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

Mr Dylan J. Williams
Prif Weithredwr – Chief Executive
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 3 MEDI 2025 am 1:00 o'r gloch	WEDNESDAY, 3 SEPTEMBER 2025 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI AC YN RHITHIOL DRWY ZOOM	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI AND VIRTUALLY THROUGH ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752518 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*)
Trefor LI Hughes MBE
John I Jones
Robert LI Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor (*Chair*)
Alwen P Watkin
Robin Williams
Liz Wood

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

APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 8)

To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 2 July, 2025.

4 SITE VISITS_(Pages 9 - 10)

To submit, for confirmation, the minutes of the Site Visits held on 30 July, 2025.

5 PUBLIC SPEAKING

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

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING_(Pages 11 - 32)

7.1 - FPL/2025/97 - Ponta Delgada, Ravens Point Estate, Trearddur Bay
[FPL/2025/97](#)

7.2 - FPL/2023/181 – Shire Hall, Glanhwfa Road, Llangefni
[FPL/2023/181](#)

7.3 - OP/2025/3 – Ty'n Llain, Malltraeth
[OP/2025/3](#)

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 33 - 52)

12.1 – VAR/2025/16 – Marian, Talwrn
[VAR/2025/16](#)

12.2 – OP/2025/1 – Llanfawr Road, Holyhead
[OP/2025/1](#)

12.3 – FPL/2025/66 – Mandarin Royale, Victoria Road, Holyhead
[FPL/2025/66](#)

13 OTHER MATTERS

None to be considered by this meeting.

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Planning and Orders Committee

Minutes of the hybrid meeting held on 2 July 2025

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, Neville Evans, Kenneth P Hughes, Trefor LI Hughes MBE, John Ifan Jones, Robert LI Jones, Jackie Lewis, Dafydd Roberts, Alwen P Watkin and Robin Williams
- Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection & Climate Change
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Legal Advisor (BS)
Group Engineer (Development Control and Traffic Management) (AR),
Planning Officer (OR),
Planning Assistant (HW),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillors Paul Ellis (for application 12.4); Keith Roberts (for application 12.2); Arfon Wyn (for application 12.1).
-

1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 4 June, 2025 were confirmed as correct.

4 SITE VISITS

None were considered by this meeting.

5 PUBLIC SPEAKING

There were no Public Speakers.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 FPL/2023/181 – Full application for the erection of 6 residential units together with associated development at Shire Hall, Glanhwfa Road, Llangefni

The application was presented to the Planning and Orders Committee as the applicant failed to complete and sign a S106 legal agreement. The Planning and Orders Committee approved the application at its meeting held on 9 July, 2024. At the last meeting of the Planning and Orders Committee held on 4 June, 2025 the applicant requested further time to arrange funds to draft the S106 agreement and the Committee resolved to defer the application for one month.

The Planning Development Manager reported that discussions are continuing as regards to the application and a deferment of the application for one month was proposed. The developer is optimistic to secure funding with a partner to develop the site.

Councillor Geraint Bebb proposed that the application be deferred to the next meeting. Councillor Kenneth P Hughes seconded the proposal of deferment.

It was RESOLVED to defer the application in accordance with the applicant's request to allow for further time to progress the S106 legal agreement.

7 APPLICATIONS ARISING

7.1 VAR/2025/18 – Application 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, Herron Services, Glanhwfa Road, Llangefni

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the last meeting of the Planning and Orders Committee held on 4 June, 2025 the Committee resolved to refuse the application contrary to the Officer's recommendation as it was considered that the proposal is contrary to policies MAN 3 and MAN 7 within the Joint Local Development Plan.

The Planning Development Manager reported that planning policy MAN 3 relates to retailing outside defined town centres but within development boundaries. The policy seeks to safeguard existing A1 retail shops from change of use to other uses and to the development of new A1 retail shops. He noted that as was explained at the last meeting there is no material change of use proposed under the current application and the use of the unit would continue to be A1 retail, consequently it is not considered that planning policy MAN 3 is relevant to the proposal. Analysis of the original planning application indicated that the permission sought was specifically for 'non-food' retail use and the Officer's delegated report provides no clear planning or policy justification to restrict the use of the units to 'non-food' retail and it therefore appears that the condition was imposed solely on the basis of the applicant's

original specification. The Planning Development Manager referred to planning policy MAN 7 which relates to hot food take-away uses. Hot food take-away's fall under class A3. Greggs is defined as a bakery under class A1 retail unit. Consequently, planning policy MAN 7 is not relevant to the proposal. He noted that the applicant has submitted a brief summary outlining as to how they benefit the community. Greggs is the largest bakery in the UK, with over 2,000 shops and 20,000 employees. Greggs support over 890 school breakfast clubs and affords the provision of over 62,000 free school meals each day across the UK. 950 charities receive donations of food that has passed the 'sell-by' date from their stores within deprived areas. 1% of profits, before tax, is donated to the 'Greggs Foundation' which supports families in hardship and also supports community projects. Greggs uses sustainable resources to reduce food waste and use 97% of renewable energy. The company also respects the Welsh culture and heritage of Wales with providing bilingual signage within their stores and recruiting Welsh speaking employees.

The Planning Development Manager further said that it is considered that the proposal is considered to be acceptable and accords with relevant local development plan policies and if the application was refused there is a risk of an appeal with costs. The recommendation was of approval of the application.

Councillor Geraint Bebb and a Local Member reiterated is opposition to the application. He referred to planning policy MAN 3 which states that such development can affect town centres. In respect of MAN 7 he considered that there will be problems relating to litter and odour from the store and since opening the Subway fast-food outlet in Herron Garage there has been an increase in litter in the vicinity. He further referred that he disagreed that there will be no increase in traffic in the area as he considered that people will not walk to the store and will result to increase in traffic within the Herron Garage site. He also considered that the proposal will have a negative effect on the town of Llangefni. Councillor Bebb reiterated his proposal to refuse the application contrary to the Officers recommendation. Councillor Robin Williams seconded the proposal of refusal.

The Planning Development Manager responded that planning policy MAN 3 is to protect the A1 use of units. He noted that this proposal is already an A1 use and if the application was refused there would be high risk of costs associated within any appeal process. The Legal Advisor reiterated that the proposal will be for an A1 use of the unit.

Councillor Kenneth P Hughes said that he considered that there are insufficient reasons to refuse the application and there is a high risk of costs associated if the appeal was granted. Councillor Hughes proposed that the application be approved in accordance with the Officer's recommendation. Councillor Jackie Lewis seconded the proposal of approval.

Councillor Dafydd Roberts said that he considered that the Greggs bakery should be located within the town of Llangefni. He further said that there is a condition on the previous approval of the units on the site that restricts the sale on non-food goods.

The Planning Development Manager responded that the Officer's delegated report which recommended approval of the original proposal provides no clear planning or policy justification to restrict the use of the units to 'non-food' retail and it therefore appears that the condition was imposed solely on the basis of the applicant's original specification.

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

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

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 HHP/2025/91 – Full application for the erection of a fence at 2 Bro Mynydd, Bryngwran

The application was presented to the Planning and Orders Committee as the Applicant is a relevant Officer as defined in section 4.6.10.2 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer in accordance with the requirements of section 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the application is for the demolition of the boundary wall on the southern elevations together with the erection of a new timber fence along the southern and western boundaries. The timber fence will be 1.46m high on the western boundary and a short section of the southern boundary. On the southern elevation, the timber fence will be 2m high and will be erected along the line of the access visibility splay in lieu of the existing low stone wall which is to be demolished. The fencing will be positioned to follow the line of the existing visibility splay and thus will ensure that vehicles can continue to access and egress the site in a safe manner. The Highways Authority were consulted as part of the application and have no raised concerns on condition the existing visibility splay will be maintained and that nothing exceeding 1.05m will be erected within the visibility splay; a condition will be imposed to safeguard this condition. The recommendation was of approval of the application.

