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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Dylan J. Williams
Prif Weithredwr – Chief Executive
CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor - Council Offices
LLANGFNI
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, 4 MEHEFIN am 1:00 y. p.	WEDNESDAY, 4 JUNE 2025 at 1.00 pm	
SIAMBR Y CYNGOR AC YN RHITHIOL DRWY ZOOM	COUNCIL CHAMBER AND VIRTUALLY VIA ZOOM	
Swyddog Pwyllgor	Mrs Mairwen Hughes	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (*Is-Gadeirydd/Vice-Chair*)
Kenneth P Hughes
Trefor LI Hughes MBE
John Ifan Jones
R. Llewelyn Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor (*Cadeirydd/Chair*)
Alwen P Watkin
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:-

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (*Vice-Chair*)
Kenneth P Hughes
Trefor LI Hughes MBE
John I Jones
Robert LI Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor (*Chair*)
Alwen P Watkin
Robin Williams

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

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 20)

To submit, for confirmation, the minutes of the following meetings:-

- Minutes of the Planning and Orders Committee held on 7 May, 2025;
- Minutes of the Election of Chair and Vice-Chair of the Planning and Orders Committee held on 20 May, 2025.

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4 SITE VISITS_(Pages 21 - 22)

To submit the minutes of the Site Visits held on 21 May, 2025.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING_(Pages 23 - 40)

7.1 HHP/2024/169 - The Old Crown, Moelfre
[HHP/2024/169](#)

7.2 HHP/2025/7 - 39 Parc Tyddyn Bach, Holyhead
[HHP/2025/7](#)

7.3 FPL/2024/360 - Ty Coch Farm, Rhostrehwfa
[FPL/2024/360](#)

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 41 - 60)

12.1 VAR/2025/18 – Unit 2a Herron Services, Glanhwfa Road, Llangefni
[VAR/2025/18](#)

12.2 VAR/2024/35 – The Tithe Barn, Llangristiolus
[VAR/2024/35](#)

12.3 FPL/2023/81 – Shire Hall, Glanhwfa Road, Llangefni

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[FPL/2023/181](#)

12.4 FPL/2025/84 – Marine Terminal Building, Amlwch Port, Amlwch

[FPL/2025/84](#)

13 OTHER MATTERS

None to be considered by this meeting.

Planning and Orders Committee

Minutes of the hybrid meeting held on 7 May 2025

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, Neville Evans, T LI Jones MBE (left the meeting at 2.00 pm), John Ifan Jones, Jackie Lewis, Dafydd Roberts, Robin Williams.
- Councillor Nicola Roberts - Portfolio Member for Planning, Public Protection & Climate Change
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Legal Advisor (BB),
Group Engineer (Development Control and Traffic Management) (AR),
Team Leader (Planning) (GJ),
Planning Assistant (CLG),
Planning Assistant (DPS),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).
- APOLOGIES:** Councillor Jeff Evans
- ALSO PRESENT:** Local Members: Councillors Margaret M Roberts (for application 10.1); Derek Owen (for application 12.2); Douglas M Fowlie (for application 12.6)

Due to technical difficulties the meeting was delayed until 1.05 p.m.

The Chair welcomed Mr Ben Burgerman, Legal Advisor from Brown Jacobson Solicitors to his first meeting of the Planning and Orders Committee.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Geraint Bebb declared a personal interest in respect of application 12.1 and left the meeting during discussion and voting thereon.

Councillor John Ifan Jones declared a personal and prejudicial interest in respect of application 12.7 and left the meeting during discussion and voting thereon.

Councillor Douglas Fowlie (as a Local Member) declared a personal and prejudicial interest in respect of application 12.6 and left the meeting following his representation as Local Member to the Committee.

The Planning Development Manager declared a personal and prejudicial interest in respect of application 12.1 and left the meeting during discussion and voting thereon.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 2 April, 2025 were confirmed as correct.

4 SITE VISITS

None considered by this meeting.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 10.1, 12.6 and 12.7.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

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 FPL/2025/11 – Full application for the proposed erection of 9 open market dwellings and 19 affordable dwellings together with associated development on land adjacent to Maes Merddyn, Brynsiencyn

The application was presented to the Planning and Orders Committee as the application has an open market element of the scheme which constitutes a departure from the Joint Local Development Plan by virtue of being outside of the development boundary, however due to the safeguarded fallback position on the site, the Local Planning Authority are minded to approve.

Public Speaker

Mr Jamie Bradshaw, the applicant agent, **in support of the application**, said that the proposal is for an affordable led scheme to provide high quality homes to meet an identified housing need in Brynsiencyn. The scheme provides a mix of ‘traditional’ affordable homes and low-cost open market houses, this follows on from a previous development that was approved on the site for 13 houses, only 4 of which would be affordable, and with the majority being large detached executive style homes. That permission was started by the previous

owner of the site and so it is still alive, or extant, and could be completed at any time. The proposal is for 20 houses and 8 flats, with 19 of these being traditional affordable homes, and 9 being low-cost open market housing. The site is being developed for Clwyd Alyn, who would offer the houses for local people in affordable housing need. Importantly, there is a clear housing need for the dwellings which is confirmed by evidence in the Social Housing and Tai Teg housing registers, and so the development would make a valuable contribution to addressing the housing crisis in this part of the Island; the Planning and Housing Officers are entirely satisfied that there is a clear need for the scheme. The proposal includes a good quality access onto the A4080, and off-road parking within the site for the dwellings and visitors. There is capacity in the local road network to accommodate the development, and especially so when the extant permission on the site is accounted for, and the Highways Officers have not opposed the proposal. The proposed development would be a high quality and well landscaped scheme that would sit well within the locality and would be attractive and would also provide ecology mitigation for its limited impacts and achieve enhancements. This is confirmed by the Planning and Ecology Officers support for the scheme and NRW's stance on the application. A suitable drainage scheme is proposed for surface water, which will be dealt with entirely within the site; foul drainage would connect to the sewer in the road. Welsh Water are entirely satisfied with the drainage scheme as are the relevant Officers. All other statutory consultees have not opposed the scheme. However, it is noted that there are some concerns from local residents regarding impacts upon their privacy and amenity, but the development is well separated from its neighbours, more than meeting policy requirements. In addition, the permission that exists on the site must be considered which would have a similar impact to the proposal. Whilst there is some concern from a small number of local residents about the capacity of local services, the proposal will meet a local need for housing, and there is no objection from the Authority's Officers on this basis. Finally, contrary to the claims of there being flood risk on the site, NRW mapping shows no risk of flooding, and a suitable drainage scheme is proposed that will ensure that a surface water drainage system is put in place as part of the development that will ensure that it is suitably drained, this is confirmed by the consultation responses from Statutory Consultees with responsibility for flooding in the planning process. As such, there is no evidence to support the claim made, and so no weight can be placed upon it. The application seeks permission for a high-quality development that would assist in meeting the need for affordable and low-cost housing in this village and would make use of a site set within the built form of the village and which has an extant permission for residential development. All technical consultees are satisfied with the proposal, and Planning Officers are satisfied that it is an acceptable development that complies with planning policy.

The Planning Development Manager reported on the main considerations of the application and said that the site lies in the rural settlement of Brynsiencyn, which is defined as a Local Village under the provisions of the Joint Local Development Plan. The site occupies a position directly adjoining the A4080, which is the main highway servicing the Southwest of the Island. The site lies in the open countryside in policy terms; however, it is noted the

eastern boundary of the site is shared with the development boundary of the settlement. The site boundaries are currently defined by mature hedging with individual specimens of mature trees. It was also noted that the site benefits from a kerbed access which has been completed in recent years as means of making a material start to safeguard a previous planning consent. The site benefits from a valid and safeguarded fallback position for 13 dwellings under 37C26T/VAR and RM/2018/5, 4 of which being affordable. The proposal is for the erection of 28 dwellings on the site, 9 of which are open market, and the remainder (19 units) will be affordable. The development will consist of 8 single bedroom apartments, 13 two-bedroom dwellings, and 2 four-bedroom dwellings. The units will be a mix of open market and tenure neutral. All properties will be 2 storeys in nature and will be finished in slate roofs with rendered walls which will also include areas of timber/stone cladding. The site lies outside the development boundary of Brynsiencyn. Planning Policy TAI 16 of the development plan supports applications for affordable housing on sites adjoining the development boundary. With the exception of the 9 open market units which have extant permission, the development is 100% affordable and the application is supported by the submission of a housing statement, which demonstrates there is a clear and identified need in the local area for affordable housing. He further said that the site shares its Northern and Southern boundaries with the curtilages of other residential properties, with residential development also located to the east but separated by an agricultural enclosure. Subsequently, the department consider the site to be an infill plot and therefore a reasonable extension to the built form of the village. As regards to the residential amenities of the neighbouring properties it was noted that there is adequate distance as stated in the relevant planning policy and new fencing will be erect as well as a wildlife corridor between the site and the property to the north of the site. Several letters were received from local residents who raised concerns with the impact of the scheme as regards to increase traffic within the settlement, however, no such concerns were expressed by the Highways Authority who are satisfied with the ability of the local highway network to accommodate the scheme. He further referred that the site is not shown to be at risk of flooding and no concerns were received from neither Dwr Cymru nor NRW. The scheme will utilise brownfield land and an extant permission to provide 9 open market dwellings together with 19 affordable houses, which are made to address the local affordable needs of the settlement. The recommendation was of approval of the application.

Councillor Dafydd Roberts, and a Local Member said that during the first consultation as regards to the development of the site there were concerns that the dwellings would be all affordable houses and there are young local families that would prefer to buy a home or part ownership of housing in Brynsiencyn. He noted that this proposal has 9 open market units of one bedroom and questioned whether there is flexibility for some of the two/three bedroomed properties to be open market dwellings. The Planning Development Manager responded that the proposal affords a mix of affordable and open market dwellings, and the Housing Department have evaluated the need of social housing in the area. He noted that he would need to view the details of the application as regards to part ownership of the dwellings.

Councillor Jackie Lewis ascertained whether a Section 106 legal agreement will be a condition on the development and whether there will be a financial contribution towards the community and the local school. The Planning Development Manager responded that a Section 106 legal agreement will be a condition to ensure that the development is 100% affordable dwellings as the site is outside the development boundary. He noted that consultation has been undertaken with the Education Department, and they have responded that there is no need for a financial contribution as there are adequate capacity within the school to accommodate potential additional pupils.

Councillor Geraint Bebb proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Dafydd Roberts seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the planning conditions within the report.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 HHP/2025/42 – Full application for the demolition of the existing garage together with alterations and extensions to Ael y Bryn, Rhostrehwfa, Llangefni

(Councillor Geraint Bebb declared a personal interest in application 12.1 and left the meeting during discussion and voting thereon)

(The Planning Development Manager declared a personal and prejudicial interest in application 12.1 and left the meeting during discussion and voting thereon)

The application was presented to the Planning and Orders Committee as the applicant is a relevant officer as defined in the Constitution. The planning application has been scrutinised by the Monitoring Officer.

The Team Leader reported that the proposal includes the demolition of a flat roof garage with the erect of a single storey flat roof extension which will link from the existing living room to provide a small utility, bathroom and a kitchen/dining area which will lead onto a patio which will be in the rear garden area. The proposal is considered acceptable in terms of design and appearance and is in keeping with the property and the general form of development in the area and is of a high quality. The proposal therefore complies with planning policy PCYFF3. No trees or hedges will be removed as a result of the development and ecological enhancements have been included with the erection of 2 bird boxes and a bat box. It is considered that

the bird and bat boxes will enhance biodiversity and complies with Strategic Policy PS19, Policy AMG5 and advice contained within Planning Policy Wales Edition 12. The Highways Authority has confirmed that they have no objection to the proposal and are satisfied with the Construction Traffic Management Plan submitted with the application. She further said that the development will not have a detrimental effect on the neighbouring property to the south of the site and complies with the required distance from 8 Perth y Paen and Ceris. It is not considered that the proposal will have a negative impact upon the amenities of adjacent properties and complies with the distances set out in the Supplementary Planning Guidance. The recommendation was of approval of the application.

Councillor John Ifan Jones proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Robin Williams seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the planning conditions within the report.

12. 2 LBC/2025/6 – Listed Building Consent for the refurbishment of the main girl's toilet at Ysgol Syr Thomas Jones, Tanybryn, Amlwch

The application was presented to the Planning and Orders Committee as the development is on land in the ownership of the Council.

The Planning Development Manager reported that the building at Ysgol Syr Thomas Jones is Grade II* listed and the first purpose-designed comprehensive school in the post-war period. The application is for listed building consent for the refurbishment of the main girl's toilet block. Due to its deterioration, it is anticipated that the continued use of the existing main girl's toilet block could lead to safety and hygiene concerns for users. Having considered all options including repair and over cladding of the existing terrazzo both the Conservation Officer and CADW's Inspector of Historic Buildings agreed that the only functional solution was to remove the damaged terrazzo cubicles and replace with new modern safe and hygienic toilet facilities. However, it is recommended that that a condition be applied that the existing terrazzo panels are to be carefully removed and securely stored on site for repairs to other terrazzo cubicles on site. It is intended for the salvaged terrazzo panels to be reused in other refurbishment projects within the school that are to be undertaken in the future thus preserving historic features where practical.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Dafydd Roberts seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions within the report.

12.3 HHP/2024/169 – Full application for the erection of an ancillary annexe at The Old Crown, Moelfre

The application was presented to the Planning and Orders Committee at the request of a Local Member, as it is considered that the development would have a negative visual impact.

Councillor Margaret M Roberts, a Local Member requested a site visit to the site due to visual concerns of the development.

Councillor Geraint Bebb proposed that a site visit be conducted, and Councillor John Ifan Jones seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with a Local Member's request.

12.4 HHP/2025/20 – Application for alterations and extensions including a balcony at 38 Parc Tyddyn Bach, Holyhead

The application was presented to the Planning and Orders Committee at the request of a Local Member due to concerns of the effect on residential amenity and the intrusion to privacy to neighbouring properties.

The Planning Development Manager reported that the application is a retrospective application for the completion of a single-storey flat roof rear extension with a balcony situated above. The application site comprises a detached dwelling, with the nearest neighbouring properties at 60-66 Parc Tyddyn Bach. To mitigate any potential overlooking, the balcony will be enclosed with 1.8m high obscure glazed screening between the neighbouring property and the house provides a screen towards number 37 Parc Tyddyn Bach. Separation distances to the properties at the rear of the dwelling are 13m to the boundary and 25m from the dwelling. These separation distances comply with indicative separation distance of 7.5m to boundary and 9m to 15m to the property. It is accepted that there will be some overlooking due to the topography of the site, it is not considered to exceed that which might reasonably be expected from a typical first floor window in a two-storey dwelling. Additional screening is provided by an existing boundary fencing, along with a detached garage which help to screen the development from the neighbouring property. The recommendation was of approval of the application.

