high quality coloured brick and natural slates
- The design of the dwelling is much more high quality than the previously approved permission and is more in keeping with the general form of development in the area.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations being 14th May, 2021. At the time of writing the report no letters had been received.

Consideration has been given to whether the new design would have a greater impact upon the amenity of the adjacent residential property. There are windows located on the ground floor and first floor overlooking the adjoining property; however, the previously approved design also had windows in the side elevation overlooking the adjacent property. The second floor window is a bedroom window and there is a distance of 7.5m to the boundary, this complies with the Supplementary Planning Guidance on proximity.

There will be a 2m high fence also erected between the new dwelling and the adjacent property, this will ensure no overlooking will take place from the ground floor windows. The main windows are located to the front and rear of the property which overlooks an agricultural field.

It is therefore considered that the proposal will not have an impact upon the amenity of adjacent residential properties.

Conclusion

The application is contrary to Policy TAI 6 of the Joint Local Development Plan; however there is a fallback position of an extant permission on the land until 7th August, 2022.

The details submitted with the planning application is acceptable and the conditions have been amended to reflect the submitted information.

Recommendation

(01) The development shall begin not later than 7th August, 2022.

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

(02) Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

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

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

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

(04) No surface water from within the development shall discharge onto the highway.

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

(05) 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;

(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;

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

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

(viii) 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.

(06) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational

before any work is commenced on the remainder of the development before the use hereby permitted is commenced.

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

(07) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

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.

(08) The car parking accommodation shall be completed in full accordance with details on the submitted plan before the dwelling is occupied and thereafter retained solely for those purposes.

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

(09) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

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.

(10) 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 - 2482:21:1**
- **Proposed Elevations and Floorplans - 2482:21:04**
- **Proposed Site Plan - 2482:21:3b**

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

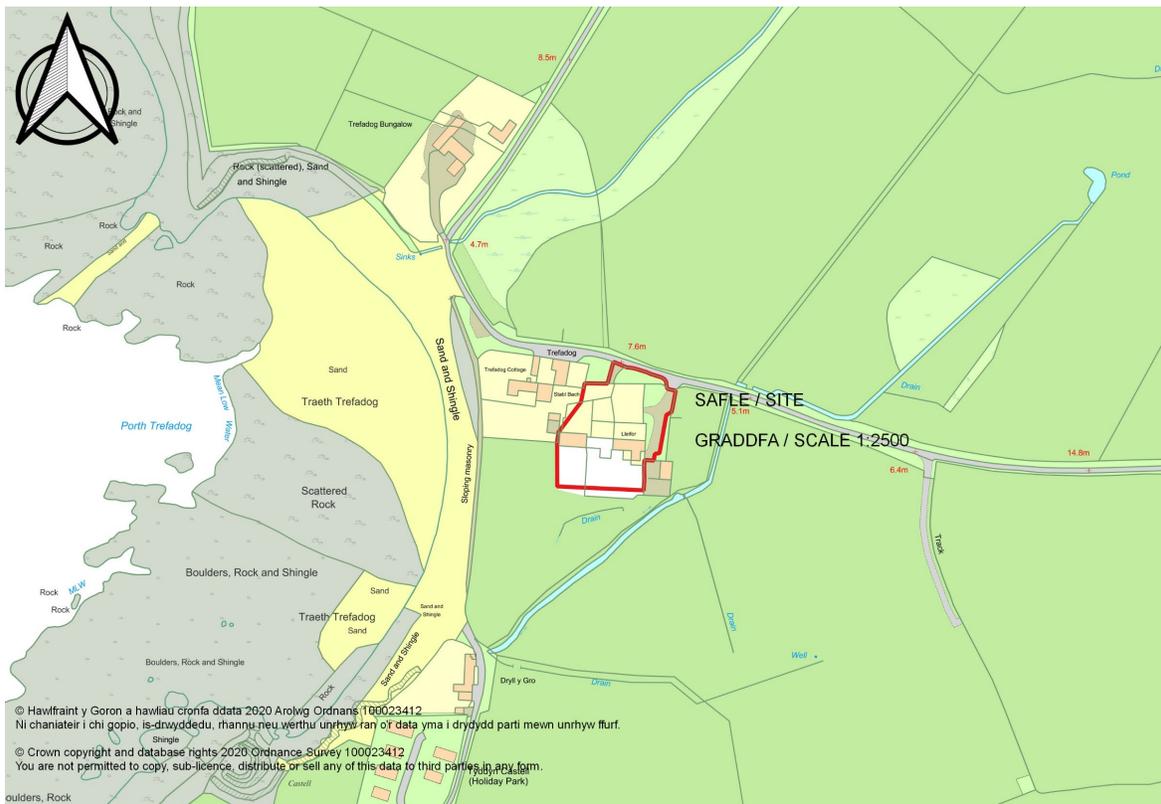
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2021/14