Councillor Neville Evans proposed that the application be approved in accordance with the Officer's recommendation. Councillor Jackie Lewis 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 REMAINDER OF APPLICATIONS

12.1 OP/2025/3 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tyn Llain, Malltraeth

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

Councillor John Ifan Jones and a Local Member requested a site visit to the application site. He referred that the Officer's recommendation was given for refusing the application due to the site being within a flood zone. He requested that the Members viewed the flood gates and other locations within the area.

Councillor Geraint Bebb proposed that a site visit be undertaken to the site. Councillor Neville Evans seconded the proposal.

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

12.2 FPL/2025/97 – Full application for the demolition of the existing dwelling and the erection of a replacement dwelling at Ponta Delgada, Ravenspoint Estate, Trearddur Bay

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

Councillor Keith Roberts, a Local Member requested a site visit to the application site due to concerns within the locality as regards to the proposal.

Councillor Robin Williams proposed that a site visit be undertaken to the site. Councillor John Ifan Jones seconded the proposal.

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

12.3 FPL/2024/362 – Retrospective application for an extension to the curtilage and the retention of a new vehicle access and driveway at 48 Ffordd Lligwy, Moelfre

The application was presented to the Planning and Orders Committee as the visibility splay from the vehicle access crosses a small section of the garden of 91 Ffordd Lligwy, which is owned by the County Council.

The Planning Development Manager reported that the application is a retrospective application for the retention of the extension to the residential curtilage and the retention of a new vehicle access and driveway. The

extension to the curtilage is located to the Southeast of the existing dwelling and used to be a small patch of grassed area between 48 Ffordd Lligwy and 91 Ffordd Lligwy. The change of use of land into part of the residential curtilage of 48 Ffordd Lligwy has already been carried out on site with part of the land now converted into a driveway and vehicle access onto Ffordd Lligwy. The area of land measures approximately 95 metres squared with half of the land enclosed by a low wall and the other half to the rear enclosed by a timber fence. The extension to the curtilage is considered acceptable with the siting located adjacent to the properties gable wall and existing front garden, there remains a patch of grassed land open for pedestrian use between 48 and 91 Ffordd Lligwy to gain access to the rear houses and the small wall and timber fence enclosures have no negative impact on the existing dwelling or neighbouring dwellings in the area. The new vehicle access and driveway located on the extension of the curtilage have already been carried out on the site. The vehicle access measures 4.7m wide, has a boundary wall height of 1m in height with the loose stone drive area measuring 8.3m in length and 5.6 wide. The visibility splay plan provided with the application shows that there is more than 50m of visibility splay to the North and South of the vehicle access. The visibility splay to the South shown on the visibility splay plan provided crosses over a small part of the garden of 91 Ffordd Lligwy with the garden wall of this property measuring less than 1m in height and is at a lower level than the driveway of the application site. The Highways Authority has been consulted as part of the application and have raised no objection to the vehicle access or driveway and requested the driveway be bound finished for the first 5m back from the adjoining carriageway and that surface water from the driveway is intercepted and disposed of separately so that it does not discharge from or onto the highway with a condition imposed on approval of the application.

The Planning Development Manager said that the retention of the extension to the residential curtilage and the retention of a new vehicle access and driveway is considered acceptable as it would not have a negative impact on the existing site, properties in the area and can be conditioned to reduce any negative impact so as to comply with planning policies. The recommendation was of approval of the application.

Councillor Robin Williams said that he had received legal advice to declare that he is the Portfolio Member for Finance and Housing Services but has not discussed the application with any Officer within the Authority.

Councillor Kenneth P Hughes proposed that the application be approved in accordance with the Officer's recommendation. Councillor Jackie Lewis 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.

12.4 VAR/2025/17 – Application under Section 73 for the variation of condition (09) (Approved plans) of planning permission FPL/2022/85

(Full application for an extension to the existing golf course to create a Putt Stroke putting course, together with the erection of a clubhouse building, a bar and refreshment building, a 'half-way' house refreshment building a toilet block and associated development) so as to amend the siting and design of the proposed buildings at Llangefni Golf Course

The application was presented to the Planning and Orders Committee as the County Council owns the land.

The Planning Development Manager reported that the application is made under Section 73 for the variation of condition (09) (Approved plans) of a planning permission FPL/2022/85. The proposed amendments comprise of the relocation of the approved half-house building some 4.5m to the South; a 4m increase in the length of the bar/refreshment building from 8m to 12m; amendments to the design of the three approved buildings from pitch roofs to mono-pitch roofs and minor amendments to the course layout. The proposed amendments are considered to be of a relatively minor nature which would not significantly or materially alter the approved development and are therefore considered to be acceptable having regard to the provisions of the Joint Local Development Plan policies. The recommendation was of approval of the application.

Councillor Geraint Bebb 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.

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**

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PLANNING SITE VISITS

Minutes of the meeting held on 30 July, 2025

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Neville Evans, Kenneth Hughes,
John Ifan Jones, Dafydd Roberts.
- IN ATTENDANCE:** Planning Development Manager (RLJ)
Planning Officer (OHR)
- APOLOGIES:** Councillors Jeff Evans, Trefor Ll Hughes MBE, Robert Ll. Jones,
Jackie Lewis, Robin Williams
- ALSO PRESENT:** N/A
-

1. OP/2025/3 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tyn Llain, Malltraeth

The Planning Officer presented the application from the site entrance. It was explained to Members of the Committee that the application site was within the development boundary of Malltraeth and there had been no objections. The only objection was from Natural Resources Wales as the majority of the site lies within the C2 Flood Zone. The Planning Officer explained that the application has been assessed against the previous Technical Advice Note (TAN) 15 as the application was submitted before the new TAN came into force.

2. FPL/2025/97 – Full application for the demolition of the existing dwelling and the erection of a replacement dwelling at Ponta Delgada, Ravenspoint Estate, Trearddur Bay

The application was presented by the Planning Officer from the existing driveway. Members of the Committee proceeded to walk to the rear of the property to familiarise themselves with the site and its setting.

**Councillor Ken Taylor
Chair**

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Planning Committee: 03/09/2025

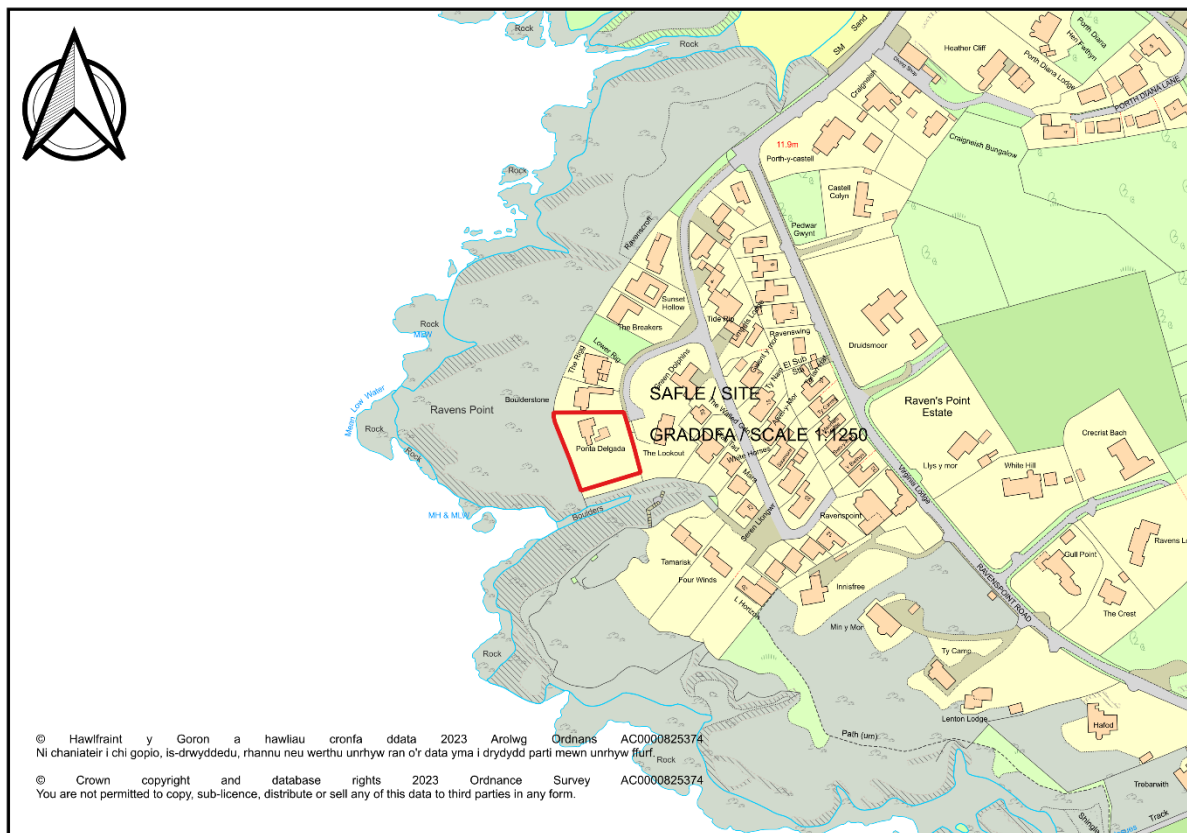
7.1

Application Reference: FPL/2025/97

Applicant: Mr & Mrs S Midwood

Description: Full application for the demolition of the existing dwelling and the erection of a replacement dwelling at