Councillor Glyn Haynes, a Local Member said that he 'call-in' the application to the Committee due concerns by neighbours at the rear of the 38 Parc Tyddyn Bach due to overlooking from the balcony. He said that he would be abstaining from voting on the application.

Councillor Neville Evans proposed that the application be approved in accordance with the Officer's recommendation. Councillor Geraint Bebb seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions within the report.

12.5 HHP/2025/7 – Application for alterations and extensions together with the erection of a balcony at 39 Parc Tyddyn Bach, Holyhead

The application was presented to the Planning and Orders Committee at the request of a Local Member due to concerns of the effect on residential amenity and the intrusion to privacy to neighbouring properties.

Councillor Glyn Haynes, and a Local Member requested a site visit to the site due to the effect on the amenity of neighbouring properties.

Councillor Trefor Ll Hughes MBE proposed that a site visit be conducted, and Councillor Jackie Lewis seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with a Local Member's request.

12.6 VAR/2025/10 – Application under Section 73 for the variation of condition (03) (opening hours) of planning permission reference VAR/2020/50 (extension of opening hours from planning application 28C342A) so as to allow extended outside opening hours on the front terrace from 6pm to 9pm at Mojo's, 7 Marine Terrace, High Street, Rhosneigr

(Councillor Douglas Fowlie (as a Local Member) declared a personal and prejudicial interest in respect of application 12.6 and left the meeting following his representation as Local Member to the Committee).

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

Public Speakers

Mrs Erin Rugg, **objecting the proposal**, said that she and her family are full-time, year-round residents of 5 Marine Terrace in Rhosneigr as are residents of Arfon House and 3 Tides Reach who have agreed to be included in her presentation to the Committee. She thanked the Council and the Planning Committee for creating a policy led, structured process and forum to evaluate planning requests such as this. It is important to lead with some data about the demographic of terrace as it is relevant to the points regarding policy and impact. Marine Terrace in Rhosneigr is a unique set of terraced houses as the majority of the properties are either full time owner occupied, or long-term lease occupied. This is very unusual as it is situated in an area that has a high

second home and holiday homes concentration. The terrace has eight houses, seven of which are occupied by year-round by full time residents; three of the eight houses have families with children, a majority of which are under the age of six. Within the terrace, three of houses have commercial businesses (Fat Face, Mojos, and Café Notos) on the ground floor. The neighbouring properties of Arfon House and Tides Reach also have year-round full-time residents living in them. The Anglesey & Gwynedd Joint Local Development Plan provides the policy and guidance for evaluating requests such as this proposal. Planning Policy PCYFF 2 : DEVELOPMENT CRITERIA within section 6.2.4, refers 'planning permission 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.' Allowing for the outside dining hours to be extended until 9 PM will be detrimental to the quiet enjoyment of the full-time residents of Marine Terrace and neighbouring properties, especially during the busy summer season, school holidays, and Christmas period. The owner of 7 Marine Terrace has cited in their application that a canvas awning has been installed to help with the noise pollution. This awning is ineffective as all it does is deflect the noise down the terrace. Additionally, due to the windy weather in Rhosneigr, the awning is not able to be used in a consistent way. 7 Marine Terrace does not have the proper noise suppression materials installed in the interior and exterior of the property. Due to this, the terrace can often hear both the patrons of the business and music being played. The noise becomes more prevalent and a nuisance in the summer months when the front and back doors to 7 Marine Terrace are propped open for ventilation. Mojos is a licensed establishment – the combination of outside dining and the consumption of alcoholic beverages will increase the noise pollution and anti-social behaviour to the neighbours. Additionally, as there is not a designated smoking area, the attached and adjacent homes often suffer from smoke smells when the windows are open. This is likely to increase with the additional proposed outside hours. She referred to Light Pollution: Outside dining requires light. The existing light scheme shines into the first-floor bedrooms making it very difficult to sleep at night. Litter: The current Mojo's bin store can barely cope with the current trade and there is no room to expand the store. Adding 21 additional trading hours will create an environmental challenge with refuse not fitting into the current bins. Residents will be adversely impacted by the increased noise, litter, light pollution and nuisance by the proposed.

Ms Ellie Smith, **in support of the application**, said that she was representing the manager, licensee and resident living above Mojo's. She noted that the proposal is to reinstate a terrace operating hours from 6pm to 9pm. This request aligns with the National Planning Policy Framework, which encourages flexibility in supporting tourism and hospitality in suitable locations and complies with the Development Plan's goal of supporting rural economies; no physical development is proposed, just a slight extension of existing hours. Like all businesses, Mojo's faces rising costs with raw materials, energy, the recent increase to the minimum wage, and employer national insurance. This

modest extension helps cater to more customers and increases chances of remaining viable. It also means that the business can continue to employ 22 local staff and stay open year-round, something no other eating establishment in the village currently affords. When the business was taken over the terrace was tired and unattractive and investment was made to upgrading it, improving the look of the High Street and increasing privacy from what was there before. Mojo's is not a bar or a late-night venue, Mojo's attracts diners, families, couples, visitors looking for a good meal and not a rowdy crowd. The proposed hours end at 9pm, which fall within early evening limits, ending well before night-time quiet hours begin. The sun goes down on the side of the road around 6pm daily and so the extended hours would only be used on a handful of days throughout the summer and would be used only when the restaurant itself is too hot to sit inside. Rhosneigr's economy is seasonal, this small change would help capture a bit more summer trade and realistically, the terrace would not be used in the evenings for 9 months of the year. If Mojo's was converted back to its' former self as a terraced house, friends could be entertained on the terrace until 11pm. It is acknowledged the concerns raised by neighbours and she wanted to make it clear that these concerns are taken seriously. It is understood that one neighbour feels that their living room is overlooked, whilst that concern had not been raised to directly with the Manager, she is willing to increase the fence height to protect their privacy. Regarding neighbourly relations, no complaints made directly from any of the neighbours regarding the use of the terrace. A noise complaint has however recently been submitted to the Council and on reflection they were told that there was lack of evidence to support the false allegations, and it is believed to have been submitted with intention of blocking the application. On meeting with the immediate next-door neighbours recently it is regrettable that we did not confiding in them personally before the application was submitted. We have however always responded respectfully and in good faith to any concerns raised in the first year of business regarding staff smoking outside and the bin area. The aim is to improve communication and build stronger relationships with neighbours, and procedures have been reviewed around refuse and smoking to ensure they do not become issues. The Manager lives above Mojo's with younger son who has just started at high school locally and so does not want any extra noise to effect or disturb him nor herself and so would also be very strict with adhering to the rules. This is a family-friendly, not an alcohol-led, environment and smoking nor vaping is allowed on the terrace, this is clearly signposted. There is no live music or amplified sound outside. Bookings for the terrace stop 2 hours before closing, to allow time to finish before curfew. The installation of noise monitoring equipment has been offered alongside the existing CCTV. With this proposal there will be no increase in covers and so no added traffic or parking pressure and staff are well trained in managing customer flow. This is a small, proportionate request with limited impact and real benefits to the local economy, the high street and us. It would also support local employment and suppliers and brings us in line with the character and rhythm of the High Street. Local produce is sourced when possible and supporting other neighbouring businesses and those further afield on the Island. Regarding the high street, every other comparable venue in the village has outdoor evening seating. Mojo's would become the only hospitality business without evening

outside use. It becomes hard to explain to customers, especially in the summer when the area is alive and well-lit until late why they cannot have dinner outside. Visitors expect the village to offer dining options in line with the character of a vibrant seaside destination. We are not asking for late-night hours or a major expansion, just three more hours in line with our neighbouring businesses. We believe this is a fair compromise, as mentioned other businesses on the High Street already operate outdoor terraces much later, and some host live music until the early hours, but Mojo's is held to a stricter condition than others, this application simply asks for fair treatment.

The Planning Development Manager reported that Mojo's is a restaurant, creperie and bar, located on Marine Terrace in Rhosneigr. Whilst the application site is close to the commercial core of the settlement, this is a mixed-use area consisting of several residential properties, interspersed with retail and food outlets. An application was approved in April 2007 for the change of use of the creperie/bakery into a mixed use of creperie/bakery and café/restaurant. Condition (04) of this permission stated that no customers shall be permitted to make use of the front yard after 6.00 pm. An additional application was submitted to extend the use of the external terrace until 10.00 p.m, but this was refused as it was considered that the proposed new opening hours on the outside terrace area would harm the amenities of the nearby properties. Application reference VAR/2020/50 allowed the temporary use of the external area until 9.00 p.m., as temporary measure during the COVID restrictions, but the hours were reverted to 6.00 pm from January 2023 onwards. More recently, application reference VAR/2023/38 proposed to extend the outdoor opening hours to 9 pm, however the application was refused in August 2023 as the proposal impact on the privacy and amenity of immediate residential properties contrary to planning policy PCYFF 2. The site and surrounding area have not changed since the previously refused application such that the application is still considered contrary to policy PCYFF 2. It is acknowledged that there are several other food and drink establishments in the vicinity with different operating hours, however, the application site is in a more sensitive mid-terrace location with a residential property immediately next door. Café Notos is also located in a mid-terrace position at 4 Marine Terrace, which has also restricted outdoor area to 6.00 pm. Other food and drink establishments in the vicinity have different setups and are not mid-terrace or immediately adjacent to living room windows. Sandymount is a detached building with outdoor seating restricted to 10.00 pm since March 2018. Starvation is an end of terrace property set further in front of its adjacent properties, with no planning conditions restricting hours as planning approval was granted in 1989. Similarly, despite being a semi-detached public house with an external area close to the neighbouring property, Y Morfa was granted permission in 2004 such that there is no condition restricting opening hours. He further noted that the proposal to extend the outside opening hours from 6.00 pm to 9.00 pm is considered to have a detrimental impact upon the living conditions of the occupiers of nearby dwellings, with reference to noise and disturbance. Up to 18 customers could use the external seating area at Mojo's and would be situated close to the front window of the neighbouring terraced property. The recommendation was of refusal of the application.

Councillor Douglas M Fowlie, a Local Member said that 71 letters supporting the application and 7 letters in objection have been received as regards to this application. He noted that he 'called in' the application to allow both parties in support and against the application to have the opportunity to address the Committee. He referred to the parties that objected to the application who have referred to planning policy PCYFF 2 as it would have a negative impact on the neighbouring properties as the site of Mojo's is located within a terrace. Councillor Fowlie referred to the letters of support of the application; he noted that the Mojo's restaurant was previously a newsagent and thereafter it was an off-licence which operated until after 9.00 pm. He noted that concerns have been raised in the village that there are other commercial businesses with different opening hours; opposite Mojo's is a restaurant which has outdoor seating area until 11.00 pm and a fish and chip shop which is open until 8.00 pm with no 'dining in' facility which results in people queuing outside. He further referred to the Tea Caddy, a commercial premises, which received planning permission for a 10 bedroomed provision and 2 residential flats with a restaurant for 40 outside dining until 9.00 pm. Planning policy PCYFF 2 was not a material consideration as regards to the application even though there were concerns as to the overlooking into the neighbouring property.

Councillor Fowlie further referred to other commercial properties on the High Street of Rhosneigr who have different permission for outside dining areas, and he questioned whether it was fair that some premises had to close outside dining at 6.00 pm and other premises allowed to open 9.00 pm. He noted that if Mojo's was to be converted into a holiday let there would be no restrictions for barbecues to be held on the front terrace.

The Planning Development Manager responded that each application must be considered on its own merit. He explained that applications in the Rhosneigr High Street have been assessed as regards to planning policy PCYFF 2 and the impact on neighbouring properties are different.

Councillor Robin Williams said that he appreciated that businesses were offering opening for outside dining but as the Mojo's restaurant was in a terrace with residential dwelling next door this can lead to negative impact on the residents. He appreciated that there are numerous businesses in Rhosneigr with different planning permissions to allow outside dining at different closing hours and Café Notos at the other end of the terrace has restricted outside dining until 6.00 pm. Councillor Williams proposed that the application be refused in accordance with the Officer's recommendation.

Councillor Neville Evans, and a Local Member said that whilst Rhosneigr is a vibrant community for visitors it must be considered that Rhosneigr is a village with dwellings in a residential area. He noted that the Llanfaelog Community Council has expressed concern as to the variation of the outside dining hours from 6.00 pm to 9.00 pm. Councillor Evans seconded the proposal of refusal.

Councillor John Ifan Jones referred to planning application VAR/2025/3 in the village of Newborough which was approved for outside dining until 9.00 pm

and is located in a terrace of residential dwellings. He noted that parking and traffic has been raised as regards to this application, but the similar situation exists in Newborough. There are numerous businesses on the High Street in Rhosneigr and this is a vibrant location with visitors visiting the area. Councillor John Ifan Jones proposed that the application be approved as there is a need to be consistent with other businesses allowed to open for outside dining until 9.00 pm. Councillor Glyn Haynes seconded the proposal of approval.

The Planning Development Manager said that he agreed that businesses should be supported but residential amenities need to be considered. He referred to the planning approval of the Café in Newborough which had a temporary permission for two years to assess the impact on neighbouring properties due to noise nuisance. However, there were no issues of concern raised by the neighbouring properties and an additional application was submitted in January, 2025 and was approved through the delegation process. The outside seating area in Newborough is for 8 persons whilst this application is for the provision of 18 persons which is outside the neighbouring property's front window.

Following the vote of 7 for refusing the application and 2 for approval.

It was RESOLVED to refuse the application in accordance with the Officer's recommendation.

12.7 FPL/2024/360 – Full application for the demolition of the existing dwelling and the erection of a replacement dwelling together with alterations to the existing access, the installation of a sewage treatment plant and associated works at Ty Coch Farm, Rhostrehwfa

(Councillor John Ifan Jones declared a personal and prejudicial interest in respect of application 12.7 and left the meeting during discussion and voting thereon).

The application was presented to the Planning and Orders Committee at the request of a Local Member and as the Council is responsible for the access track that leads from the B4422 to the site.