Applicant: Mr Dewi Williams

Description: Application under Section 73A for the variation of condition (03) (Passing bays) (05) (Nesting birds) of planning permission reference 29C8J (Conversion of outbuildings into 2 holiday units and a dwelling) so as to allow submission of details after the development has commenced and variation of condition (03) to provide 1 passing bay not 2 passing bays at

Site Address: Stabl Bach, Llanfaethlu



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application is made under Section 73A for the variation of condition (03) (Passing bays) (05) (Nesting birds) of planning permission reference 29C8J (Conversion of outbuildings into 2 holiday units and a dwelling) so as to allow submission of details after the development has commenced and variation of condition (03) to provide 1 passing instead of 2 passing bays at Stabl Bach, Llanfaethlu.

Key Issues

The key issue is whether Highways and the Ecologists are satisfied with the information submitted with the planning application and whether the information is considered acceptable in policy terms.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 1: Development Boundaries
Policy PCYFF 3: Design and Place Shaping
Policy TAI 7: Conversion of Traditional Buildings in the Open Countryside to Residential Use
Policy TWR 2: Holiday Accommodation
Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Confirmation has been received from the Highways Officer that they are satisfied that 1 passing bay is adequate, they have also confirmed that the passing bay that has been constructed is satisfactory.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Standard Advice
Cynghorydd Llinos Medi Huws	No response
Dwr Cymru/Welsh Water	Standard Response
Cynghorydd Kenneth P. Hughes	No response
Cyngor Cymuned Llanfaethlu Community Council	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Cynghorydd John Griffith	No response at the time of writing the report.

Site notices were placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations is the 14/05/2021. At the time of writing the report no letters had been received.

Relevant Planning History

29C8A/LB - DETAILED PLANS FOR THE CONVERSION OF OUTBUILDING INTO DWELLING - Approved

29C8B - Conversion of the outbuilding to form an extension onto the existing dwelling – 11/9/97 - Approved

29C8C/LB - Listed Building Consent for conversion of the outbuilding to form an extension onto the existing dwelling – 11/9/97 - Allowed

29C8D - Application for a certificate of lawfulness for the retention of the two storey extension – 1/6/10 Permitted

29C8E/LB - Listed Building Consent for the retention of the two storey extension – 18/4/12 - Approved

29C8F - Alterations with installation of underground LPG tank – Approved 7/11/11

29C8G/LB - LBC alterations with installation of underground LPG tank – Approved 24/11/11

29C8H - Full application for the retention of the existing residential curtilage together with the deletion of condition (06) (agricultural occupancy constraint) from planning permission v\1009e, condition (03) (agricultural occupancy constraint) from listed building consent 29C8\LB and condition (02) (agricultural occupancy constraint) from reserved matters consent 29C8A\LB – Approved – 31/3/14 – Section 106 Agreement – 19/6/14

29C8J - Full application for conversion of outbuildings into two holiday units and one dwelling, installation of a package treatment plant together with the demolition of existing buildings – Approved 28/7/15

29C8K/SCR - Screening Application for the conversion of outbuilding into 2 holiday accommodation and 1 dwelling, Stabl Bach, Trefadog, Llanfaethlu – 15/5/15 EIA not required

SCR/2021/19 - Screening opinion for the variation of condition (03)(Passing bays) (05)(Nesting birds) of planning permission reference 29C8J (Conversion of outbuildings into 2 holiday units and a dwelling) so as to allow submission of details after the development has commenced at - Stabl Bach, Llanfaethlu - 22/3/21 – EIA not required

Main Planning Considerations

The principle of converting the outbuildings into 2 holiday units and 1 residential dwelling has already been established under planning application 29C8J.

The conversion of one unit into a residential dwelling has been completed and is being lived in and therefore it is considered that the planning permission has been safeguarded.

As the planning permission has been safeguarded the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the details submitted with this application acceptable.

The existing permission has been implemented and consideration will now be given to the information submitted with the Section 73A application.

Condition (03) (Passing Bays) of planning permission 29C8J

The condition stated that no development shall take place until full details of the 2 no passing bays has been submitted to the Local Planning Authority for consideration. The condition goes on to say that the passing bays shall be completed before the use of the outbuildings.