Site Address: Ponta Delgada, Ravens Point Estate, Trearddur Bay



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

Recommendation: Permit

Reason for Reporting to Committee

The application is being presented to the Planning and Orders Committee as it was called in by Councillor Keith Roberts due to concerns of overdevelopment, inappropriate scale and as the replacement dwelling would be out of character with neighbouring single storey dwellings.

At the planning committee held on the 2nd of July 2025 the members recommended a site visit takes place. On the 30th of July a site visit took place. The members are now aware of the site and its settings.

Proposal and Site

The application site is Ponta Delgada, a detached dwelling located in a cliff edge location, on the western side of Ravenspoint Estate, within the development boundary of Trearddur Bay as defined by the Joint Local Development Plan (JLDP).

The proposed scheme is for the demolition of the existing dwelling and the erection of a replacement dwelling.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact 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

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Policy TAI 13: Replacement Dwellings

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Isle of Anglesey AONB Management Plan 2023-2028

Supplementary Planning Guidance (SPG):

Design Guide for the Urban and Rural Environment (2008)

Parking Standards (2008)

Replacement Dwellings and Conversions in the Countryside (2019)

Planning Policy Wales – Edition 12 (2024)

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

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Provided environmental informatives and working hours condition.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The site is in close proximity to a few designated sites. Further details were requested regarding badger mitigation, nature boxes and a green infrastructure statement. Requested conditions relating to the ecological survey, badger safeguarding, CEMP and external lighting. Provided advice regarding roof work.

Swyddog awyr dywyll / Dark skies officer	No response received.
Cynghorydd Dafydd Rhys Thomas	No response received.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the access and parking arrangements. Requested a CTMP condition and provided highway informatives.
Dwr Cymru Welsh Water	The proposal is to dispose foul flows via the public sewerage system and discharge surface water run-off into a sustainable drainage system. Provided a condition relating to surface water drainage and advisory notes.
Polisi Cynllunio / Planning Policy	Outlined relevant policy considerations.
Cynghorydd Keith Robert Roberts	Called the application into the committee due to concerns of overdevelopment, inappropriate scale and as the replacement dwelling would be out of character with neighbouring single storey dwellings.
Cyngor Cymuned Trearddur Community Council	Noted concerns with the height and prominence of the proposed development on the headland.
Draenio / Drainage	Advice on shoreline management and SuDS.
Cynghorydd Trefor Lloyd Hughes	No response received.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections and provided advice on protected sites and protected species.

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 13/05/2025. At the time of writing this report, 15 letters of objection had been received at the department.

The main comments raised were:

Single Storey Restriction:

- A single storey restriction was placed on the original consent for Ravenspoint Estate in 1960 and this application would be in breach of that permission.
- The estate was initially designed by an award-winning architect who imposed a single storey condition for the good of the estate and wider location.
- Occupiers of nearby properties have been relying on the protection of the single storey restriction when purchasing their properties.
- An application for a second storey at Sunset Hollow, reference 46C507, was refused for scale and massing reasons as it would be out of character with the existing buildings in the area.
- The existing property has no second storey, only a small roof space accessed by an external staircase.

Design:

- The increase in floor space would have an overbearing impact on nearby properties.
- Altering the height and scale of the property would alter the character and appearance of the area.
- The site is in a prime position on the headland and the proposal would tower over surrounding properties.

- Does not respect the scale of the existing building by extending vertically, horizontally and in footprint. The scale and massing of the replacement dwelling is approximately three times the existing and 2.3 times the footprint.
- Unchecked coastal development ruining the local environment and destroying the natural beauty of the coastline.
- Over development in a sensitive and prominent location, pushing the building line forward.
- Loss of view due to increased scale and massing.
- The plot has ample space to develop without increasing the height.

General:

- This application is little different from the previously withdrawn application. It sees a small reduction in overall height but a dominant second storey remains.
- Approving this application would set a devastating precedent for other two storey properties on the estate.
- One room labelled as a study was a bedroom in the previous application.
- Photographs submitted showing an illustration of the proposed scheme from several nearby vantage points.
- Neighbours not consulted by the applicant with the amended plans.
- Boat store approved at another of applicants' properties is not being used to store boats.
- The applicants have a portfolio of other properties in the area.
- Two storey property 'Breakers' should not be used as a precedent as it was built apart from the remainder of the estate and represents an error in planning as the single storey restriction was missed.
- Overloaded drainage infrastructure in the area.
- The proposed dwelling would be used as a second home or holiday let, not addressing local housing concerns.
- Any approval should restrict permitted development rights, prevent the use of the flat roof as a balcony and restrict the use of the garage.

In response to some of these comments:

Single Storey Restriction:

- As this is a new planning application, the single storey restriction from the previous consent has no implication.
- Application 46C507 is on a different site and was refused under the previous local plan. This application will be determined on its own merits.
- The planning officer has conducted a site visit and is aware of the application site and its surroundings.

Design:

- Design matters will be discussed further in the main body of the report.
- Loss of view is not a material planning consideration.

General:

- This application would not set a precedent as two storey properties already exist on Ravenspoint Estate and as each application is dealt with on its own merits.
- Whether this was a three or four bedroom property would have no effect on the decision making process as there is ample space on site to accommodate a large dwelling and associated parking.
- Any alternative uses at adjacent properties should be a matter for planning enforcement and is not a consideration for this application.
- The applicants' property portfolio is not a planning consideration.

- There is no statutory requirement for applicants to consult with their neighbours. All neighbouring properties were informed of this application during the consultation period and have had an opportunity to present their comments.
- The drainage department and Welsh Water have been consulted and have provided comments on the application.
- There is currently no planning restriction on using a dwelling as a second home or holiday let.
- Conditions will be placed on the decision to remove permitted development rights, prevent the use of flat roofs as balconies and restrict the use of the garage.

Relevant Planning History

FPL/2024/261 - Full application for the demolition of the existing dwelling and the erection of a replacement dwelling at Ponta Delgada, Ravens Point Estate, Trearddur Bay. Withdrawn 24/02/2025.

Main Planning Considerations

The main planning considerations are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Proposal and Site

The application site is Ponta Delgada, a detached dwelling located in a cliff edge location, on the western side of Ravenspoint Estate, within the development boundary of Trearddur Bay as defined by the Joint Local Development Plan (JLDP).

The proposed scheme is for the demolition of the existing dwelling and the erection of a replacement dwelling.

The applications' main issues are:

- i. Policy Considerations
- ii. Siting and Design
- iii. Impact on Adjacent Residential Properties
- iv. Highways and Parking
- v. Ecology, Biodiversity and AONB

i. Policy Considerations

As the proposal is for a replacement dwelling, the relevant policy is TAI 13. The criteria of policy TAI 13 is as follows:

The first criterion requires that outside development boundaries or identified clusters, that the present dwelling has a lawful residential use. The application site is within the development boundary of Trearddur Bay and has a lawful residential use. The second criteria requires that the building is not listed, whilst the third criterion requires that the existing dwelling is of no particular architectural, historic, or visual merit, for which it should be conserved. The property is not a listed building and is not considered to have any merit worthy of being conserved. The fourth and fifth criterions are not relevant as the application site is within the development boundary.