Public Speaker

Mrs Non Gibson, the applicant and **in support of the application**, said that it is their intention to bring a long-term empty property at Ty Côch back into use by creating a sustainable home. There is a house and four sheds on the site – the fourth shed was demolished by the Council prior to the sale of the property for safety reasons due to its condition. It is also an intend to demolish two sheds and the house that dates back to the same period. The shed to the left on the way into the site will be kept – which is an original stone shed with a metal roof. The report states that the house has no architectural or historic value. The back wall is “bulging”, and the wooden floors have rotten away and fallen into the ground. The rooms are small, dark and damp and its layout is

impractical. The applicant's Architects have prepared the usual reports but this time a local company was employed to look over them. Unfortunately, their feedback was received too late to be able to respond before the reports for today's committee were completed. The company notes that the new build compared to restoration comparison costs are low compared to the figures of the BCIS. Whilst disagreeing, and following their advice and increasing both figures, the report's conclusions would be the same, namely that a new build is more economical. The cost of a new build will be lower than the figures of the BCIS as most of the work will be done by using our own machinery and recycled materials and every penny will be invested in the local economy by supporting local companies and craftsmen from Anglesey. Restoring a structure that is over a hundred years old is specialist and complicated work. Using "set rates" to price the cost is unsuitable as each case is so different. It is uncertain what issues will crop up when the shell of the house is removed and so it is impossible to calculate the restoration costs. Rebuilding walls and underpinning vulnerable stone walls is specialist and costly work, the health and safety risks are also substantial. The long-term economic implications for both options have not been considered either, in terms of energy use the modern home would be much more efficient. If restoring the old house was a viable option, why did the Council not restore it rather than sell it. To ensure the house integrates into the local area, the house's finishing materials will be in keeping with the original shed and the old stones from the site will be reused and the demolished buildings. The roof will be clad in dark metal, which, in terms of its colour, will look like slate, and part of the roof will be fitted with a "Solar Standing Seam" that will look like the rest of the roof but will generate electricity. Due to its simple shape and native materials, the house will integrate with its natural surroundings and the dark colours on the first floor will ensure the house camouflages with the mature trees surrounding it. There are two houses nearby where single storey cottages once stood, Bryn Gwenith and Tŷ Llwyd, that are nearly a third larger than what is proposed. Both houses are on the ridge in Rhostrehwfa and can be seen from several viewpoints. There is a house and outbuildings at Tŷ Coch and they are nestled below the ridge. The site is also hidden by mature trees. As a family, they are asking for a simple four-bedroom house measuring 399.5m² according to the architect's CAD. According to the report, the house will be 9m longer and 5m wider than the existing house; this a reasonable size considering the age of the house, its secluded location and the fact that four buildings will be replaced by one. The total build is much less and if it were an application for an extension, it would be considered acceptable (like the recent extension at Hen Barc Glas, Bodorgan). A larger build and a much more intrusive visual impact but an application that would be approved, so why is it so difficult to build a new home for a local family. Nant Turnpike road to Llangefni is a thousand meters away (1km) and due to its incline, it is almost impossible to see Tŷ Coch. From this distance, it is impossible to differentiate between the house and sheds and the new house will be an improvement as the building mass will be less. There have been four consultations to date – there has been no response from the public or the Community Council only a positive response from the Highways Department and Public Footpaths Officer. Point 4, page 64 states "*the scheme would have no negative impacts on nearby residential properties*". She quoted from the policy, an extract often quoted at appeals

“...a larger well-designed dwelling that does not lead to significantly greater visual impact could be supported” and the evidence confirms that there will be no impact. She further said that the proposed dwelling will be smaller in size to the previous application.

The Planning Development Manager reported on the main considerations of the application and said that this is the third application for a replacement dwelling on site after application reference FPL/2023/47 was withdrawn in May 2023 and application reference FPL/2023/227 was refused by this Committee in February, 2024 mainly to increase floor area of the replacement dwelling by approximately 295% compared to the existing farmhouse. The main criterion for assessing this application is criterion 4 and 7 of planning policy TAI 13. Criterion 4 states that developments outside development boundaries that are not capable of retention through renovation and extension and/or it is demonstrated that the repair of the existing building is not economically feasible. Paragraph 6.4.82 of the Joint Local Development Plan states that preference will be given towards the renovation of buildings with new build only being permitted when it is unviable to undertake such renovation work. The ‘Replacement Dwellings and Conversions in the Countryside’ within section 13.1 of the Supplementary Planning Guidance states that a structural report should be submitted with the application that notes the suitability of the building for reuse. Any structural report should be supported by a financial viability report detailing the cost of undertaking the restoration/adaptation of the building compared to the costs associated with the demolition and replacement. A house that requires modernisation is not eligible to be considered for demolition and replacement. Any viability assessment should include costs associated with repairing an identified problem and should not include costs of work that relates to the applicant’s aspiration. A structural report and build cost comparison has been submitted in support of the application and have been scrutinized by a qualified Chartered Surveyor. In terms of the new build costs, the cost per square metre noted in the cost comparison is lower than the average cost for a detached new build taken from the BCIS. When considering a house of the size being proposed, the costs would be expected to be at the upper end of any cost range as houses of that size have a higher-than-average specification and a greater number of bathrooms, suggesting that the costs of a new build dwelling on site have been deflated. The same method was utilised for the renovation costs, which sat below the median rate, but the Chartered Surveyor expected these costs to be higher as the applicants contend that the dwelling is structurally compromised but the cost comparison does not explicitly refer to remediation of the defects noted. The structural report notes that there are structural issues and issues with damp and dry rot at the property, with the photographs showing a property in need of renovation. However, there is no explanation on possible causes for the issues, whether they are ongoing or historic and there is no indication of how to remedy the issues expect for demolishing the farmhouse. The structural report concludes by noting that it would be more practical and economical to demolish the dwelling and erect a replacement, however the structural report makes no reference to the costs of any potential renovation and structural remediation. There appears to be no relationship between the structural

report and the build cost comparison. The structural report should make recommendations, and the cost comparison should provide the costs of carrying out the recommendations. The build cost comparison for a new build and renovation are both low when compared to BCIS average rates. The structural report does show a property requiring significant renovation, with a conclusion that it would be more practical and economical to demolish and rebuild the property, but there is no explanation on how this conclusion has been arrived upon and no details on the assessment of costs made to arrive at this conclusion. It is considered that insufficient evidence has been provided to demonstrate that the existing dwelling is not capable of retention through renovation and extension, and it has not been demonstrated that the repair of the existing building is not economically feasible. The proposal is therefore contrary to Criteria 4 of planning policy TAI 13.

Criteria 7 of planning policy TAI 13 states that developments outside the development boundaries, refers that the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactory absorbed or integrated into the landscape. In exceptional circumstances a larger well-designed dwelling that does not lead to significant greater visual impact could be supported. This is echoed by paragraph 14.2 of the Supplementary Planning Guidance which states that original floor area should be considered when considering if the developments scale is similar to the original. When justification has been received that would mean that the floor area would need to be larger than the original building, it is considered that this addition should be no larger than 20% of the floor area of the original unit. It is noted that this figure is a guide and not a target and every application will be assessed individually on its merit. It should be ensured that the addition in the floor area is essential in terms of practicality and should not be part of an aspiration for a larger house. No outbuilding should be considered when calculating the floor area of the residential unit and nearby buildings that are larger in size is not a reasonable justification to increase the size of the residential unit that is subject to replacement. The existing dwelling has a total floor area of approximately 152.9m², which is proposed to be increased to around 456.6m² as part of this development. This is a 198.6% increase in the floor area, which is almost ten times greater than the 20% guidance noted in the Supplementary Planning Guidance. The replacement dwelling would also constitute considerable increase in length, width and height compared to the existing dwelling. These figures demonstrate the substantial proposed increase in scale and massing of the dwelling, which is in no way similar to scale and size to the existing dwelling. There is no justification received for such a significant increase in floor area, which is considered aspiration rather than essential. Furthermore, the outbuilding proposed for demolition cannot be considered as part of the floor area. Whilst the applicant's agent has submitted examples of recent replacement dwellings from elsewhere, each application is considered on its own merits and nearby buildings that are larger in size is not a reasonable justification to increase the size of the residential unit that is subject to replacement. The replacement dwelling would be substantially larger than the existing dwelling with a notably greater footprint and would fail to comply with criteria 7 of the policy. The

recommendation is of refusal of the application as it is contrary to criteria 4 and 7 of planning policy TAI 13.

Councillor Nicola Roberts, a Local Member said that this application has been submitted by a local family who wish to build a dwelling to meet their needs and to live locally in their community. Ty Coch is an old farmhouse which is inadequate for modern living and the house has structural issues. The family has worked with the Planning Officers and local Architects to try and build a dwelling that is fit for purpose and that protects the site. However, the Planning Authority are still recommending refusal of the application even though there has been no local objection, and the previous application was for a dwelling that was 295% larger than this application which is 198% larger than the original dwelling. She referred to an application that was 420% larger than the original dwelling and was approved by appeal. Councillor Roberts said that this application can be approved as it could be accepted as an exception as it is not a Listed Building. She further said that there are different large design dwellings in the vicinity and much larger than this application. The proposal will be landscaped by the original trees and hedges and will mitigate the visual impact on the landscape. The structural reports highlight the condition of the current dwelling. Councillor Roberts asked the Committee to support the application for an adequate home for a local family.

The Planning Development Manager reported that he has provided training for Members on the appeal process and building larger dwellings which the Planning Inspectorate has approved. The structural report has been assessed under Criterion 4 of planning policy TAI 13 by an external Chartered Surveyor and there is no justification for a new dwelling as the cost comparison does not explicitly refer to remediation of the defects noted in the current dwelling. He noted that whilst the dwelling will not be visible from the highway this does not constitute that the planning policies are not relevant.

Councillor Geraint Bebb, and a Local Member said that this is an application by a local family and the current dwelling on the site is not adequate for renovation in its current state for modern living. He considered that the new dwelling would fit in well into its location. Councillor Bebb proposed that the application be approved contrary to the Officer's recommendation.

Councillor Robin Williams questioned whether the existing dwelling was sufficient in size for the needs of the applicants. He noted that the new proposed dwelling would be on the footprint of the existing dwelling and one of the outbuildings and he did not understand as to why the Planning Officer's objected that the footprint of outbuildings should not be part of the plans. The proposed new dwelling is significantly smaller in size than the previous application. Councillor Williams seconded the proposal of approval.

The Planning Development Manager said that when a building needs to be demolished and if there are outbuildings on the site the planning policy states that the building should be built on the existing footprint of the dwelling which is a valid planning reason.

Councillor Dafydd Roberts said that generally he supported that demolition of dwelling which has no architectural value, but the financial viability must be made as regards to the costs of renovating the current dwelling and building a new building. Councillor Roberts proposed that the application be refused in accordance with the Officer's recommendation. There was no seconder to the proposal of refusal.

It was RESOLVED to approve the application contrary to the Officer's recommendation.

(In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons given for approving the application.)

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**

Planning and Orders Committee

Minutes of the hybrid meeting held on 20 May, 2025

- PRESENT:** Councillors Geraint Bebb, Jeff Evans, Neville Evans, Glyn Haynes, Kenneth P Hughes, John Ifan Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor, Robin Williams.
- IN ATTENDANCE:** Director of Function (Council Business)/Monitoring Officer, Head of Democracy, Committee Officer (MEH).
- APOLOGIES:** Councillors T LI Hughes MBE and Alwen Watkin
- ALSO PRESENT:** Councillor Non Dafydd – Chair of the Isle of Anglesey County Council
-

1 **DECLARATION OF INTEREST**

None received.

2 **ELECTION OF CHAIRPERSON**

Councillor Ken Taylor was elected Chairperson of the Planning and Orders Committee.

3 **ELECTION OF VICE-CHAIRPERSON**

Councillor Glyn Haynes was elected Vice-Chairperson of the Planning and Orders Committee.

**COUNCILLOR NON DAFYDD
AS CHAIR OF THE COUNTY COUNCIL**

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PLANNING SITE VISITS

Minutes of the meeting held on 21 May, 2025

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff Evans, Neville Evans, John Ifan Jones, Robert LI Jones, Jackie Lewis, Robin Williams
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Planning Assistant (CT),
Planning Assistant (CG),
Group Engineer Development Control & Traffic Management (AR).
- APOLOGIES:** Councillor Trefor LI Hughes MBE
- ALSO PRESENT:** None
-

1. HHP/2024/169 – Full application for the erection of an ancillary annexe at the Old Crown, Moelfre

The Planning Manager presented the application to the members of the Planning Committee. The application site was viewed from the car park adjacent to Moelfre Beach, members of the Committee proceeded to walk up Lon Ty Powdr to the application site where the proposed parking area is located together with the application site.

2. HHP/2025/7 – Retrospective application for the alterations and extensions together with the erection of a balcony at 39 Parc Tyddyn Bach, Holyhead

The Planning Manager presented the application to the Members of the Planning Committee. The application site was viewed from the rear of the application site as well as from the rear of the neighbouring property 40 Parc Tyddyn Bach.

**COUNCILLOR KEN TAYLOR
CHAIR**

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Planning Committee: 04/06/2025

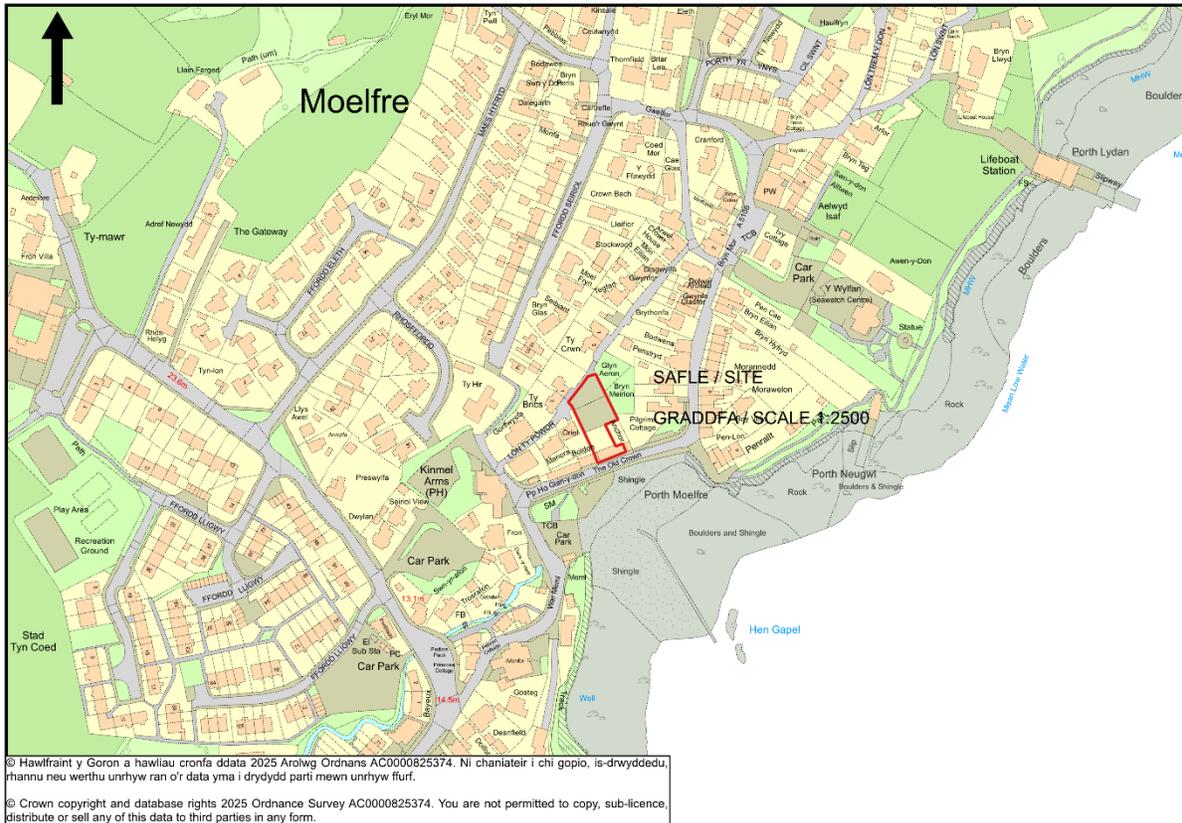
7.1

Application Reference: HHP/2024/169

Applicant: Miss Kiran Purewal

Description: Full application for the erection of an ancillary annexe at

Site Address: The Old Crown, Moelfre.