The applicant has requested a variation to the condition to only provide 1 passing bay instead of 2 as originally requested by Highways, this is due to an existing passing bay which currently exists on the highway leading to the site. The applicant has completed 1 passing bay and the Highways Department has confirmed that the passing bay that has been constructed is satisfactory. The Highways Department

has also confirmed that 1 passing bay is sufficient. The passing bay was not constructed prior to the use of the outbuilding; however, it is not considered that this goes to the heart of the permission and has no impact on the work already undertaken.

Condition (05) (Nesting Birds) of planning permission 29C8J

The condition stated that no development shall take place in the bird breeding season unless the site has been checked for the presence of nesting birds and the results should be forwarded to the Local Planning Authority. The work on the first outbuilding was undertaken in the bird breeding season and the ecologist checked the outbuilding for the presence of nesting birds. The report stated that the outbuilding due to be converted did not contain nests currently occupied by breeding birds. Several abandoned nests were found from birds that recently fledged. The council's Ecologist and Natural Resources Wales are satisfied with the document submitted with the planning application; however the condition is still relevant to the remaining outbuildings that are yet to be converted.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations was the 14/5/21. At the time of writing the report no letters had been received it is not considered that the proposal will have any impact upon their amenity any greater than the approved scheme.

Conclusion

Part of the application is contrary to Policy TAI 7 of the Joint Local Development Plan; however the fallback position is that a material start has commenced on the previous permission; therefore safeguarding the permission.

The details submitted with the planning application is acceptable and the conditions have been amended to reflect the submitted information.

Recommendation

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

Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway user.

(02) The development shall proceed in accordance with the traffic management plan submitted on 3rd June 2015 under planning reference 29C8J.

Reason:- In order to ensure highway safety.

(03) No development in the conversion of the remaining outbuilding shall take place in the bird breeding season from 1st March to 30th September inclusive unless the site has been checked for the presence of nesting birds and the results of the survey are submitted to and approved in writing by the local planning authority prior to works commencing.

Reason: To safeguard any protected species which may be present on the site.

(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 Plan showing passing place –HSAC/01 – Submitted with VAR/2021/14**
- **Ecoscope Inspection Report dated 10th August, 2015 – Submitted with VAR/2021/14**
- **Proposed Elevations – HASC07/06 Revision B – Submitted with 29C8J**
- **Proposed Block Plan – HASC07/02 - Submitted with 29C8J**
- **Proposed Floor Plans – HASC07/05 - Submitted with 29C8J**
- **Location Plan – HASC07/01 - Submitted with 29C8J**
- **Structural Survey – Cadarn Consulting April, 2015**
- **Ecological Assessment by Ecoscope Dated January 2015**

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: PCYFF1, PCYFF2, PCYFF3, TAI7, TWR2, TRA4

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: 02/06/2021

12.1

Application Reference: HHP/2020/253

Applicant: Amos Leisure

Description: Retrospective application for alterations and extensions at

Site Address: Plot H, Lleiniog, Penmon



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Technical Advice Note 12: Design (2016)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

Response to Consultation and Publicity

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

Cynghorydd Carwyn Jones: No response

Cynghorydd Lewis Davies: No response

Cynghorydd Alun Roberts: Refer to Committee

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

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

Relevant Planning History

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

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

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

Main Planning Considerations

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

Conclusion

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

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

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

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

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

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

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

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

Application Reference: FPL/2020/165

Applicant: Amos Leisure

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

Site Address: Outbuilding 1, Lleiniog, Penmon



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

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

Key Issues

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

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 14: The Visitor Economy
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Strategic Policy PS 1: Welsh Language and Culture
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy TWR 2: Holiday Accommodation
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy AT 2: Enabling Development
Planning Policy Wales (Edition 11, February 2021)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 23: Economic Development (2014)
Supplementary Planning Guidance Holiday Accommodation (2007)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Response to Consultation and Publicity

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

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

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

Relevant Planning History

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

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

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

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

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

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

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

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

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

Criterion 12 requires that proposals reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with strategic policy PS4.

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

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

Paragraph 3.11 of TAN 18 states that development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.

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

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

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

Conclusion

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

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

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

(02) The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the

occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

(03) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;

(i) The routing to and from the site of construction vehicles, plant and deliveries.

(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;

(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;

(iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;

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

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

(vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

The construction of the development shall be completed in accordance with the approved plan.

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

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

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

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

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

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS14, PS19, PS20, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, TWR2, AMG1, AMG5, AT2.