The sixth criterion requires that the replacement dwelling should be within the same footprint as the existing dwelling unless it can be demonstrated that the relocation within the curtilage lessens its visual and amenity impact on the locality. Whilst the replacement dwelling will be on a larger footprint than the existing and will be increased in length and width, it will be sited in the same part of the site and will cover the majority of the existing footprint.

The seventh criterion is not relevant as the application site is within the development boundary. The eighth and ninth criteria relate to coastal change management areas and dwellings destroyed by

accident. None of these are relevant to this application. Criteria 10 and 11 of policy TAI 13 state that planning permission for a replacement dwelling may be subject to a condition to ensure the demolition of the original dwelling on the completion of the new dwelling and that permitted development rights are removed. Both these conditions will be imposed to ensure that no development shall commence on the replacement dwelling until the existing dwelling has been demolished and to enable the LPA to control any future developments at the site.

ii. Siting and Design

The existing dwelling is a single storey detached property with loft space in the roof. It is located in a coastal location on the cliff edge within the Ravenspoint Estate and has a generously sized curtilage. It is a white rendered property with a tiled roof, measuring a maximum length of approximately 15.8m from front to rear and a maximum width of 15.5m from side to side. It has a main pitched roof varying between 5.6m to 6m in height due to the site topography, together with two flat roof sections. The existing dwelling has a total floor area of around 225m².

The proposed dwelling will be on a larger footprint than the existing and will see increases in length and width. Including the attached garage it measures around 25.9m from front to rear and 22m from side to side. It will be a two storey flat roof dwelling ranging from 6.8m to 7.1m in height due to topography, with a 3.3m high single storey flat roof on the northern side. It will have a wrap around balcony on the south and west elevations above the ground floor flat roof, together with a flat roof section extending eastward for the garage.

The application proposes an increase in height of between 0.8m and 1.5m compared to the existing dwelling. Despite being the highest of the cliff edge properties in this part of the estate, higher than its neighbouring properties to the north, the increase in height is considered acceptable and will have a negligible impact on the built environment. It is acknowledged that a single storey restriction condition was placed on the original consent for the estate in the 1960s, however, as this is a new planning application, the condition has no implications. Furthermore, the estate already has several two storey properties, including The Lookout immediately east of the application site and the majority of the properties to the south and southeast across the ravine. Many of the properties across the ravine are two storey with flat roofs, such that this replacement dwelling is not considered out of character with the wider estate.

Ponta Delgada is set in a generous plot with a large curtilage, such that the increase in scale, height and footprint can be accommodated without appearing cramped or over developing the site. The replacement dwelling has a floor area of approximately 454m², which equates to a 102% increase in floor area. As stated, the application site has ample space to accommodate a larger dwelling and there is no planning policy restricting the scale of replacement dwellings within development boundaries. The surrounding area and wider built environment in Trearddur Bay consists of a range of building types and designs. Ravenspoint Estate consists of single storey and two storey properties, with a mixture of pitched and flat roofed properties, such that the proposed scheme will complement the character and appearance of the site and area in terms of siting, appearance, scale and height, in accordance with policy PCYFF 3.

The application proposes an increase in scale and massing compared to the existing dwelling, however, due to the lack of uniformity in this part of the estate, the replacement dwelling will integrate into the landscape, which has no distinct character. The replacement dwelling will be finished with a combination of natural stone, timber cladding and white render together with a seam roof and aluminium windows and doors. This will ensure a contemporary and high quality design, in accordance with policy PCYFF 3, that utilises materials appropriate to its surroundings. The ground floor will consist of three bedrooms, two bathrooms, a study, utility and garage, whilst the first floor will be a large open plan kitchen, dining and living room. The dwelling will have modest fenestration on the north, east and south elevations, with the western elevation facing the sea featuring larger areas of glazing on both floors. Whilst there will be an increase in glazing compared to the existing, larger areas of glazing are a common feature of contemporary design and measures will be in place to prevent light pollution. The roof area will feature

one roof light and shallow roof mounted solar panels. The remainder of the curtilage will remain unchanged, with the hardstanding parking area to the northeast and private garden surrounding.

iii. Impact on Adjacent Residential Properties

The application site is within the development boundary of Trearddur Bay, with neighbouring properties immediately to the north and east. There are no properties to the west due to the cliff edge position, whilst the properties to the south and southeast are further away due to the large residential curtilage and the coastal ravine.

The replacement dwelling will become 0.3m closer to neighbouring property Boulderstone to the north. The northernmost section of the replacement dwelling will be single storey, between 2.9m and 5.8m from the boundary due to the orientation of the dwelling and a further 2-3m away from the dwelling itself. The single storey section to the north ensures that the two storey section of the dwelling is further away from the boundary by 4.3m, reducing the scale and massing adjacent to the neighbouring properties and ensuring no overbearing impact. All three windows on the northern elevation will be obscured to ensure no overlooking and a 1.8m high obscured screen will be placed on the northern side of the balcony. These measures will be ensured by conditions (11) and (12). Due to the relationship between the replacement dwelling and neighbouring property Boulderstone, together with the measures in place to prevent overlooking, the development is not considered to negatively impact their privacy and amenities, complying with policy PCYFF 2.

Due to the garage extension on the eastern elevation, the replacement dwelling will become 4.6m closer to The Lookout. It will be around 8.1m away from the boundary and 19.2m away from the dwelling itself. As this is a single storey garage with a blank side elevation, it will have no greater impact on the neighbours than the existing dwelling. Other neighbouring properties to the north and northeast are further away from the application site, are separated by the closest neighbours and will not be affected by the proposed development. The replacement dwelling is over 22m away from the southern boundary of its curtilage, such that no neighbouring properties in that direction would be affected.

iv. Highways and Parking

Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. No amendments are proposed to the existing site access from the Ravenspoint Estate, with condition (04) requiring the submission of a CTMP to ensure no detriment to the highway or estate road during construction.

The application proposes a three bedroom dwelling, which requires three parking spaces in accordance with the parking standards SPG and policy TRA 2. If a four bedroom property was proposed, the parking requirement would remain unchanged. Regardless of the number of bedrooms, this is a large site with ample space to accommodate the parking requirements, complying with the transport policies of the JLDP.

v. Ecology, Biodiversity and AONB

The application site is in a sensitive coastal location immediately adjacent to the Anglesey Terns Special Protection Area (SPA), the North Anglesey Marine Special Area of Conservation (SAC) and a designated wildlife site. Condition (07) will require the submission of a CEMP to ensure no detriment to the designated sites during construction. All glazing on the western elevation and the roof light will be fitted with Solartek 35 light pollution prevention film to reduce light spill in this sensitive area, whilst condition (08) will require the submission of a lighting scheme.

To provide biodiversity enhancement, in accordance with policy AMG 5 and the Environment Wales Act (2016) two bird boxes and two bat boxes will be installed on the dwelling. A green infrastructure statement has also been submitted outlining the ecological considerations of the development to ensure compliance with Chapter 6 of Planning Policy Wales.

The application site is around 390m north of the AONB. Policy CCC 3.1 of the AONB Management Plan states that all developments 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. Policy CCC 3.2 continues by stating that developments will be expected to adopt the highest standard of design, materials and landscaping in order to conserve and enhance the special qualities and features of the AONB and to be respectful of the local context. Despite the replacement dwelling being larger and higher than the existing, it has been designed to a high quality and will integrate into the mixed character of the built environment. It is separated from the AONB by several dwellings of varying designs and types and is not considered to negatively impact the designated area.

Conclusion

To conclude, this application proposes the demolition of the existing dwelling and the erection of a replacement dwelling, which is considered to comply with policy TAI 13 due to its siting within the development boundary of Trearddur Bay. Whilst the replacement dwelling will constitute increases in footprint, height, length and width, the application site is a large plot which is capable of accommodating a larger dwelling. It has been designed to a high quality and will integrate into the surrounding built environment, which features a range of building types and designs. Due to its relationship with its neighbouring properties and the measures in place to prevent overlooking, the privacy and amenities of nearby residential properties will be maintained. The estate road and local highway will not be affected; measures are in place to protect the nearby designated sites and overall biodiversity enhancement will be provided.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

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

(02) 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.