Report of Head of Regulation and Economic Development Service (Cai Gruffydd)

Recommendation: Permit

Reason for Reporting to Committee

The application is called to the Planning and Order Committee at the request of the Local Member Cllr Margaret Murley Roberts. The reason being the development would have a negative visual impact on Moelfre.

At the planning committee held on the 7th of May 2025 the members recommended a site visit takes place. On the 21st of May a site visit took place. The members are now aware of the site and its settings.

Proposal and Site

The existing dwelling is a two-storey terraced property located within the development boundary of Moelfre, as defined in the Joint Local Development Plan. The site is also located within the Area of Outstanding Natural Beauty.

The proposal consists of erecting an ancillary annexe. The annexe will be situated to the rear of the existing dwelling. The site has differing topographical levels, therefore the site is on an upward gradient from the main road, and the annexe will be situated in an elevated position at the top of the site adjacent to Lon Ty Powdr, overlooking the Moelfre coast.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would have any negative impacts on the area or any neighbouring properties.

Policies

Joint Local Development Plan

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Anglesey Area of Outstanding Natural Beauty Management Plan 2023 – 2028

Supplementary Planning Guidance:

SPG - Design Guide for the Urban and Rural Environment (2008)
SPG - Parking Standards (2008)

Planning Policy Wales 12th Edition

Technical Advice Note:

TAN 5: Nature Conservation and Planning (2009)
TAN 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections – satisfied with the requested information.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections – CTMP to be conditioned in.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections – the standard pollution prevention guidelines need to be followed.
Cynghorydd Euryn Morris	No response.

Cynghorydd Margaret Murley Roberts	Called the application into the planning committee – the reason being the development would have a negative visual impact on Moelfre.
Cynghorydd Ieuan Williams	Requested information about the status of the application – information was provided.
Cyngor Cymuned Moelfre Community Council	No response.
GCAG / GAPS	No response.
Dwr Cymru Welsh Water	No objections - condition requested stating no surface water shall be allowed to drain directly or indirectly into the public sewerage system.
Draenio / Drainage	Comments provided.

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 20/12/2024. At the time of writing this report, 32 letters of representation had been received at the department.

The objection letters were all similar in relation to what concerned the local people of Moelfre. Below, all the concerns raised from the letters have been split into five main categories:

- Negative visual impact on the landscape.
- Traffic and parking.
- Drainage.
- Second homes / holiday let uncertainty.
- Structurally weak foundation base already on the site.

The first concern emphasized how erecting a new building would significantly impact the overall panorama and aesthetics of the landscape. The annexe would destroy the character and quality of the village scene presenting an overbearing and visually intrusive element. The design would be unsympathetic and harmful to the appearance and character of the village. In addition, the design and scale of the annexe would be out of keeping with the main dwelling and surrounding properties.

The second concern highlighted how traffic and parking would be negatively affected. The road leading up to the property is a narrow lane, and any blockage or disruption to this road could be perceived as a danger to people entering and leaving the beach area or accessing the coastal path, as well as an obstruction to vehicular access which will only cause congestion and potentially accidents. Construction vehicles and delivery lorries will become a safety hazard. Furthermore, parking provision on site would prove to be insufficient.

The third concern stressed how no drainage plan was submitted, therefore it was uncertain how surface water shall be discharged from the site.

The fourth concern stated how the annexe should not be sold separately to the main dwelling, and that second homes and holiday lets are a big issue in Moelfre.

The fifth concern expressed how the existing concrete foundation has become structurally weak because it has been exposed to elements and the sea air. This would have degraded the concrete base since the date that it was constructed.

In response to the first concern, there is extant permission to erect a dwelling on the same footprint as the proposed annexe, which has been recently safeguarded through a lawful use planning application. The annexe would be smaller in scale and more sympathetic in design within the landscape in comparison to

the approved dwelling, therefore it is considered given the fall-back position of the safeguarded consent that erecting an annexe is acceptable.

In response to the second concern, the Highway Authority requested that a Construction Traffic Management Plan (CTMP) is conditioned as part of the decision. This is to ensure that construction and delivery vehicles effectively conform to the scheme in the interests of highway safety. Due to the construction and delivery aspect of the development being temporary, the Highway Authority consider that the effects on the narrow road would be negligible. The Highway Authority also requested that parking arrangements were provided due to the annexe proposing 3 bedrooms. These bedrooms would result in 3 additional spaces being created in addition to the 3 existing parking spaces in relation to the existing dwelling and the holiday accommodation associated with the site. Whilst it can be shown that sufficient parking for the proposal can be accommodated within the curtilage of the site, further details were requested in respect to the usability of the bays. A Swept Path Analysis was submitted to alleviate the concerns of the Highway Authority, and the information provided in the Swept Path Analysis was considered acceptable. Furthermore, it is considered the increase in vehicular traffic as a result of the additional parking spaces will not cause a detrimental impact to the highway network.

In response to the third concern, Dŵr Cymru have requested a condition stating no surface water shall be allowed to drain directly or indirectly into the public sewerage system. In addition to this condition, another condition will be implemented as part of the decision stating prior to the commencement of work on site, full details of how surface water will be discharged within the site shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall thereafter be implemented in accordance with the approved details.

In response to the fourth concern, the annexe cannot be sold separately to the main dwelling, and a condition will enforce this stating the annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.

In response to the fifth concern, construction relates to matters involving Building Control.

Relevant Planning History

LUE/2023/30 - Cais am Dystysgrif Datblygiad Cyfreithlon ar gyfer gwaith presennol sydd wedi cymeryd lle mewn perthynas i gais cynllunio T/28b ar gyfer codi annedd ar dir y tu ôl i / Application for a Lawful Development Certificate for existing works undertaken in relation to planning permission T/28b for the erection of a dwelling on land to the rear of The Old Crown, Moelfre. Gyfreithlon / Lawful - 18/03/2024.

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

The application's main issues are:

- i. Proposed Development.
- ii. Planning History.
- iii. Justification for the Annexe.
- iv. Siting and Design.
- v. Adjacent Residential Properties.
- vi. Impact on Area of Outstanding Natural Beauty.
- vii. Highways and Parking.
- viii. Drainage.
- ix. Green Infrastructure and Ecology.
- x. Conclusion.

Proposed Development:

The existing dwelling is a two-storey terraced property located within the development boundary of Moelfre, as defined in the Joint Local Development Plan. The site is also located within the Area of Outstanding Natural Beauty.

The proposal consists of erecting an ancillary annexe. The annexe will be situated to the rear of the existing dwelling. The site has differing topographical levels, therefore the site is on an upward gradient from the main road, and the annexe will be situated in an elevated position at the top of the site adjacent to Lon Ty Powdr, overlooking the Moelfre coast.

The annexe will measure 16.4 meters x 6 meters, and it will measure 2.2 meters in height to the eaves and measure 4.7 meters in height to the pitched roof. A roof canopy extends outwards 2 meters from the rear elevation of the annexe, and it measures 5 meters in width. It will measure 2.2 meters in height to the eaves and measure 4.2 meters in height to the pitched roof. A small porch will also be situated at the front elevation of the annexe. A balcony/terrace area is also proposed at the rear of the annexe. It will extend across the whole rear elevation. It will measure between 0.4 meters and 1.2 meters in height from ground level due to the differing topographical levels of the site. The balcony/terrace area is staggered, therefore it extends outwards between 1.6 meters and 3.5 meters from the rear elevation.

Planning History:

There is extant permission to erect a dwelling on the same footprint as the proposed annexe, which has been recently safeguarded through a lawful use planning application LUE/2023/30. The dwelling measures 18 meters x 8 meters, and measures 3 meters in height to the eaves and 6.6 meters in height to the pitched roof.

Justification for the Annexe:

Annexes are designed to be in keeping with the main dwelling and to be located as near as possible to the main dwelling. The proposed annexe will be situated approximately 15 meters away from the main dwelling. The proposed oak-framed ancillary annexe is an essential addition to The Old Crown, as the main dwelling is notably limited in size and lacks the necessary capacity to comfortably accommodate visiting family members. The annexe will preserve the comfort and privacy aspects, enhancing the overall functionality of the property. The annexe will share the same access, parking area and garden as the main dwelling. It is considered that they will form part of one residential unit. Therefore, the annexe will be used ancillary to the main dwelling, and a planning condition will secure that.

Siting and Design:

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site.

The siting is considered acceptable given that the proposed development is situated far enough away from the public road. In addition, effective screening is situated along the site boundaries.

The design has been amended from the original proposal to reduce the height of the roof canopy to ensure it wasn't overbearing within the landscape. In addition, the balcony/terraced area has been reduced in size to not be featured on the side elevations of the annexe. The amended design and appearance are considered acceptable given that the proposed development conforms to the site and its built surroundings. In addition, the design is high quality and encourages use of materials that compliments the existing dwelling. The materials include a white render finish, Welsh slate roofing, UPVC windows, and oak frames. Furthermore, effective biodiversity enhancements have been introduced.

It is considered that the proposed scale of the works is reasonable. The character and appearance of the area around the site is that provided of differing scales of building structures. Whilst the majority of the

properties are similar in their scale and form, it is not considered that the proposal would harm the special qualities of the landscape.

There were concerns the development would significantly impact the overall panorama and aesthetics of the landscape. The annexe would destroy the character and quality of the village scene presenting an overbearing and visually intrusive element, and the design would be unsympathetic and harmful to the appearance and character of the village. With regards to the above concerns, there is extant permission to erect a dwelling on the same footprint as the proposed annexe, which has been recently safeguarded through a lawful use planning application. The annexe would be smaller in scale and more sympathetic in design within the landscape in comparison to the approved dwelling, therefore it is considered given the fall-back position of the safeguarded consent that erecting an annexe is acceptable.

Adjacent Residential Properties:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon 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.

It is not considered that the proposal will impact adjacent residential properties because of effective screening along the site boundaries. The balcony/terrace area will overlook the Moelfre coast and the rear garden of the main dwelling. Vegetation large in height will obscure any overlooking impacts created by the balcony on the neighbouring property to the West, 'Oriel', and no overlooking impacts will be created by the balcony/terrace area to the East due to the land being an empty field. Furthermore, no new windows are proposed on both side elevations of the annexe. Therefore, it is considered that the impact on neighbouring properties would be negligible, and as such considered that the application complies with policy PCYFF 2.

Impact on Area of Outstanding Natural Beauty:

The application site is located inside the Area of Outstanding Natural Beauty. Policy AMG 1 states that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of outstanding Natural Beauty Management Plan.

Given the fall-back position of the extant planning permission for a dwelling having a greater visual impact on the landscape in comparison to the proposed annexe, the scale of the proposed development does not negatively impact the surrounding environment and will not have a negative impact upon the special quality of the Area of Outstanding Natural Beauty. In addition, the proposed material of the glazing on the South elevation windows have been labelled as 'smart glass' as to not have a negligible impact on the existing landscape adhering to the dark skies and Area of Outstanding Natural Beauty policies. A planning condition will secure this.

Highways and Parking:

Policy TRA 2 states that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused.

In accordance with Policy TRA 2, the Highway Authority requested that parking arrangements were provided due to the annexe proposing 3 bedrooms. These bedrooms would result in 3 additional spaces being created in addition to the 3 existing parking spaces in relation to the existing dwelling and the holiday accommodation associated with the site. Whilst it can be shown that sufficient parking for the proposal can be accommodated within the curtilage of the site, further details were requested in respect to the usability of the bays. A Swept Path Analysis was submitted to alleviate the concerns of the

Highway Authority, and the information provided in the Swept Path Analysis was considered acceptable. Furthermore, it is considered the increase in vehicular traffic as a result of the additional parking spaces will not cause a detrimental impact to the highway network.

In accordance with Policy TRA 4, the Highway Authority requested that a Construction Traffic Management Plan (CTMP) is conditioned as part of the decision. This is to ensure that construction and delivery vehicles effectively conform to the scheme in the interests of highway safety. Due to the construction and delivery aspect of the development being temporary, the Highway Authority consider that the effects on the narrow road would be negligible.

Drainage:

Dŵr Cymru have requested a condition stating no surface water shall be allowed to drain directly or indirectly into the public sewerage system. In addition to this condition, another condition will be implemented as part of the decision stating prior to the commencement of work on site, full details of how surface water will be discharged within the site shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall thereafter be implemented in accordance with the approved details.

Green Infrastructure and Ecology:

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, two bird boxes shall be installed on the North elevation of the annexe, and two bee bricks shall be installed on the East elevation of the annexe, prior to the use of the development hereby approved.