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

Application Reference: VAR/2021/27

Applicant: Mr. William Morris

Description: Application under Section 73 for the variation of condition (02) (Approved plans) and (03) (Access and parking accommodation) of planning permission reference FPL/2019/322 (conversion of a church into a dwelling together with a construction of a new vehicular access) so as to amend the parking accommodation to omit the provision of a turntable at

Site Address: Christ Church, Rhosybol, Amlwch



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

Key Issues

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

Policies

Joint Local Development Plan

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

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

Response to Consultation and Publicity

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

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

The main reasons for objecting were as follows:-

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

In response to the objections raised.

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

Relevant Planning History

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

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

Main Planning Considerations

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

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

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

Amendments

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

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

Conclusion

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

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

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

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

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

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

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

Reason: 1. To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. 2. In order to minimise danger, obstruction and inconvenience to users of the highway and of the access

(04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

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

Reason: To protect the amenities of nearby residential occupiers.

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

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

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

Reason: To ensure a satisfactory appearance of the development.

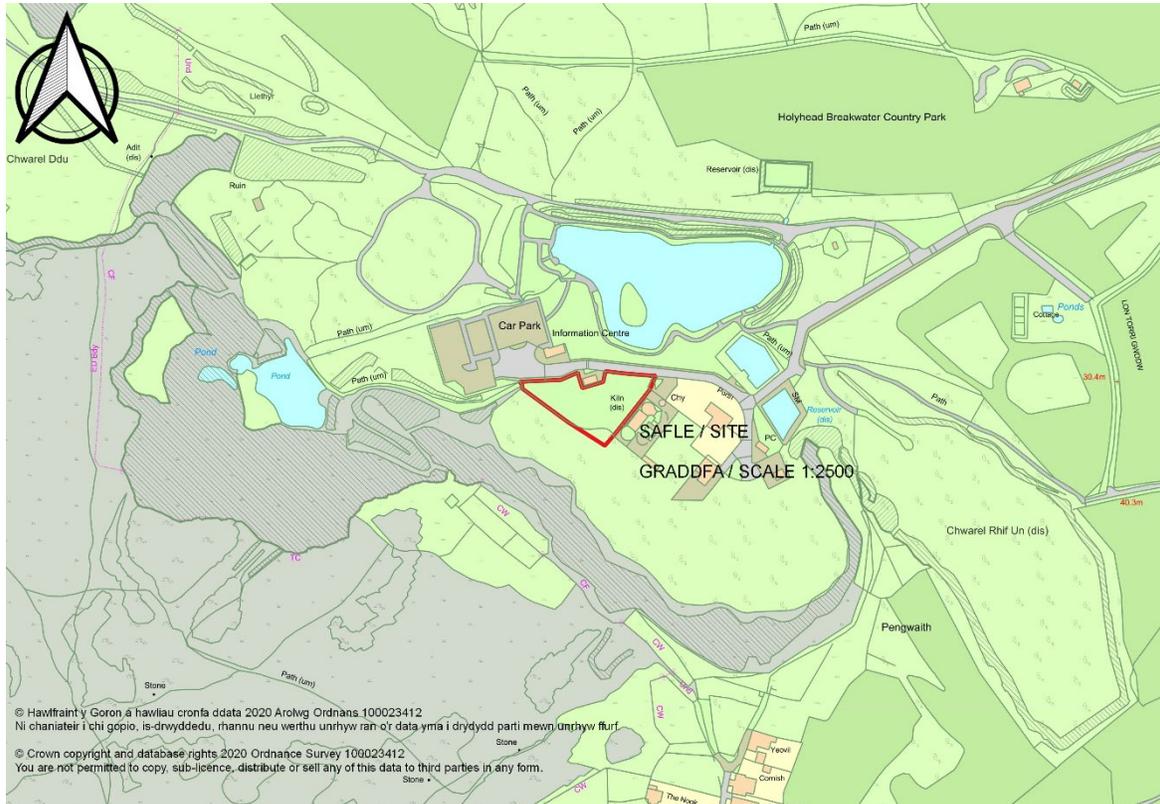
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/78

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

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

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



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

Key Issues

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

Policies

Joint Local Development Plan

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

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

Response to Consultation and Publicity

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

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

Relevant Planning History

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

Main Planning Considerations

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

Policy Consideration

Policy ISA2: Community Facilities

The policy states that new community facilities should be located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community. The proposal will be located in a very popular destination where people visit and walk.

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

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

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

Landscape

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

Ecology

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

Impact on adjacent properties.