- P.01 - Location plan
- P.02 Rev A - Existing & proposed block plans
- P.05 Rev A - Proposed ground floor plan
- P.06 Rev A - Proposed first floor plan
- P.07 Rev A - Proposed north elevation
- P.08 Rev A - Existing & proposed north elevation comparison
- P.09 - Proposed east elevation
- P.10 - Existing & proposed east elevation comparison
- P.11 - Proposed south elevation
- P.12 - Existing & proposed south elevation comparison
- P.13 Rev B - Proposed west elevation
- P.14 - Existing & proposed west elevation comparison
- P.15 - Existing & proposed northwest elevation comparison
- Green infrastructure statement - Cadnant Planning - June 2025
- Bat Scoping Survey Report - Leigh Ecology Ltd - 4th August 2023
- Badger mitigation - Leigh Ecology Ltd - 27th May 2025

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

(03) Demolition or construction works shall not take place outside the hours of 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers

(04) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

The works shall be carried out strictly in accordance with the approved details.

Reason: In the interests of highway safety.

(05) The development shall take place in accordance with Section 7 'Recommendations' of the Leigh Ecology Ltd Bat Survey Report dated 4th August 2023 submitted under application reference FPL/2025/97.

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

(06) The development shall take place in accordance with the badger safeguard measures noted in Appendix 1 of the Leigh Ecology Ltd Bat Survey Report dated 4th August 2023 and the badger mitigation proposal dated 27th May 2025; both submitted under application reference FPL/2025/97.

Reason: To safeguard any badgers on the site.

(07) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. All work must proceed in accordance with the approved details:

- Full details of the location of any cement mixing during the construction phase and measures taken to ensure cement/dust/dirt will not enter the nearby designated areas.**
- Full details of where materials and waste materials will be stored on site.**
- Working hours during the construction.**
- Noise, vibration and pollution control impacts and mitigation.**
- Water quality and drainage impacts and mitigation.**

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

(08) Full details of all external lighting to be used on the development shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwelling hereby approved. No external lighting other than that approved under this condition shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the area, biodiversity and control artificial light pollution.

(09) Prior to the occupation of the dwelling hereby approved the bird boxes and bat boxes shown on the proposed east and south elevations, drawing numbers P.09 and P.11, shall be installed and thereafter kept as such for the life of the development hereby permitted.

Reason: To help conserve and protect biodiversity.

(10) Prior to the occupation of the dwelling hereby approved all glazing and skylights on the proposed west elevation and the existing & proposed block plans, drawing numbers P.13 Rev B and P.02, shall be installed with 'Solartek HP Charcoal 35 Internal' light pollution film and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To protect the nearby designated areas and maintain dark skies in accordance with Policies AMG 5 and PCYFF3 of the JLDP.

(11) Prior to the occupation of the dwelling hereby approved all windows labelled as obscured on the proposed north elevation, drawing P.07 Rev A, 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.

(12) Prior to the use of the balcony hereby approved the 1.8m high obscured screen on the proposed north elevation, as labelled on drawing reference P.07 Rev A, shall be installed 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

(13) The proposed flat roof sections outlined in green on the attached proposed first floor plan, drawing number P.06 Rev A, shall at no time be used as a first-floor balcony or roof terrace.

Reason: To safeguard the amenities and privacy of the neighbouring properties.

(14) 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, and E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(15) No development shall commence on the replacement dwelling until the existing dwelling has been demolished.

Reason: To ensure that the development is in accordance with policies of the Joint Local Development Plan.

(16) The garage hereby permitted shall only be used as a private garage incidental to the enjoyment of the adjoining dwelling on land outlined in red on the location plan submitted under planning application reference FPL/2025/97 and for no commercial or business use whatsoever.

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

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

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety

of existing residents and ensure no pollution of or detriment to the environment.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AMG 1, AMG 5, PCYFF 2, PCYFF 3, PCYFF 4, PS 5, PS 19, TAI 13, TRA 2, TRA 4

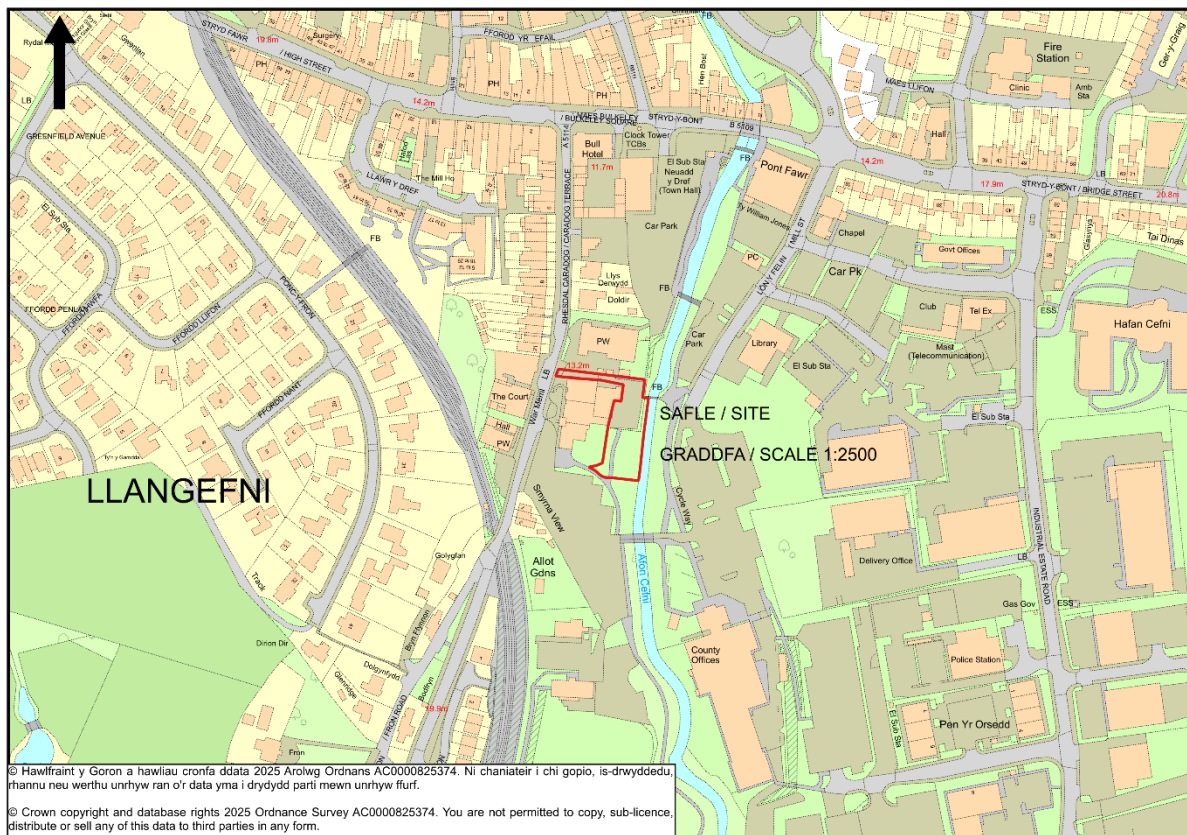
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/181

Applicant: Mr Tristan Haynes

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

Site Address: Shirehall, Glanhwfa Road, Llangefni.