Conclusion

This application is for the erection of an ancillary annexe. The proposed development demonstrates high quality design and complements and enhances the character and appearance of the site. It is not considered that the proposal would harm the special qualities of the landscape, the Area of Outstanding Natural Beauty, or any neighbouring properties. The extant planning permission for a dwelling has a greater visual impact on the landscape in comparison to the proposed annexe, therefore considering the fall-back position of the safeguarded consent, erecting the annexe is acceptable. Overall, the Highways Authority is satisfied with the plans submitted and consequently believe the development will not cause a detrimental impact to the highway network. The justification provided for the annexe is considered sufficient. The ancillary use to the main dwelling ensures that the development will have negligible impacts upon its neighbouring properties, and that their privacy and amenities are maintained. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan policies. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

Recommendation

That the application is permitted subject to the following conditions:

(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.

- 87198/01 – Location plan.
- 87198/02 – Proposed block plan.
- 87198/04 (V3) – Proposed floor plans.
- 87198/07 – Proposed elevations.
- 87198/05 (V3) – Proposed 3D visuals.
- 25/027-01 – Swept path analysis.
- 25/027-02 – Swept path analysis.
- Green Infrastructure Statement.

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

(03) Two bird boxes shall be installed on the North elevation of the annexe, and two bee bricks shall be installed on the East elevation of the annexe, as shown on drawing reference, '87198/07 – Proposed elevations', prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG5.

(04) 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.

(05) Prior to the commencement of work on site, full details of how surface water will be discharged within the site shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall thereafter be implemented in accordance with the approved details.

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.

(06) Any external lighting shall be 2700k or less and have low luminance and illumination directly facing the ground, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(07) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on land outlined in red on the location plan submitted under planning application reference HHP/2024/169.

Reason: For the avoidance of doubt.

(08) Prior to the occupation of the development hereby approved, the windows on the ground floor of the South elevation of the annexe as shown on drawing reference, '87198/07 – Proposed elevations', shall be installed with Smart Glass glazing and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: In the interests of protecting the character and appearance of the locality in accordance with JLDP Policies PCYFF 3 and AMG 1.

(09) 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, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (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) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;**
- (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 storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**
- (ix) Proposals for communicating information and advance notice relating to the approved plan to the Council and other stakeholders;**

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 and demolition traffic and construction activities in the interests of highway safety.

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

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/2025/7

Applicant: Yanyan Zeng

Description: Retrospective application for alterations and extensions together with the erection of a balcony at

Site Address: 39 Parc Tyddyn Bach, Holyhead.



Report of Head of Regulation and Economic Development Service (Cara Morris Thomas)

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member due to concerns regarding concerns on residential amenity and intrusion to privacy to neighboring properties.

At the planning committee held on the 7th of May 2025 the members recommended a site visit takes place. On the 21st of May a site visit took place. The members are now aware of the site and its settings.

Proposal and Site

The property is a detached two-storey pitched roof dwelling located along Parc Tyddyn Bach within the development boundary of Holyhead as defined by the Joint Local Development Plan.

The proposal consists of the retention of a two storey flat roofed extension with a balcony to the rear of the dwelling, along with associated alterations.

Key Issues

The applications' main issues are:

- i. Site and design
- ii. Impact on adjacent neighbouring properties
- iii. Ecology and Green Infrastructure

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy AMG 5: Local Biodiversity Conservation

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested swapping the sparrow terrace nest box for a swift box and external lighting to be conditioned in.
Dwr Cymru Welsh Water	Advisory notes given.
Cynghorydd Robert Llewelyn Jones	No observations received to date.
Cynghorydd Glyn Haynes	Councillor Glyn Haynes requested the application be called into the planning committee due to concerns on residential amenity and intrusion to privacy to neighbouring properties.
Cyngor Tref Caergybi / Holyhead Town Council	No observations received to date.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Advisory notes given.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. During the consultation period, it was observed during a site visit that works on the extension had already commenced. As a result, an amended description and additional plans were submitted to reflect the development as carried out, and the application was re-publicised.

The latest date for the receipt of any representation was the 04/04/2025 At the time of writing this report, seven letters of objection across five neighbouring properties had been received at the department.

The main issues raised can be summarised as follows;

- i. The rear extension will result in overlook and a loss of privacy to neighbouring properties.
- ii. Proximity of the balcony to neighbouring properties.
- iii. Potential devaluation of neighbouring properties.
- iv. Work impacting the retaining wall of neighbouring properties.

In response to the issues raised I would respond as follows;

i. The proposed extension, including the balcony, will be set a minimum of 11.12m from the rear boundary, in compliance with the indicative separation distance outlined in the Supplementary Planning Guidance of 7.5m. Amended plans have also been received which including 1.8m high obscure glass on either side of the balcony to mitigate overlooking. It is not considered that the development would result in any greater degree of overlooking than that currently exists from the rear facing windows of the dwelling. As such, the proposal is not considered to have any detrimental impact on the privacy or amenity of neighbouring properties.

ii. As noted above, the balcony is located at a minimum distance of 11.12m the rear boundary. Obscure glazed screens will be installed on both sides of the balcony to reduce any potential for overlooking towards neighbouring properties to the side. Furthermore, the neighbouring properties to the east are positioned further forward relative to the proposed extension, thereby providing additional screening and reducing potential impacts on privacy.

iii. The potential impact of the development on property values is not a material planning consideration and therefore cannot be taken into account in the assessment or determination of this application.

iv. Matter relating to the damage to property boundaries, including any impact on retaining walls, are considered to be a civil issue between landowners and fall outside the remit of the planning system.

Relevant Planning History

Lengthy planning history in relation to Parc Tyddyn Bach.

Main Planning Considerations

Site and Design

The application seeks retrospective permission for the retention of a two-storey flat roof rear extension and a balcony positioned on the rear elevation of the extension. The extension projects approximately 3.89m and 1.98m from the original rear elevations of the dwelling and span a width of 3.82m. The flat roof reaches a height of 5.31m, integrating with the existing eaves on the eastern elevation and the further set back rear elevations. It stands approximately 0.24m higher than the eaves of the forward set section of the rear elevation. The balcony is situated on the rear elevation of the extension, supported on the steel collum measuring 2.65m in height. It projects 1.20m from the extension and spans a width of 3.90m. The structure incorporates a 1 meter high glazed balustrade on the north facing side, with 1.8 meter high obscure glazed panels on either side to safeguard the privacy of neighbouring properties.

While the Supplementary Planning Guidance (SPG) generally advises against flat roof extensions due to concerns over visual compatibility, the design in this instance is considered to be acceptable. The roof integrates appropriately with existing elements of the dwelling, and the overall form, scale, and materials are sympathetic to the character of the existing dwelling. As such, the development is not regarded as having an unacceptable visual impact.

The north facing elevation includes French doors at both ground and first floor levels, bordered by full height windows on each side. The west facing elevation features two full length windows at ground floor level, while a new double window with obscure glazing has been installed on the eastern elevation of the existing dwelling. A new soakaway will be placed a minimum of 5m away from dwelling with a 2m cubic capacity. External finishes comprise brick cladding to match the existing dwelling, with a flat rubber roof. All doors, windows, fascias and rainwater goods are uPVC and colour matched to the existing dwelling to ensure consistency in appearance. External lighting to be installed will be compromising of low luminance, downward facing fixtures equipped with cowling to minimise upward light spillage. No lighting will be directed towards the newly installed nature boxes or their flight paths to nearby vegetation, ensuring minimal disruption to local wildlife habitats.

Policy PCYFF3 states that the proposal must be expected to demonstrate a high-quality design and should complement and enhance the character and appearance of the site. Proposals should complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing, and elevation treatment. Furthermore, proposals are expected to respect the context of the site and its place within the local landscape, utilising materials appropriate to its surroundings. It is appropriately scaled for the size of the plot and will respect the character of the property. Furthermore, effective biodiversity enhancements have been introduced. Due to the above it is considered that that the proposal complies with the Policy PCYFF 3 of the JLDP.

Impact on adjacent neighbouring properties

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon 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 property is detached dwelling, with the nearest neighbouring properties being 38 and 40 Parc Tyddyn Bach and 60, 61, 62, 63 and 64 Parc Tyddyn Bach which are situated on a lower tier. These properties are situated approximately 12.68m, 2.70, 21.21m, 22.15m, 23.21m, 25.06m, and 26.12m from the proposed extension.

The proposed balcony is sited on the north facing elevation of the extension, positioned at a minimum distance of 11.12m from the rear boundary and approximately 20.22m from the neighbouring property directly to the rear. These measurements comply with indicative separation distance of 7.5m to boundary and 9 to 15m to the property, even when factoring in the change in land levels, where an additional 3m is added to the minimum distances. In addition, the balcony will be enclosed by 1.8 metre high obscure glazed screens on both sides to restrict lateral views and minimise any potential loss of privacy to adjacent gardens and rooms. While it is acknowledged that a level of overlooking may occur due to the site's topography, it is not considered to exceed that which could reasonably be expected from first floor windows of a typical two storey dwelling. The development does not introduce any new or intensified overlooking beyond the existing situation.

The windows installed on the east facing side elevation of the extension, will be fitted with obscure glazing to protect the privacy of neighbouring property 40 Parc Tyddyn Bach. The neighbouring property is also positioned approximately 3.08 metres forward of the proposed extension, helping to limit its visual impact and any sense of overbearing. The site is enclosed by fencing along all boundaries, providing a degree of screening and privacy at ground floor level. Additionally, existing pitched roof garage along the western boundary, including sheds, provide further screening between the application site and the neighbouring property to the west.

Following the site visit that took place on the 21st of May by the Planning Committee concerns were raised by members in regard to the potential loss of privacy for neighbouring properties to the rear and sides of the development and inquired whether the applicant would be willing to consider installing obscure glazing to the front of the balcony or increasing the height of the rear boundary fence to address

these concerns. Following these concerns amended plans have now been submitted including obscure glazing on the front of the balcony and a new 1.8m high timber fence will be along the rear boundary and panels between the boundary of the existing dwelling and neighbouring property 40 Parc Tyddyn Bach.

Accordingly, the proposal is considered to comply with the aims of Policy PCYFF 2 of the Joint Local Development Plan.

Ecology and Green Infrastructure

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a stepwise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites that would result in less harm, no harm or benefit have been fully considered.

Biodiversity enhancements have been integrated into the proposed plans following recommendations from the ecologist. This included installation of a swift bird box shown on the plan on the northeast facing elevation of the extension just below the eaves. Additionally, a Green Infrastructure Statement has been incorporated within the proposed elevations plan.

The proposal is therefore considered to be in compliance with policy AMG5, the Environment Wales Act and the latest changes to Chapter 6 of PPW.

Conclusion

The proposed development is a rear extension designed to provide additional living space for the property. The extension is considerably designed to integrate with the existing dwelling and is considered to be of an appropriate scale. It is not considered that the proposal will adversely affect the character of the dwelling or the surrounding area, and it complies with the design principles set out in policy PCYFF 3 of the JLDP.

Given the separation distances and mitigation measurements, including the use of obscure glazing and privacy screens on the balcony, the proposal is not considered to have a detrimental impact on the amenity of adjacent residential properties. The balcony, set a minimum of 11.12m from the boundary and with appropriate screening, ensures minimal overlooking and preserves the privacy of neighbouring properties. The proposal is not considered to have a negative impact upon the amenity of adjacent residential properties or have a detrimental impact on highway safety. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan polices. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

Recommendation

That the application is permitted subject to the following conditions:

(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 - Dated 14/01/2025**
- **Proposed block plan - Dated 14/01/2025**
- **Proposed ground floor plan - P04-A3-Dated 14/01/2025**
- **Proposed first floor plan - P05-A3 - Dated 14/01/2025**
- **Proposed elevations - P06-A3 -Dated 27/03/2025**

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

(02) Prior to the use of the extensions the hereby approved Bird box shall be installed on the buildings as per drawings 'Proposed elevations - P06-A3' and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity

(03) The external lighting shall be installed as labelled on drawing 'Proposed elevations - P06-A3' and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(04) Prior to the occupation of the extensions hereby approved the window on the East elevation at first floor level as shown on the drawing Proposed elevations - P06-A3 shall be top hung opening only and fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason To safeguard the residential amenities of occupants of the adjacent residential property.

(05) Prior to the use of the balcony hereby approved the balcony screen at first floor level on the proposed West and East elevations as labelled on the drawing 'Proposed elevations - P06-A3' shall be 1.8 metres in height, be fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason To safeguard the residential amenities of occupants of the adjacent residential property.

(06) Prior to the use of the balcony hereby approved the balcony screen at first floor level on the proposed north elevations as labelled on the drawing 'Proposed elevations - P06-A3' shall be fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason To safeguard the residential amenities of occupants of the adjacent residential property.

(07) 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.

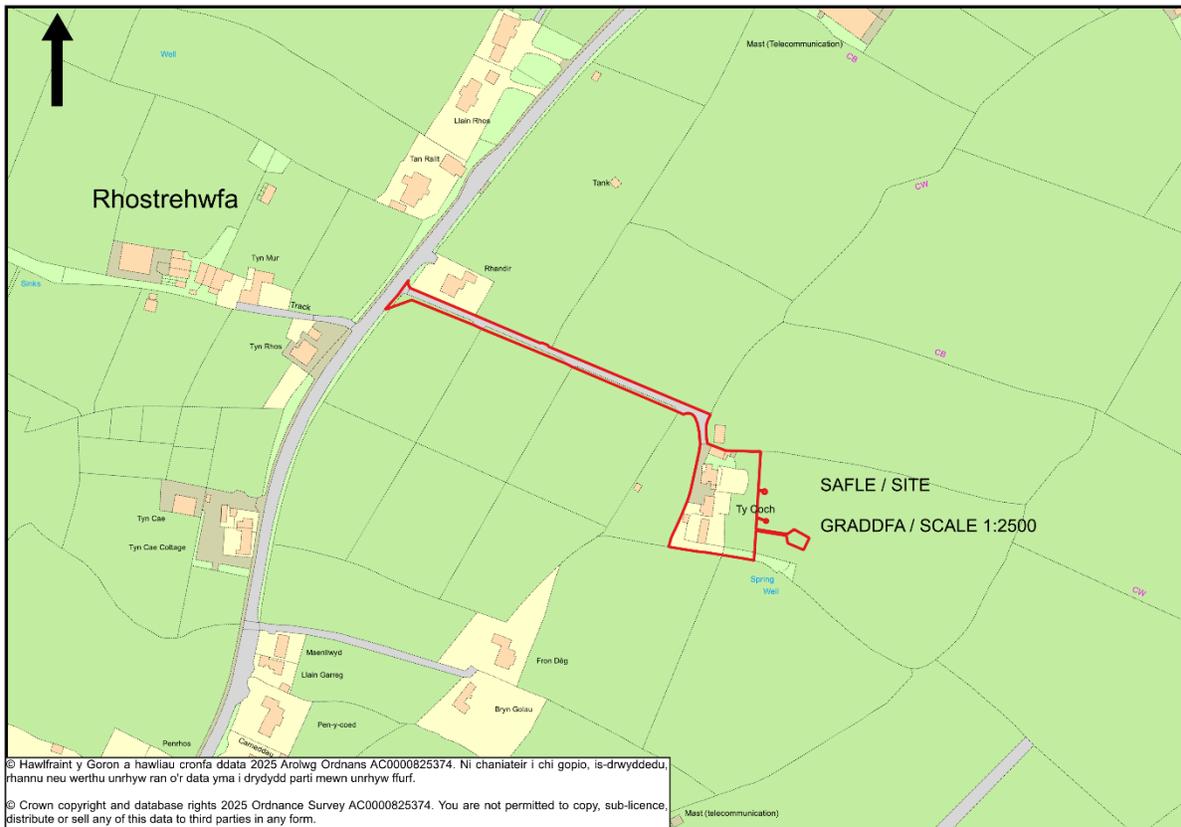
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/360

Applicant: Mr G Gibson

Description: Full application for the demolition of the existing dwelling and the erection of a replacement dwelling together with alterations to the existing access, the installation of a sewage treatment plant and associated works at

Site Address: Ty Coch Farm, Rhostrehwfa



Report of Head of Regulation and Economic Development Service (Owain Rowlands)

Recommendation: Refuse

Reason for Reporting to Committee

The application is being presented to the Planning and Orders Committee as it was called in by Councillor Nicola Roberts and as the Council is responsible for the access track that leads from the B4422 to the site.