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

Conclusion

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

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

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

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

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

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

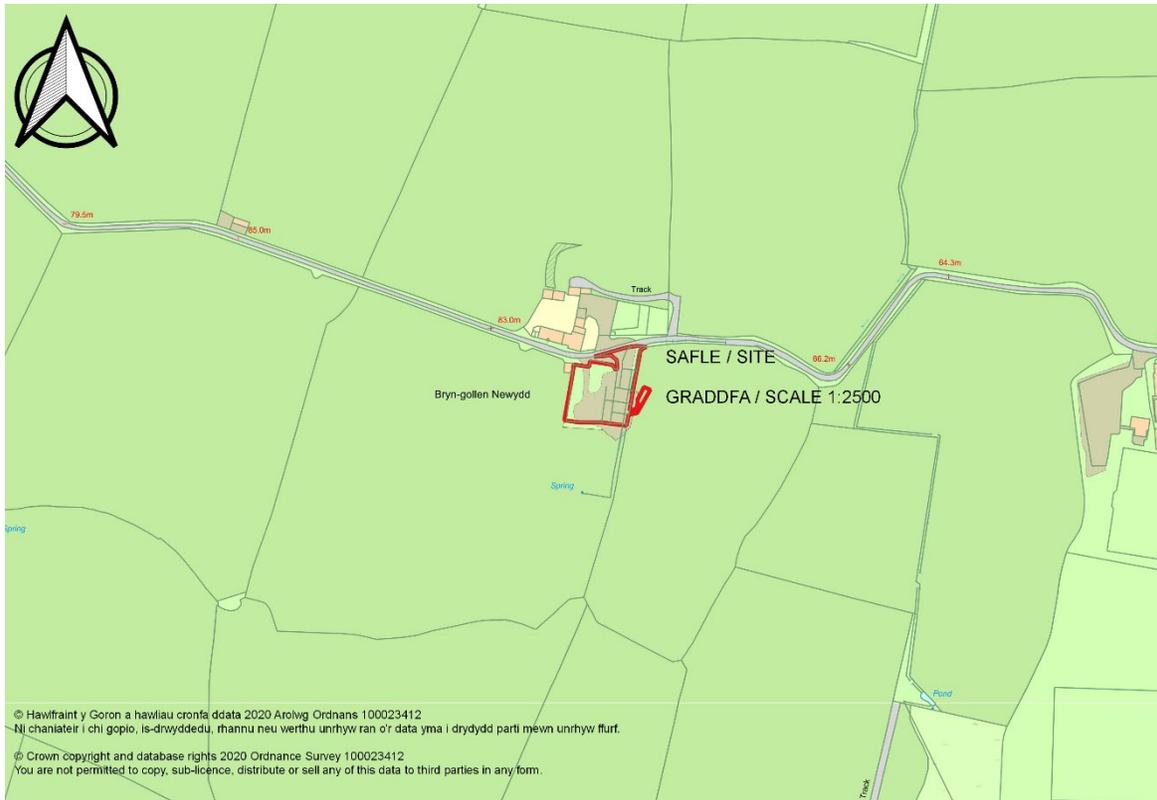
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/71

Applicant: Mr Alun Lewis

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

Site Address: Bryn Gollen Newydd, Llanerchymedd



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

Recommendation: Refuse

Reason for Reporting to Committee

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

Proposal and Site

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

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

Key Issues

The applications main issues are:

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

Policies

Joint Local Development Plan

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

Planning Policy Wales (Edition 11, February 2021)

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

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

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

Response to Consultation and Publicity

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

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

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

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

Relevant Planning History

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

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

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

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

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

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

Main Planning Considerations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy PS 5 (Sustainable Development) supports development which is consistent with sustainable development principles, and where appropriate, development should:

“Reduce the need to travel by private transport and encourage opportunities for all user travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic policy PS 4;” (Bullet point 12, Policy PS 5)”

This principle is further emphasised by bullet point 4 of PS 14 (The Visitor Economy) which states:

“Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;”

This is consistent with national policy guidance with paragraph 3.39 of PPW (11th Edition) which states;

“In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable place making outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”

This is further supported by paragraph 3.11 of Technical Advice Note 18: Transport, which states:

“Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.”

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

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

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

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

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

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

Conclusion

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

Recommendation

Refuse

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

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

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

Application Reference: HHP/2021/35

Applicant: Mr. Jamie Roberts

Description: Full application for alterations and extensions at

Site Address: 54 Pennant, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Technical Advice Note 12: Design (2016)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Response to Consultation and Publicity

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

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 01/06/2021. At the time of writing this report, one letter of representation had been received at the department which raised the same concerns as that of the local member.

Relevant Planning History

None

Main Planning Considerations

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

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

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

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

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

In response to these comments:

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

Conclusion

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

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

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

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

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

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

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

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

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

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