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

Recommendation: Refuse

Reason for Reporting to Committee

The planning application was reported to the Planning and Orders Committee on the 7th May, 2025 with a recommendation of refusal as the applicant has failed to complete and sign a S106 agreement. However, prior to the Planning Committee the applicant requested further time to arrange funds to draft the S106 agreement. The LPA has provided the applicant with a further four months to allow the applicant to make arrangements to fund the S106 agreement; however, to date no progress has been made to fund the S106 agreement. The Local Planning Authority has no other option but to recommend refusal of the planning application due to the lack of progress to complete the 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
Cynghorydd Geraint ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
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 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

That the application is refused for the following reason:

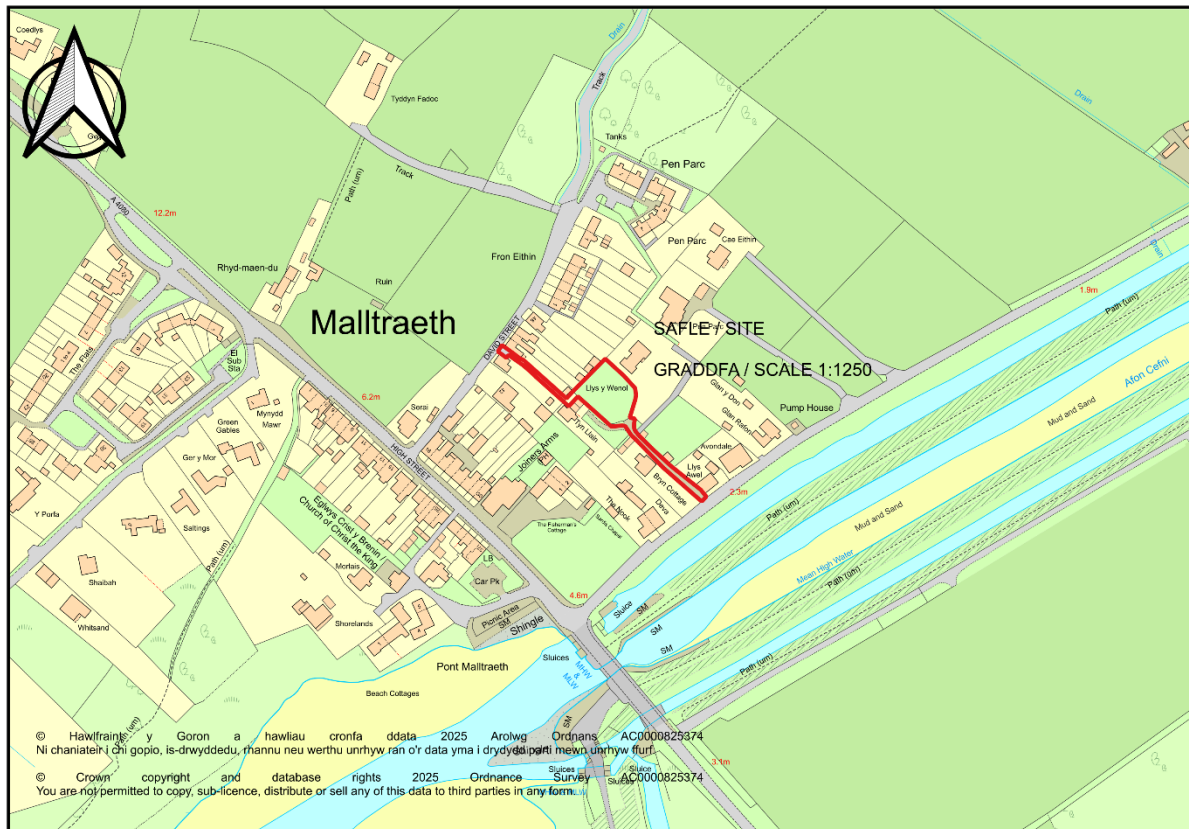
(01) The applicant has failed to complete a Section 106 agreement in relation to the need to provide a financial contribution towards affordable housing and the need to provide a management and maintenance for the embankment wall between the proposed building and Afon Cefni. The proposal is therefore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

Application Reference: OP/2025/3

Applicant: Mr D Jones

Description: Outline application for the erection of a dwelling with all matters reserved on land adjacent to

Site Address: Tyn Llain, Malltraeth



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 Arfon Wyn. He is supporting the application as the site is some distance away from Cob Malltraeth, surrounded by several existing properties, with no evidence of previous flooding.

At the planning committee held on the 2nd of July 2025 the members recommended a site visit takes place. On the 30th of July a site visit took place. The members are now aware of the site and its settings.

Proposal and Site

The application site is a plot of land within the development boundary of Malltraeth as defined by the Joint Local Development Plan (JLDP). The plot is located between the properties Llys y Wennol and Tyn Llain and is accessed via a small lane from the main road.

The proposed scheme is an outline application for the erection of a dwelling with all matters reserved.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, whether flood risk can be adequately managed and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

Policy AMG 2: Special Landscape Areas
Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 18: Affordable Housing
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy TAI 8: Appropriate Housing Mix
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance

Design Guide for the Urban and Rural Environment (2008)
Housing Mix (October 2018)
Parking Standards (2008)

Planning Policy Wales (Edition 12, 2024)

Technical Advice Notes

Technical Advice Note 12: Design (2016)
Technical Advice Note 15: Development and Flood Risk (July 2004)
Technical Advice Note 15: Development, flooding and coastal erosion (April 2025)

Response to Consultation and Publicity

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No comments.
Draenio / Drainage	Advice on flood zones, vulnerable developments and SuDS.

Dwr Cymru/Welsh Water	Advised that the site is crossed by public sewers and lateral drains and that the site layout should take into account these utilities and their protection zones. Confirmed that capacity exists within the public sewerage network for foul only flows. Requested conditions regarding a foul water drainage scheme and surface water drainage and provided advisory notes.
Cynghorydd John Ifan Jones	No response received.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Concerns regarding the application due to flood risk. Confirmed that the application is highly vulnerable development within Zone C2 of the Development Advice Map contained in TAN 15. Highly vulnerable development should not be permitted in Zone C2 and the justification tests in paragraph 6.2 of the TAN do not apply. Requested further information on flooding but continue to object as no further information was received. Recommend that the application should be refused on planning policy grounds. Provided advice regarding protected sites, protected species and designated landscapes. The LPA would have to inform NRW if the application is approved by the committee contrary to their advice and NRW could intervene at this point.
GCAG / GAPS	No significant archaeological implications.
Cynghorydd Arfon Wyn	Called the application into the planning committee. He is supporting the application as the site is some distance away from Cob Malltraeth, surrounded by several existing properties, with no evidence of previous flooding.
Cyngor Cymuned Bodorgan Community Council	No response received.
Iechyd yr Amgylchedd / Environmental Health	Provided environmental, contaminated land and vibration comments along with a working hours condition.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections, requested a CTMP condition and provided advisory notes.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The development site is near a few designated sites. Requested conditions relating to a CEMP, vegetation removal period and works to follow the ecological survey. A landscaping plan is required along with a long-term management plan; advice has been provided regarding their contents. Details of lighting and biodiversity enhancement will also be required. Queries were raised regarding wastewater, sewage and hardstanding.
Polisi Cynllunio / Planning Policy	Outlined the relevant policy considerations.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed on site and within the local newspaper as the site access is a public footpath. The latest date for the receipt of any representation was the 28/04/2025. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

15C123B – Outline application for the erection of a dwelling on land adjacent to Ty'n Llan, Malltraeth. Approved 19/06/2007.

15C123C – Renewal of planning consent 15C123B outline application for the erection of a dwelling on land adjacent to Ty'n Llan, Malltraeth. Approved 03/08/2010.

15C123D – Application to erect a dwelling on land adjacent to Ty'n Llan, Malltraeth. Returned to Applicant.

15C123E - Outline application with all matters reserved for the erection of a dwelling on land adjacent to Tyn Llan, Malltraeth. Returned to Applicant.

OP/2024/1 - Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tyn Llan, Malltraeth. Refused 24/06/2024.

OP/2024/9 - Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tyn Llan, Malltraeth. Refused 01/11/2024.

Main Planning Considerations

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, whether flood risk can be adequately managed and whether the proposed development would impact any neighbouring properties.

Proposal and Site

The application site is a plot of land within the development boundary of Malltraeth as defined by the Joint Local Development Plan (JLDP). The plot is located between the properties Lllys y Wennol and Tyn Llan and is accessed via a small lane from the main road.

The proposed scheme is an outline application for the erection of a dwelling with all matters reserved.