At the planning committee held on the 7th of May 2025 members resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- i. The proposed design is lesser in scale than the previously refused application and will integrate into the surrounding area.
- ii. It would be more beneficial to demolish the property than to bring an old house up to modern standards.
- iii. The proposed dwelling would provide a home for a local family.

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.

1. Response to the reasons for approving the application

- i. The proposed design is lesser in scale than the previously refused application and will integrate into the surrounding area.

Criteria seven of policy TAI 13 states that outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape.

Paragraph 14.2 of the SPG states that replacement dwellings should be no larger than 20% of the floor area of the original unit, however it is appreciated that this figure is a guide, and that the LPA have approved and lost appeals for larger dwellings. The application refused by this committee in February 2024 proposed a 295% increase in floor area, whilst this application proposes a 198.6% increase in floor area. Whilst it is lesser in scale than the previously refused application, it remains an enormous increase in floor area which is considered aspirational. The replacement dwelling would also constitute considerable increases in length, width and height compared to the existing.

The existing dwelling is of a simple design, including a pitched slate roof and pebble dashed walls which is not a prominent feature of the landscape. An increase in height of between 1.8m and 2.8m coupled with increases in length and width would lead to the creation of a dwelling with its scale and mass significantly greater than the existing. The proposed finish materials consist of a mixture of local stone cladding, black windows and doors and metal wall and roof cladding. The increase in scale and conspicuous design would fail to preserve its open countryside setting, contrary to policy PCYFF 3.

- ii. It would be more beneficial to demolish the property than to bring an old house up to modern standards.

Whilst erecting a new dwelling could allow for a more modern and sustainable property, the applicant must demonstrate that the existing dwelling is not capable of retention through renovation and extension and/or it is demonstrated that the repair of the existing building is not economically feasible.

There appears to be no relationship between the submitted structural report and the build cost comparison. The structural report should make recommendations, and the cost comparison should provide the costs of carrying out the recommendations. The build cost comparison for a new build and renovation are both low when compared to BCIS average rates. The structural report does show a property requiring significant renovation, with the author concluding that it would be more practical and economical to demolish and rebuild, but there is no explanation on how the author arrives at this conclusion and no details on the assessment of costs made to arrive at this conclusion. It is considered that insufficient evidence has been provided to demonstrate that the existing dwelling is not capable of retention through renovation and extension, and it has not been demonstrated that the repair of the existing building is not economically feasible. The proposal is therefore considered contrary to criteria 4 of policy TAI 13.

iii. The proposed dwelling would provide a home for a local family

Providing a home for a local family is not a material planning consideration. The main planning consideration for this application is that the replacement dwelling is not acceptable in terms of scale and design terms and that the proposal fails to comply with policy TAI 13.

Conclusion

The existing dwelling has a modest appearance commensurate with its rural setting. The design and scale of the proposed replacement dwelling bears no resemblance to that of the existing dwelling and causes a visual impact which is significantly different and greater. The replacement dwelling would have a negative impact in visual amenity terms and would not be sympathetic or compatible with the site and the rural character of the area, contrary to policy PCYFF 3. The application proposes a 198.6% increase in floor area, which is significant and is clearly contrary to policy TAI 13 in this open countryside location. It has not been demonstrated that the existing dwelling is not capable of retention through renovation and extension, and it has not been demonstrated that the repair of the existing building is not economically feasible.

Recommendation

The application is refused for the following reasons:

(01) The siting, scale, design and appearance of the replacement dwelling would fail to enhance the character and appearance of the site and the surrounding area contrary to policies TAI 13 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (2019) and Planning Policy Wales (12th edition).

(02) The application fails to demonstrate that the existing dwelling is not capable of retention through renovation and extensions and it has not been demonstrated that the repair of the existing building is not economically feasible contrary to policy TAI 13 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (2019).

The application site comprises one of 4 retail units located on Glanhwfa Road, Llangefni within the development boundary but outside the designated town centre as defined in the JLDP. The site is not safeguarded within the JLDP for any specific purpose. Llangefni is categorised as a Urban Retail Centre in the retail hierarchy of the JLDP.

Key Issues

The key issues are whether the proposal is in compliance with local and national planning policies.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
 Strategic Policy PS 15: Town Centres and Retail
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 1: Welsh Language and Culture
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 1: Development Boundaries
 Policy MAN 3: Retailing Outside Defined Town Centres but Within Development Boundaries
 Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 4: Retail and Commercial Development (2016)

Technical Advice Note 23: Economic Development (2014)

Response to Consultation and Publicity

Consultee	Response
Polisi Cynllunio / Planning Policy	No comments.
Iechyd yr Amgylchedd / Environmental Health	Comments/advice in relation to environmental, food and health and safety considerations.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice re ecology and biodiversity matters.
Cynhorydd Geraint Ap Ifan Bebb	Request that the application be referred to the Planning and Orders Committee for determination.
Cynghorydd Nicola Roberts	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	No objection.
Draenio / Drainage	Comments/advice.
Dwr Cymru Welsh Water	No objection.

The application was afforded publicity. This was by way of posting personal notification letters to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 22/04/2025. At the time of writing this report no representations had been received by the Department.

Relevant Planning History

FPL/2019/8 - Cais llawn i gadw peiriant ATM yn / Full application for the retention of an ATM machine at - Heron Services, Llangefni - Caniatáu / Permit 08.03.2019

ADV/2019/1 - Cais i lleoli arwyddion wedi ei oleuo yn / Application for the siting of illuminated signs at - Heron Services, Llangefni - Caniatáu / Permit 08.03.2019

34C72N/ECON - Cais llawn i ddymchwel yr orsaf betrol presennol a'r uned adwerthu dodrefn gyfagos , gyda chodi gorsaf betrol newydd gyda gwasanaethau atodol, ail osod tanciau tanwydd tanddaeorol a gwneud gwaith i altro'r fynedfa bresennol yn / Full application for the - Herron Services, Glanhwfa Road, Llangefni Caniatáu / Permit 09.10.2014

34C72P/LUC - Full Planning - Cais am Dystysgrif Datblygiad Cyfreithlon ar gyfer defnydd presennol yn / Application for a Lawful Development Certificate for the existing use at - Herron Services, Ffordd Glanhwfa Road, Llangefni Cyfreithlon/Lawful 10.08.2015

34C72Q/ECON – Full application for the demolition of the existing petrol station and the adjacent retail furniture unit together with the erection of a new petrol filling station with associated ancillary facilities, replacement of underground fuel tanks together with the erection of three retail units and three storage units and alterations to the existing access at Herron Services, Ffordd Glanhwfa Road, Llangefni – Granted 10.11.2016

34C72R/SCR - Screening Opinion - Barn sgrino i ddymchwel, codi gorsaf betrol newydd gyda gwasanaethau atodol / Screening opinion for demolition, erection of a new petrol filling station with associated ancillary facilities - Herron Services, Ffordd Glanhwfa Road, Llangefni Ddim angen AEA / EIA not required 10.11.2016

34C72T/DIS - Discharge of Conditions - Cais i ryddhau amodau (03), (04), (11), (15), (17) a (18) o ganiatâd cynllunio 34C72Q/ECON yn / Application to discharge conditions (03), (04), (11), (15), (17) and (18) from planning permission 34C72Q/ECON at - Herron Services, Ffordd Glanhwfa Road, Llangefni 27.6.17

VAR/2022/12 - Cais o dan Adran 73A i ddiwygio amod (02) (cynlluniau a gymeradwywyd) o ganiatâd cynllunio rhif 34C72Q/ECON (gorsaf betrol) er mwyn hepgor y wal rannu rhwng yr orsaf betrol a'r unedau manwerthu yn / Application under Section 73A for the variation of condition (02) (approved plans) of planning permission reference 34C72Q/ECON (petrol filling station) so as to omit the dividing wall between the petrol filling station and the retail units at - Herron Services, Ffordd Glanhwfa Road, Llangefni - Gwrthod / Refused 1.9.22

FPL/2023/18 - Cais llawn am ganiatâd ôl-weithredol ar gyfer isrannu uned manwerthu sengl yn 2 uned manwerthu ar wahân yn / Full application for retrospective consent for the sub-division of a single retail unit into 2 separate retail units at Unit 2 , Herron Services, Ffordd Glanhwfa/ Glanhwfa Road, Llangefni - Caniatáu / Granted 03.03.2023

Main Planning Considerations

Introduction & Background

The application is made under Section 73 for the variation of condition (02) (sale of non-food goods only) of planning permission reference FPL/2023/18 (Retrospective consent for the sub-division of a single retail unit into 2 separate retail units) so as to allow for the sale of food from Unit 2a at Unit 2a, Herron Services, Ffordd Glanhwfa / Glanhwfa Road, Llangefni.

The application site comprises on of 4 retail units (Use Class A1) located within the development boundary but outside the designated town centre as defined in the JLDP. The site is not safeguarded

within the JLDP for any specific purpose. Llangefni is categorised as a Urban Retail Centre in the retail hierarchy of the JLDP.

The development was initially approved, as part of a wider development, in November 2016 under planning permission reference 34C72Q/ECON. Permission was subsequently granted in March 2023 under planning permission reference FPL/2023/18 for the sub-division of one of the units to form 2 separate retail units to make a total of 4 non-food retail units.

Material Planning Considerations

Condition (02) of planning permission reference FPL/2023/18 (condition (13) of the original permission ref 34C72Q/ECON) states “The retail units hereby approved shall only be used for the sale of non-food goods and for no other purpose specified in Class A1 of the Schedule to the Town and Country Planning (Use Classes) order 1987 (as amended) (or any Order re-voking or re-enacting that Order).” The stated reason for the condition was to define the scope of the permission.

Analysis of planning application 34C72Q/ECON indicates that the permission sought in relation to the retail units was specifically for ‘non-food’ retail use, and it appears that the condition restricting use was imposed solely on the basis of the applicant’s original specification as the officer’s delegated report provides no clear planning or policy justification for restricting the use of the units to non-food retail.

In light of the above and having regard to the fact that no material change of use is proposed, the variation of condition (02) of planning permission reference FPL/2023/18, to allow for the sale of food from Unit 2a is therefore considered to be acceptable.

Ecology & Biodiversity

Policy AMG 5 of the JLDP relates to Local Biodiversity Conservation and states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The application includes a Green Infrastructure Statement and includes appropriate biodiversity enhancement, comprising 2 swift boxes are proposed as part of the proposal.

It is therefore considered that the proposal is acceptable in terms of impact on ecology and biodiversity and complies with the requirements of Policy AMG5, the Section 6 Duty of the Environment Wales Act 2016 and the latest changes to Chapter 6 of PPW.

Highways

The Highways Department have also been consulted on the proposal and have raised no objection.

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposal would give rise to detrimental impacts upon the amenities of neighbouring properties or the character and appearance of the area.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) Retail units 1, 2 and 3 hereby approved shall only be used for the sale of non-food goods and for no other purpose specified in Class A1 of the Schedule to the Town and Country Planning (Use Classes) order 1987 (as amended) (or any Order re-voking or re-enacting that Order).

Reason: To define the scope of this permission.

(03) The bird boxes shall be installed as noted on drawing reference RPEN/S6751/07 Rev. A prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG5.

(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
- As Built First Floor Units 1, 2A, 2B and 3: 002/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Elevations All Units (Sheet 1 of 2): 003/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Elevations All Units (Sheet 2 of 2): 003/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Ground Floor Units 4, 5 and 6: 004/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Units 1, 2A, 2B and 3 without mezzanine: 008/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Units 1, 2A, 2B and 3 plus mezzanine: 009/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Plan View: 010 approved under planning permission reference FPL/2023/18
- Sequential Test Report, Owen Devenport Ltd, Ref 1506B/05/22 dated 09/01/2023 approved under planning permission reference FPL/2023/18
- Proposed Shop Front Elevation: RPEN/S6751/07 Rev. A
- Proposed GA: RPEN/S6751/03
- Green Infrastructure Statement, JMS Planning dated March 2025.

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, PS5, PS13, PS15, PS19, PCYFF1, PCYFF2, MAN 3, AMG5.