The applications' main issues are:

- i. Proposed Development
- ii. Housing Considerations
- iii. Flooding
- iv. Impact on Adjacent Residential Properties
- v. Highways
- vi. Ecology, Biodiversity and Special Landscape Area

i. Proposed Development

The application is submitted in outline form for the erection of a dwelling with all matters reserved. The application site measures a total of 430m², excluding the access track. Although all matters are reserved, an indicative site plan has been submitted which indicates that the dwelling would be located centrally in the plot, following the same building line as neighbouring property Lllys y Wennol. The site is accessed using an existing track from the main road.

The site is located in a residential area with a few neighbouring properties in the vicinity. Upper and lower limits have been provided which indicate that the two-storey dwelling would be a maximum of 8.5m in height with a maximum width of 10m and length of 15m. This is considered an appropriate scale to integrate into the site and its surrounding built and natural environment. Tyn Llain to the southwest is a two-storey dwelling, as is Llys y Wennol to the northeast and the properties on David Street to the northwest. The proposed dwelling is considered an appropriately scaled dwelling that would comply with policy PCYFF 3.

ii. Housing Considerations

In the JLDP Malltraeth is identified as a coastal/rural village under policy TAI 4. This policy supports housing to meet the plan's strategy through housing allocations and suitable unallocated sites within the development boundary, provided that the size, scale, type and design of the development corresponds with the settlements character.

In accordance with policy PCYFF 1, proposals within development boundaries are approved if they comply with other policies and proposals in the plan, national policies and other relevant planning considerations. This site lies within the Malltraeth development boundary as identified in the JLDP, so the proposal can therefore be considered against Policy TAI 4. The site is not allocated in the plan for any specific land use.

The indicative supply level for Malltraeth over the plan period is 16 units, including a 10% slippage allowance, which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing. During the period of 2011 to 2024, a total of 5 units have been completed in Malltraeth, all on windfall sites. The windfall land bank, sites with existing planning consent and likely to be developed at April 2022 stood at 0 units. This means that there is capacity within the indicative supply for the settlement of Malltraeth. Therefore, there is no need for a Welsh language statement to support the application under criterion 1(b) of policy PS1.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within rural/coastal villages such as Malltraeth. Since only one dwelling is being proposed in this development policy TAI 15 is not relevant and it is not necessary to provide an affordable element.

iii. Flooding

The application site is located within a C2 flood zone of the Development Advice Map contained in the previous TAN 15 (2004) and is within Flood Zone 3 Seas in the Flood Map for Planning contained in the updated TAN 15 (2025).

The Welsh Government published a new TAN 15 during the process of this application. That document confirms that it should be read in conjunction with Planning Policy Wales (PPW) and the Welsh National Marine Plan and that it replaces TAN 14 and the previous TAN 15. However, the Ministerial Written Statement dated 31 March 2025, which accompanied the publication of the new TAN, confirms that there will be a transitional period for its implementation. Specifically, planning applications that were submitted and registered before the publication of the new TAN, such as this one, shall continue to be assessed against the previous version.

Paragraph 6.2 of TAN 15 states that new developments should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and emergency services in zone C2 should not be permitted. Highly vulnerable development is classed as being all residential premises, public buildings, especially vulnerable industrial development and waste disposal sites.

Paragraph 7.4 of TAN 15 states that before deciding whether a development can take place an assessment, which examines the likely mechanisms that cause the flooding, and the consequences of

the development on those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

Two recent applications have been refused on the site on flooding grounds, with NRW objecting to the location of the site within a C2 flood zone. The Local Planning Authority wrote to NRW in April 2025 requesting that they review the Flood Consequence Assessment submitted in support of the application as the LPA is satisfied with the application on all grounds except for flooding.

Natural Resources Wales object to the application as the Flood Consequence Assessment fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level in line with TAN 15. It fails to demonstrate that the entire development site has been designed to be flood free in the 0.5% (1 in 200 year) tidal event plus climate change. The flood assessment is also considered outdated having been written almost 19 years ago with only a recent addendum. NRW also have significant concerns regarding the vehicular access and egress to the site which would be significantly compromised in flood conditions and the lack of information regarding the pedestrian access/egress route to the north of the development site. Any amended FCA should consider appropriate breach assessments, specifically considering projected velocities given the proximity of the development site to the embankments. NRW are aware that the Afon Cefni has breached on numerous occasions and state that it should be considered as part of any amended documents. The applicant was given the opportunity to revise the FCA in light of NRW comments, however no further information was received such that NRW object to the development on flooding grounds.

Strategic policy PS 6 states that in order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated that they are located away from flood risk areas, aiming to reduce the overall risk of flooding within the Plan area. This is supported by 6.6.22 of PPW which states that planning authorities should adopt a precautionary approach of positive avoidance of development in areas of flooding from the sea or from rivers.

This application is for the erection of a dwelling; therefore, it is classed as highly vulnerable development, which cannot be supported. As the site is located within a C2 Flood Zone, the development would be contrary to TAN 15, Strategic Policy PS 6 and policy PCYFF 2, which states that a proposal should demonstrate its compliance with national planning policy and guidance. If the committee recommendation is one of approval, contrary to NRW advice, the Local Planning Authority is obliged to write to NRW, in accordance with paragraph 11.7 of TAN 15, who can intervene at this stage.

iv. Impact on Adjacent Residential Properties

It is considered that there is ample space within the application site to accommodate the proposal without appearing cramped or overdeveloped. The layout plan also confirms there is a sufficient amenity area available for the future occupiers of the dwellinghouse.

Although the appearance and layout would be considered at reserved matters stage, it is imperative that consideration is given to the impact of nearby residential amenity at outline stage. An indicative plan has been provided which provides distances to nearby dwellinghouses.

The proposed dwelling would be around 1.8m from the boundary with Llys y Wennol to the northeast and 4.8m to the side of the property itself. It would be around 6.1m to the boundary with Tyn Llain to the southwest and 6.7m away from the property itself. The dwelling would be around 6.2m away from its rear boundary with the properties on David Street, but much further away from the properties themselves due to their long rear gardens. Conditions could restrict openings at first floor level on the side elevation to ensure no overlooking between neighbouring properties. The location of windows and any further mitigation measures would be assessed at the reserved matters stage, to ensure that the privacy and amenities of neighbouring properties are maintained and protected as part of the development. It is not considered that the proposed development would negatively impact the privacy and amenities of neighbours, complying with policy PCYFF 2.

v. Highways

The Highways Authority has no objections to the proposed development. Full access details would be submitted with a reserved matters application and a condition would require details of parking arrangements and the submission of a Construction Traffic Management Plan.

vi. Ecology, Biodiversity and Special Landscape Area

The ecological advisor has no objections to the development. Planning conditions would require the submission of additional information in relation to external lighting, biodiversity enhancements, CEMP and a landscaping plan. Other conditions would restrict the vegetation removal period and would ensure that works are carried out in accordance with the ecology survey. A green infrastructure statement has also been submitted with the application. This will ensure compliance with the changes to Chapter 6 of Planning Policy Wales.

The application site is within the Special Landscape Area 'Malltraeth Marsh & Surrounds'. Policy AMG 2 states that proposals need to carefully consider the scale and nature of development to ensure that there is no significant adverse detrimental impact on the landscape. It is not considered that the proposal will have a significant adverse detrimental impact on the landscape as it follows a similar pattern of development of the area.

Conclusion

The application involves the erection of a two-storey detached dwelling. As the site is within a C2 flood zone, the proposed development is classed as a highly vulnerable development, which cannot be permitted as it is contrary to policy PCYFF 2, strategic policy PS 6 and Technical Advice Note 15. Whilst policy TAI 4 supports residential development in Malltraeth, the scale of the dwelling is considered acceptable and other matters such as impacts on neighbours, highways and ecology could be resolved during a reserved matters application, the location within a C2 flood zone and the direct conflict with national and local planning policies cannot be overlooked. The application cannot be supported as it proposes highly vulnerable development in a C2 flood zone.

Recommendation

That the application is refused for the following reason:

(01) The application is for a residential development located within zone C2, as defined by the Development Advice Maps referred to under Technical Advice Note 15 'Development and Flood Risk' (July 2004). The proposal is therefore contrary to Policy PCYFF 2 and Strategic Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan, Technical Advice Note 15 – Development and Flood Risk (July 2004) and Planning Policy Wales (Edition 12).