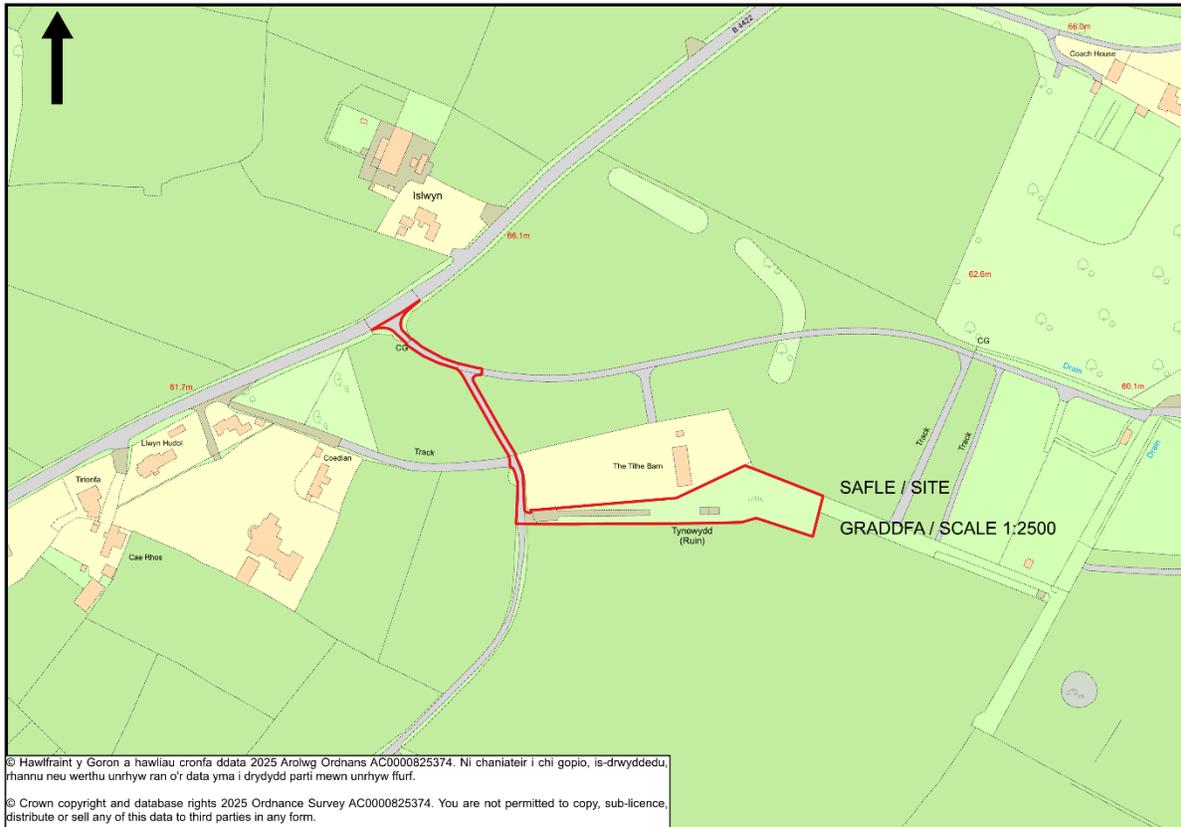
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2024/35

Applicant: Mr Richard Francis

Description: Application under Section 73 for the variation of condition (02) of planning permission reference FPL/2022/134 (Full application for conversion of the outbuilding into a 2 bedroom holiday let at) so as to amend the design at

Site Address: The Tithe Barn, Llangristiolus



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the committee as it is made under S73 to vary a permission which was originally granted by the planning committee. In addition to this, the application was called in by Local Member Geraint Bebb due to local concerns and concern regarding over provision of holiday accommodation in the area.

Proposal and Site

The site is located in the open countryside of the Llangristiolus area, with access to the site afforded via a private lane which also serves as means of access for a farm and the Henblas wedding facility. Special Landscape Area designation is given to the area and forms part of the Malltraeth Marsh and Surrounds designation. The site includes the recently converted Tithe Barn together with its associated garden and drive area, along with the building subject to this application sited to the rear of the plot bordering with the open countryside beyond. The land rises slightly from the highway, before dropping again which mostly obscures view of the site from the highway and completely obscures the building subject to this application. The Tithe Barn itself is a Listed Building and therefore by virtue of being within the curtilage of a Listed Building, the structure subject to this application is also a Listed structure. The structure is in a poor state of condition and does not include a roof or any windows/doors. Historically, the building was used as a cottage and benefits from an extant permission to convert it into a garage under application VAR/2020/15 and into a holiday let under FPL/2022/134.

This application is made under S73 so as to amend condition (02) (Approved plans) of permission FPL/2022/134 so as to allow an amended design. The amended design will follow the same design broadly as the previously granted consent but will be slightly larger by some 13m² floor area. Openings will also be removed due to the exposed location of the site.

Key Issues

The current application does not seek to alter the consented use of the building and only seeks to amend the design. As such the principle of the development has already been accepted and is not for contention as part of this application. The main issues of the scheme are the acceptability of the amended design in terms of visual impact and the impact upon the character of the Listed Building.

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 AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Strategic Policy PS 1: Welsh Language and Culture
Policy AMG 2: Special Landscape Areas
Policy AMG 5: Local Biodiversity Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Supplementary Planning Guidance Holiday Accommodation (2007)

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

Response to Consultation and Publicity

Consultee	Response
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Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with findings of updated survey and Green Infrastructure Statement.
Ymgynghorydd Treftadaeth / Heritage Advisor	No formal response to application but confirmed accompanying Listed Building Consent application recommended for approval.
Cynhorydd Geraint Ap Ifan Bebb	Call in due to local concern and over provision of holiday accommodation in area.
Cynghorydd Nicola Roberts	No response.
Cyngor Cymuned Llangristiolus Community Council	Object due to overprovision of holiday accommodation in area.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No observations.

Publicity was afforded to the scheme via the posting of personal letters to occupiers of neighbouring properties along with a site notice placed in the vicinity of the site. An advert was also placed in the local press. The latest date for representations to be made in response to the above was the 22/11/2025. At the time of writing this report, no representations have been received by the department.

Relevant Planning History

LUE/2022/11 - Application for a certificate of proposed use or development in relation to a material start having been made on permission VAR/2020/15 thus safeguarding the consent at Tithe Barn, Henblas, Bodorgan. Lawful 26/07/2022

VAR/2020/15 - Application under Section 73 for the variation of condition (03) (The development permitted by this consent shall be carried out in strict accordance to the plans submitted) of planning permission reference 36C49H (Change of use of barn into a dwelling, alterations and extensions to the former derelict cottage into a garage together with the installation of a septic tank) so as to amend design at Tithe Barn, Henblas, Bodorgan. Approved 05/08/2020

FPL/2022/134 - Full application for conversion of the outbuilding into a 2 bedroom holiday let at Tithe Barn, Henblas, Bodorgan. Approved 05/10/2022

Main Planning Considerations

Design

The structure is located within the curtilage of a Listed Building and therefore the design of the scheme is a primary consideration in order to ensure the character and distinctiveness of the historic asset is retained. The stone remains of the building will be retained and re pointed which will appear as a cladding, with dark cladding and sheeting used for the new structures. This design was considered acceptable by the local authority heritage officer and follows that same general design that was approved by the committee on the original scheme. The amendments to the scheme are considered to be minimal and would not alter the acceptability of the scheme in terms of design or its impact upon the Listed Building. Policy PS 20 of the JLDP requires that Proposals preserve and where appropriate enhance the heritage assets, their setting and significant views into and out of the building/area. It is considered that the scheme achieves this and thus conforms with PS 20.

Ecology

Under policy AMG 5 and the Council's duty under The Environmental Act (2016), it is expected that all proposals demonstrate a net gain to biodiversity. Net gain will be achieved in this case by the installation of bat boxes on the building along with a landscaping scheme and ecologically sensitive lighting. These measures were considered appropriate measures by the council Ecology officer in achieving net gain to biodiversity.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

Conclusion

The scheme was assessed against the joint local development plan together with accompanying national policies and supplementary planning guidance, where it was found to be in conformity with all relevant policies. No other material considerations are present which indicate a decision other than that of approval is justified. The scheme would not drastically alter the permission nor would it have a different impact upon the designed Special Landscape Area or the Listed Building. The scheme does not alter the number of units proposed and therefore will not result in an overprovision of holiday accommodation as stated by the local member. The scheme is therefore recommended for approval.

Recommendation

That the application is permitted subject to the following conditions:

(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.

- **Site Location Plan / 20-205-100 A**
- **Proposed Floor Plans and Elevations / 20-205-120 Rev H**
- **Site Plan - As Proposed / 20-205-110 Rev H**
- **Proposed Sections / 20-205-160 Rev B**
- **Proposed Hard and Soft Landscaping Plan / 20-205-115 Rev D**

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

(03) No development (including clearance, stripping out or demolition) shall take place until a photographic survey of the buildings has been undertaken in accordance with the *Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings*, and the survey has been submitted to and approved in writing by the Local Planning Authority.

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

Discharged under application DIS/2023/71

(04) 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.

(05) No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained. Soft landscape works shall include planting plans; written specifications; schedules of plants noting species and proposed numbers/densities where appropriate.

Reason: In accordance with policies AMG 5 (biodiversity enhancement) and PCYFF 4 (visual amenity) of the Joint Local Development Plan.

Discharged under application DIS/2023/71

(06) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In accordance with policies AMG 5 (biodiversity enhancement) and PCYFF 4 (visual amenity) of the Joint Local Development Plan.

(07) 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.

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 1, PCYFF 2, PCYFF 3, PCYFF 4, AT 2, PS 20, AMG 2, AMG 5, TWR 2.

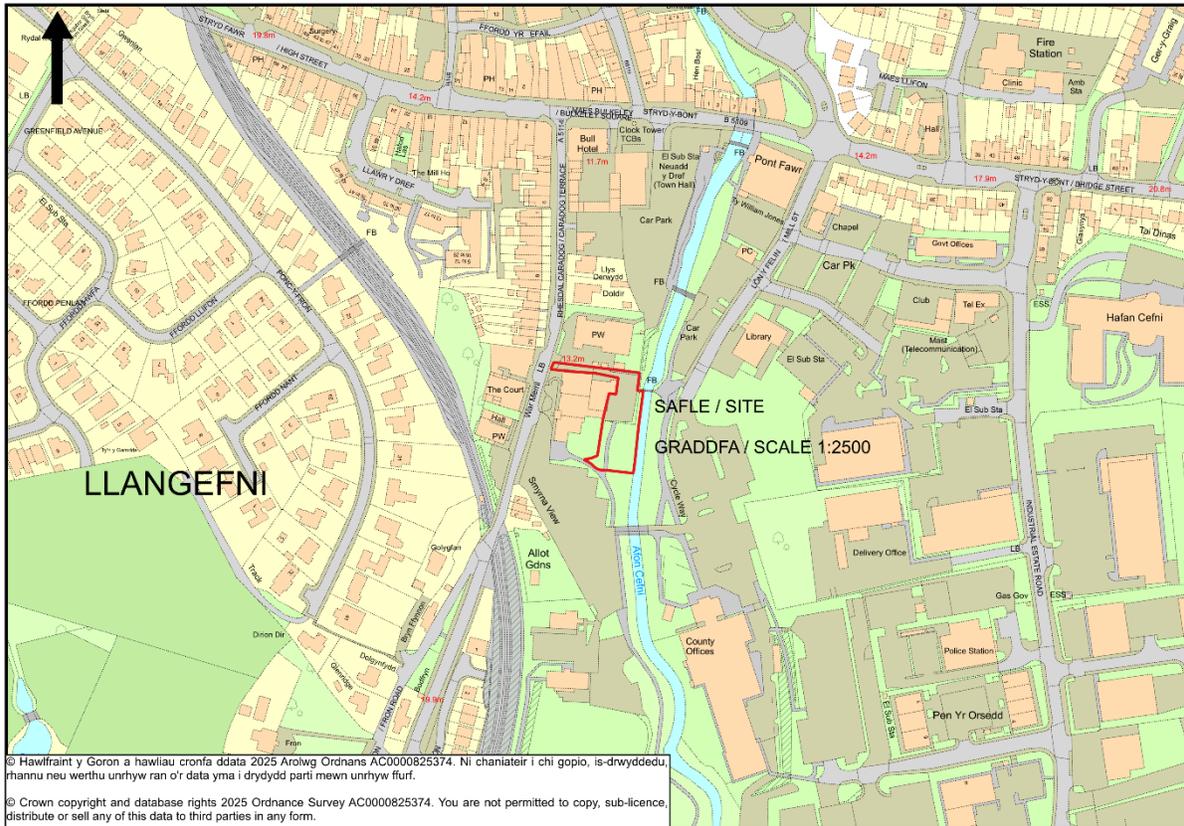
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/181

Applicant: Mr Tristan Haynes

Description: Full application for the erection of 6 residential units together with associated development at

Site Address: Shire Hall, Glanhwfa Road, Llangefni.



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

Recommendation: Refuse

Reason for Reporting to Committee

At the planning committee held on the 9th July, 2024 the members recommended that the planning application be approved in accordance with officer recommendation.

The planning application is reported to the Planning and Orders Committee as the applicant has failed to complete and sign a S106 agreement.

Proposal and Site

This is a full planning application for the erection of 6 residential units on land to the South East of the existing Shire Hall building in Llangefni.

The existing vehicular access from Glanhwfa Road will be used for the development and there will be 15 parking spaces available for the development.

Key Issues

The failure to complete and sign a S106 agreement.

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
Policy ISA 3: Further and Higher Education Development
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 5: Sustainable Development
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 16: Housing Provision
Strategic Policy PS 17: Settlement Strategy
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 8: Appropriate Housing Mix
Strategic Policy PS 18: Affordable Housing
Policy TAI 15: Affordable Housing Threshold & Distribution
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)
Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019
Supplementary Planning Guidance - Affordable Housing (2004)

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 15: Development and Flood Risk (2004)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)
Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
Ymgynghoriadau Cynllunio YGC	The drainage section has confirmed that the proposal will require a SuDS application to deal with surface water.
Gwasanaeth Addysg / Education Service	No requirement to provide education contribution due to sufficient spaces available in schools in the catchment area.
Betsi Cadwaladr University Health Board	No response
Cyngor Tref Llangefni Town Council	<ul style="list-style-type: none"> • Concerns regarding the drainage system and surface water in the area, • Overhead power lines, • Flooding issues due to the location close to Afon Cefni. • Impact on the Grade II Listed Building and the harmful impact of the development on the character of the area and the town. • Is there a need for this development. • Mature trees and wildlife under threat • Rugby club located next to the car park and the development is not in the right location.
Cynghorydd Nicola Roberts	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Cynghorydd Geraint ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Ymgynghorydd Treftadaeth / Heritage Advisor	The Heritage Officer acknowledges that the scale, size and massing of the proposed development has been reduced. The Heritage Officer confirms that the proposal will not harm the setting of the adjacent Listed Building, character of the Conservation Area or views into and out of it.
Polisi Cynllunio / Planning Policy	General policy advice in relation to relevant policies of of the JLDP.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority has confirmed that they are satisfied with the access and parking arrangements.
Swyddog Llwybrau Troed / Footpaths Officer	The drainage section has confirmed that the proposal will require a SuDS application to deal with surface water.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The ecological advisor is satisfied with the ecological mitigation provided with this application.
Iechyd yr Amgylchedd / Environmental Health	General advice in relation to hours of construction, comments in relation to vibration and contaminated land.

Dwr Cymru Welsh Water	Conditional approval
GCAG / GAPS	Conditional approval recommended to ensure that appropriate archaeological mitigation is undertaken.
Cyfoeth Naturiol Cymru / Natural Resources Wales	NRW have confirmed that their original concerns have been addressed in relation to flood risk and a condition should be placed on the permission so as to comply with the Flood Consequence Assessment submitted with the application.
Cynhorydd Geraint Ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Cynghorydd Nicola Roberts	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
T Dylan Edwards	Comments in relation to the need to obtain consent from IOACC to cross Council owned land.

The application was afforded the posting of personal notification letters to the occupiers of the neighbouring properties and an advert in the local press due to the site being in a Conservation Area. The latest date for the receipt of representations was the 16/05/2023. At the time of writing this report, no representations had been received.

Relevant Planning History

None.

Main Planning Considerations

Policy Considerations

In the JLDP Llangefni is identified as an Urban Service Centre under Policy TAI 1 (Housing in Local Service Centres). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy.

In accordance with Policy PCYFF 1 ('Development Boundaries'), proposals within development boundaries are approved if they comply with other policies and proposals in the Plan, National policies and other relevant planning considerations.

the 'Llangefni' housing price area in the Plan, it is noted that providing 10% of affordable housing is viable. As an increase of 6 units are proposed this means that 0.6 of the total new units should be affordable. The applicant has confirmed that the applicant will provide a financial contribution towards affordable housing. There will be a need to provide £49,999.99 financial contribution towards affordable housing.

Section 106 agreement

The planning application was approved in the Planning Committee in July 2024 subject to a S106 agreement in relation to financial contribution of £49,999.99 towards affordable housing and the need to provide management and maintenance for the embankment wall between the proposed building and Afon Cefni.

Since the matter was approved, the applicant has failed to appoint a Solicitor and place funds on account for the legal team to draft up a S106. Sufficient time has been given for the applicant to appoint a solicitor; however, due to the length of time that has passed with no prospect of completing the S106 agreement the Local Planning Authority has no option but to recommend refusing the planning application due to the lack of completing the required S106 agreement.

Conclusion

Due to the length of time that has passed with no prospect of completing the S106 agreement the Local Planning Authority has no option but to recommend refusing the planning application due to the lack of completing the required S106 agreement.

Recommendation

Refuse

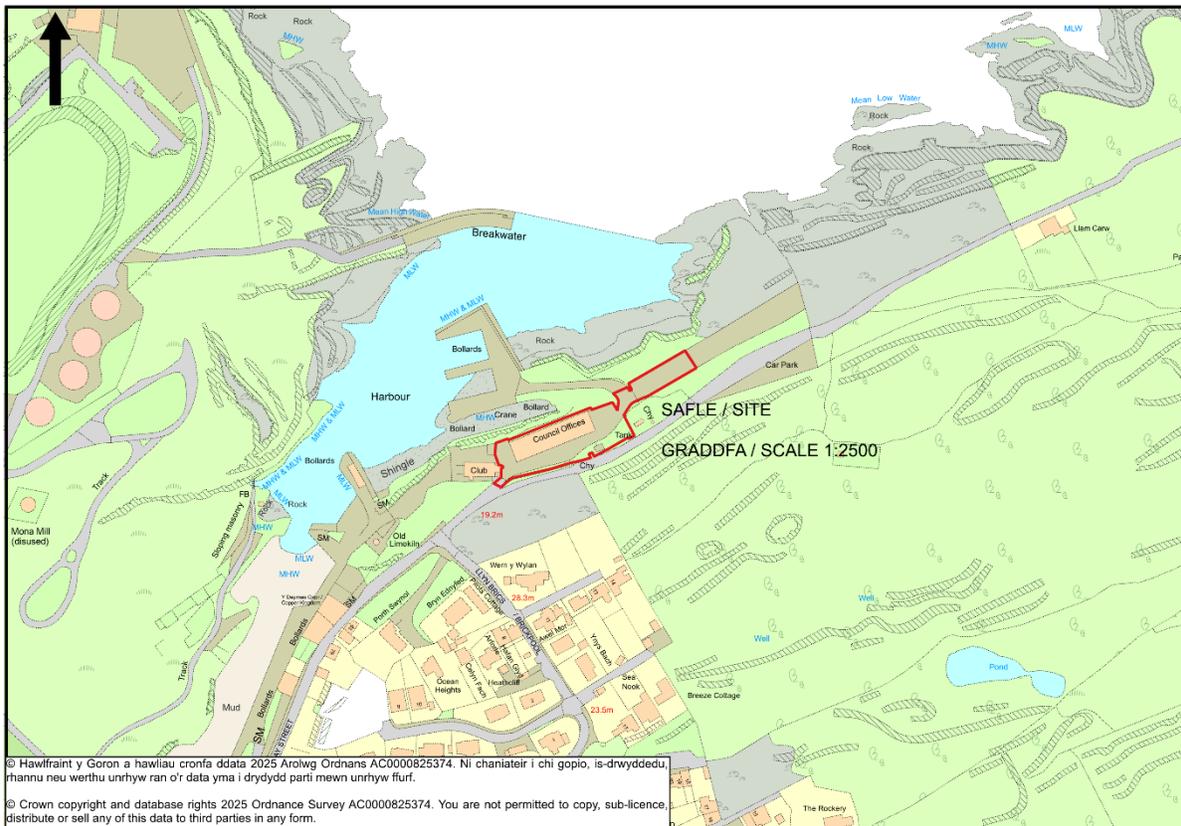
(01) The applicant has failed to complete a Section 106 agreement in relation to the need to provide a financial contribution towards affordable housing and the need to provide a management and maintenance for the embankment wall between the proposed building and Afon Cefni. The proposal is therefore contrary to Policy PCYFF 1 and Policy TAI 15 of the Ynys Mon and Gwynedd Joint Local Development Plan.

Application Reference: FPL/2025/84

Applicant: Head of Service Regulation and Economic Development

Description: application for refurbishment and alterations together with associated landscape works at the former

Site Address: Marine Terminal Building, Amlwch Port, Amlwch



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

Recommendation: Permit

Reason for Reporting to Committee

The application is made by the Isle of Anglesey County Council.

Proposal and Site

The proposed development comprises the refurbishment of the Marine Terminal Building, which is a two storey workshop, stores and office building located on the Southern shore of Port Amlwch to the south of the Grade II listed Dry Dock, and to the east of the Grade II listed Sail loft, in a coastal landscape setting of Porth Amlwch.

The proposal involves the refurbishment and extension of the existing building, along with associated landscaping and biodiversity enhancements. No material change of use is proposed.

Key Issues

The key issues are whether the development is in compliance with local and national planning policies and whether it is acceptable in terms of layout, design, and highways considerations and impacts upon heritage assets, the character and appearance of the site and area including the historic landscape and designated Conservation Area.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
 Policy TRA 4: Managing Transport Impacts
 Policy TRA 2: Parking Standards
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
 Policy AMG 5: Local Biodiversity Conservation
 Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)
 Technical Advice Note 4: Retail and Commercial Development (2016)
 Technical Advice Note 24: The Historic Environment (2017)

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

Anglesey AONB Management Plan 2023-2028

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	Comments/conditions.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response at the time of writing the report.
Draenio / Drainage	Comments/advice.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to environmental considerations.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments/conditions.
Dwr Cymru Welsh Water	Comments/conditions.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology and biodiversity considerations.
Asiantaeth y Bibell Brydeinig / British Pipeline Agency	Not affected.
Cynghorydd Derek Owen	No response at the time of writing the report.
Cynghorydd Aled Morris Jones	No response at the time of writing the report.
Cynghorydd Liz Wood	No objection
Cyngor Tref Amlwch Town Council	Support.

The application was afforded two means of publicity. These were the posting of personal notification letters to the occupiers of the neighbouring properties and the publication of an advert in the local press. The latest date for the receipt of representations was the 13/05/2025. At the time of writing this report no representations had been received.

Relevant Planning History

None.

Main Planning Considerations

Proposals and Site

The application is made for refurbishment and alterations together with associated landscape works at the former Marine Terminal Building, Amlwch Port.

The application site is located within the development boundary of Amlwch. The site is outside, but close to the designated Conservation Area and Area of Outstanding Natural Beauty and is in close proximity to a number of Listed Buildings.

The use of the building is as workshops and offices with associated storage and utility spaces which falls under use class B1 (Business, including light industrial uses) of the Town and Country Planning (Use Classes) Order 1987.

Policy Considerations

Polc PCYFF 1 ('Development Boundaries'), states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations. The site is within the development boundary and therefore accords with policy PCYFF 1.

Policy PCYFF 2 relates to Development Criteria and states that planning permission will be 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.

It is not considered that the proposed development is likely to give rise to unacceptable impacts as noted above, consequently the proposal also accords with policy PCYFF 2.

Policy PCYFF3 relates to Design and Place Shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient

design will be particularly encouraged. Proposals, including extension and alterations to existing buildings and structures will only be permitted provided they conform to all relevant policy criteria.

PCYFF 4 relates to Design and Landscaping and requires that proposals should satisfy the criteria in the policy to ensure it integrates with the surroundings and include appropriate landscaping proposals.

Policy PS 20 of the JLDP relates to Preserving and Where Appropriate Enhancing Heritage Assets and states that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets.

Proposals that will preserve and where appropriate enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted: (2) Listed Buildings and their Curtilages; (3) Conservation Areas (in line with Policy AT1).

Policy AT 1 of the JLDP relates to Conservation Areas, World Heritage Sites and Registered Historic Landscapes, parks and Gardens states that proposals within or affecting the views into and out of conservation areas, must, where appropriate have regard to the adopted Conservation Area Character Appraisals, Conservation Area Plan and Delivery Strategies.

Policy AMG 1 relates to Area of Outstanding Natural Beauty Management Plans and states that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

The Anglesey AONB Management Plan 2015-2020 notes:

CCC 3.1 All development proposals within and up to 2Km adjacent to the AONB will be rigorously assessed to minimise inappropriate development which might damage the special qualities and features of the AONB or the integrity of European designated sites.

CCC 3.2 All new developments and re-developments within and up to 2Km adjacent to the AONB will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the special qualities and features of the AONB. Proposals of an appropriate scale and nature, embodying the principles of sustainable development, will be supported.

Design

The proposals comprise modest changes to the appearance, form and elevational composition of the building and facing materials comprising modest scale dormer extensions to the North West elevation, upgrading doors, windows and roof, formation of new window/door openings in both gable elevations along with the installation of recessed roof lights and solar panels. Materials include slate roof, render, and copper metal sheeting which are in keeping with and match with the materials used in the refurbishment and upgrading of the nearby Sail Loft and Copper Kingdom.

The proposal will deliver significant visual and environmental improvements to the building and site and is therefore considered to be acceptable in terms of layout, design and appearance which will complement, preserve and enhance the character and appearance of the site, the nearby designated Conservation area, Area of Outstanding Natural Beauty, the Amlwch and Parys Mountain Historic Landscape and the Grade II Listed Dry Dock and Sail Loft in accordance with the requirements of policies PCYFF 3, PCYFF4, PS19, AMG1, PS20 and AT1. The proposal also includes appropriate landscaping in accordance with the requirements of policy PCYFF 4.

Ecology, Biodiversity & Landscaping

Policy AMG 5 of the JLDP relates to Local Biodiversity Conservation and states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The application includes a Green Infrastructure Statement, and Ecological Impact Assessment which sets out appropriate recommendations. In addition, the proposals include appropriate mitigation, planting, landscaping and biodiversity enhancement measures comprising bat block and boxes and nesting boxes.,

It is therefore considered that the proposal is acceptable and complies with the requirements of Policy AMG5, the Section 6 Duty of the Environment Wales Act 2016 and the latest changes to Chapter 6 of PPW.

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposal would give rise to detrimental impact upon the amenities of neighbouring properties, heritage assets or the character and appearance of the area, including the designated Conservation Area, AONB and historic landscape.

Recommendation

That the application is permitted subject to the following conditions:

(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 site shall be landscaped strictly in accordance with the submitted plan reference 1620017408-RAM-ZZ-XX-DR-L-92100 Rev. P4 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(03) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference RAM-ZZ-XX-SK-C-00001 Rev. P03 before the use of the development hereby approved 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.

(04) The development hereby approved shall be carried out in accordance with the Construction Environmental Management Plan Eco-Scope dated 11/12/2024.

Reason: To ensure necessary management measures are implemented for the protection of the environment during construction to ensure environmental compliance, to manage the risk of pollution incident and to protect sensitive receptors from potential indirect impacts.

(05) 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.

(06) Full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter the works shall be carried out and maintained in accordance with the approved details.

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

(07) The development hereby approved shall be carried out in accordance with the Conclusions detailed in Section 5 of the Ecological Impact Assessment by Eco-Scope dated 11/12/2024.

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

(08) Prior to the installation of the solar photovoltaic panels, full details of the proposed panels shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the materials, colour, and finish of the panels, which shall be of a dark colour and include measures to minimise glare and/or reflection. The solar panels shall be installed and maintained in accordance with the approved details for the lifetime of their use.

If the solar panels cease to be used for the generation of energy, they shall be removed from the building/structure within 3 months of becoming redundant, and the affected surfaces shall be restored in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenities of the designated Conservation Area and to ensure that redundant equipment is removed in a timely manner.

(09) 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:

- Site Location Plan: 13-018_001
- Proposed Site Plan: 13-018_101 Rev. E
- Proposed General Arrangement: RAM-ZZ-XX-SK-C-00001 Rev. P03
- Proposed Biodiversity Enhancements Plan: 1620017408-RAM-ZZ-XX-DR-L-92100 Rev. P4
- Proposed Below Ground Drainage: RAM-ZZ-XX-DR-D-00100 Rev. P01
- Proposed Elevations I: 13-018_104 Rev. A
- Proposed Elevations II: 13-018_105 Rev. B
- Proposed Sections A-A & B-B: 13-018_103 Rev. A
- Proposed Ground and First Floor Plans: 13-018_102 Rev. B
- Construction Environmental Management Plan, Eco-Scope, 11/12/2024
- Design & Access Statement, MGMA Architects
- Ecological Impact Assessment, Eco-Scope, 11/12/2024
- Surface & Foul Water Drainage Strategy, Ramboll, March 2025

- **Energy Statement, Ramboll, December 2024**

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, PS13, PS19, PS20, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, AMG1, AMG5, AT1.

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

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