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Planning Committee: 03/09/2025

12.1

Application Reference: VAR/2025/16

Applicant: Dr. Ieuan Jones

Description: Application under Section 73A for the deletion of condition (01) (temporary permission) and the variation of condition (03) (Hours of Use) of planning permission reference VAR/2022/37) (erection of a portacabin for a catering business) so as to amend the hours of use at

Site Address: Marian, Talwrn.



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member - Councillors Dylan Rees and Non Dafydd.

Proposal and Site

The application is made under Section 73A for the deletion of condition (01) (temporary permission) and the variation of condition (03) (Hours of Use) of planning permission reference VAR/2022/37) (erection of a portacabin for a catering business) so as to amend the hours of use at Marian, Talwrn.

The application site is located in the open countryside between the settlements of Pentraeth and Talwrn.

Key Issues

The key issues are whether the proposed deletion and variation of conditions is acceptable and in accordance with relevant development plan policies and whether the proposed amendments would unacceptably effect the amenities of neighbouring properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

Policy CYF 6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Comments.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice.
Draenio / Drainage	No comments.
Dwr Cymru Welsh Water	No objection.
Cynghorydd Non Lewis Dafydd	Request that the application be referred to the Planning Committee for determination.
Cynghorydd Dylan Rees	Request that the application be referred to the Planning Committee for determination.
Cynghorydd Paul Charles Ellis	No response at the time of writing the report.
Cyngor Cymuned Llanddyfnan Community Council	No response at the time of writing the report.

The application was afforded statutory publicity. This was by the posting of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 09/06/2025.

At the time of writing the report, one representation had been received. The main points raised are summarised below:

- Concern regarding location of portacabin, directly to the front of neighbouring property. / *The portacabin is small and relatively unobtrusive. There is sufficient separation between the unit and the neighbouring property.*
- The portacabin has been largely unused for intended purpose and has no online presence. / *This was queried with the applicant who confirmed that there had been a recent period of non-use due to ill-health and time off, but that the business continued to be operational.*
- The business should be located in an appropriate location, such as an industrial estate. / *Policy CYF 6 of the JLDP supports new business in the open countryside subject to compliance with policy criteria, further assessment below in main body of report.*
- Concern regarding nuisance such as traffic and cooking odours. / *The portacabin would be used only by the daughter of the applicant, as a sole trader for food preparation generating little traffic given the small scale of the business. Furthermore, it is not considered that there would be an odour nuisance to such an extent that would warrant refusal since the neighbouring property was located out of the prevailing wind.*

Relevant Planning History

FPL/2020/170 - Cais llawn ar gyfer gosod Portocabin ar gyfer busnes arlwyo yn/ Full application for the erection of a portakabin for a catering business at - Marian, Talwrn - Caniatáu / Permit 16.12.2020

VAR/2022/37 - Cais o dan Adran 73A i ddiwygio amodau (03) (Oriau Defnydd) o ganiatâd cynllunio

FPL/2020/170 (Cais llawn ar gyfer gosod portacabin ar gyfer busnes arlwyo) er mwyn diwygio'r oriau defnydd yn / Application under Section 73A for the variation of condition (03) (Hours of Use) of planning permission reference FPL/2020/170 (Full application for the erection of a portacabin for a catering business) so as to amend the hours of use at Marian, Talwrn, Llangefni - Caniatáu / Permit 04.07.2022

Main Planning Considerations

The application is made under Section 73A for the deletion of condition (01) (temporary permission) and the variation of condition (03) (Hours of Use) of planning permission reference VAR/2022/37 (erection of a portacabin for a catering business) so as to amend the hours of use at Marian, Talwrn.

Planning permission was initially granted for the erection of a portacabin for a catering business on the 16th December 2020 under planning application reference FPL/2020/170 for a temporary period of 5 years.

Condition (03) of the permission relating to the permitted hours of use of the portacabin was subsequently amended in July 2022 under a Section 73A application, reference VAR/2022/37.

Deletion of Condition (01) (Temporary Permission)

This application seeks to delete the temporary period condition (01) to allow permanent use of the portacabin and the variation of condition (03) to further amend the permitted hours of use.

Condition (01) of planning permission reference VAR/2022/37 requires that the building shall be removed from the land by the 16/12/2025 and the land reinstated to its former condition by the 16/12/2026. The condition was imposed due to concerns that the proposal had the potential to give rise to nuisance and therefore be harmful to the amenity of neighbouring properties so as to enable the LPA to re-consider the position after 5 years in light of circumstances prevailing at that date.

Criteria 4 of strategic policy PS 13: Providing Opportunity for a Flourishing Economy, states that whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy of the Plan by:

4. Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS5 and PS6. It is considered that the proposal aligns with the aims and objective of the above policy as it is ensuring the sustainability of the rural community. The proposal is considered to be appropriately scaled in consideration of its location.

The proposal was initially supported under JLDP Policy CYF 6 which supports new business in the open countryside providing the proposals conform to the following criteria:

1. The scale and nature of the development is acceptable given its location and size of the building in question;
2. That the development would not lead to a use that conflicts with nearby uses or has an impact on the viability of similar uses nearby;

There has been no change in policy since the permission was originally granted, therefore the principle of the development remains acceptable in accordance with policy CYF 6.

Policy PCYFF 2 of the Joint Local Development plan states proposals will be supported providing they do not negatively affect the residential amenity of nearby properties.

In the assessment of the original application, it was noted that the nearest neighbour was over 35m away which was considered an ample distance, exceeding all recommended minimum distances noted in the Authority's adopted Supplementary Planning Guidance. The portacabin would be used only by the daughter of the applicant, as a sole trader for food preparation generating little traffic and waste given the small scale of the business. Furthermore, it was not considered that there would be an odour nuisance to such an extent that would warrant refusal since the neighbouring property was located out of the prevailing wind.

Nevertheless, it was acknowledged that the proposal did have some scope to cause nuisance, consequently it was initially granted permission for a temporary period of 5 years.

The temporary 5 year period comes to an end on 16/12/2025 and permission is now sought to delete this condition so as to allow for the permanent siting and use of the portacabin.

Whilst a representation has been received objecting to the application, it does not highlight that there have been any specific issues arising directly from the business activities since the use commenced, neither is the LPA aware that any concerns or issues have been raised in relation to activities associated with the business at any other point during this time.

The LPA are therefore satisfied that the business activities have not given rise to adverse effects upon the amenities of neighbouring properties and the deletion of condition (01) of planning permission reference VAR/2022/37 is therefore considered to be acceptable. The permission will however be subject to a condition setting out the limitations and nature of the approved use.

Variation of condition (03) (Hours of Use)

The application also seeks the variation of condition (03) of the permission to amend the permitted hours of use so as to allow for full use of the portacabin between the hours of 08.00 to 21.30.

The current condition, limits the use of the portacabin to the hours of 08.00 to 18.00, except for the purposes of collection/drop off which shall not be permitted before 07.00 or after 21.00.

Given the small scale and nature of the business, operated by a single person it is not considered that the use of the portacabin during the requested hours is unreasonable or is likely to give rise to unacceptable impacts upon the amenities of neighbouring properties.

Conclusion

The proposed deletion and variation of conditions is therefore considered to be acceptable having regard to the provisions of JLDP policies PCYFF2 and CYF 6.

Recommendation

That the application is permitted subject to the following conditions:

(01) The catering business hereby approved shall be limited to the preparation and sale of food and drink for off-site consumption only, and shall not include any form of dine-in restaurant, takeaway with food consumption on-site.

Reason: To control the nature of the use and to safeguard the rural character of the area.

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

- **Location Plan approved under planning permission reference FPL/2020/170**
- **Block Plan approved under planning permission reference FPL/2020/170**
- **Proposed Elevations approved under planning permission reference FPL/2020/170**

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

(03) The use of the portacabin hereby permitted shall not be carried out outside the hours of 08.00 – 21.00.

Reason: To protect the amenities of nearby residential occupiers.

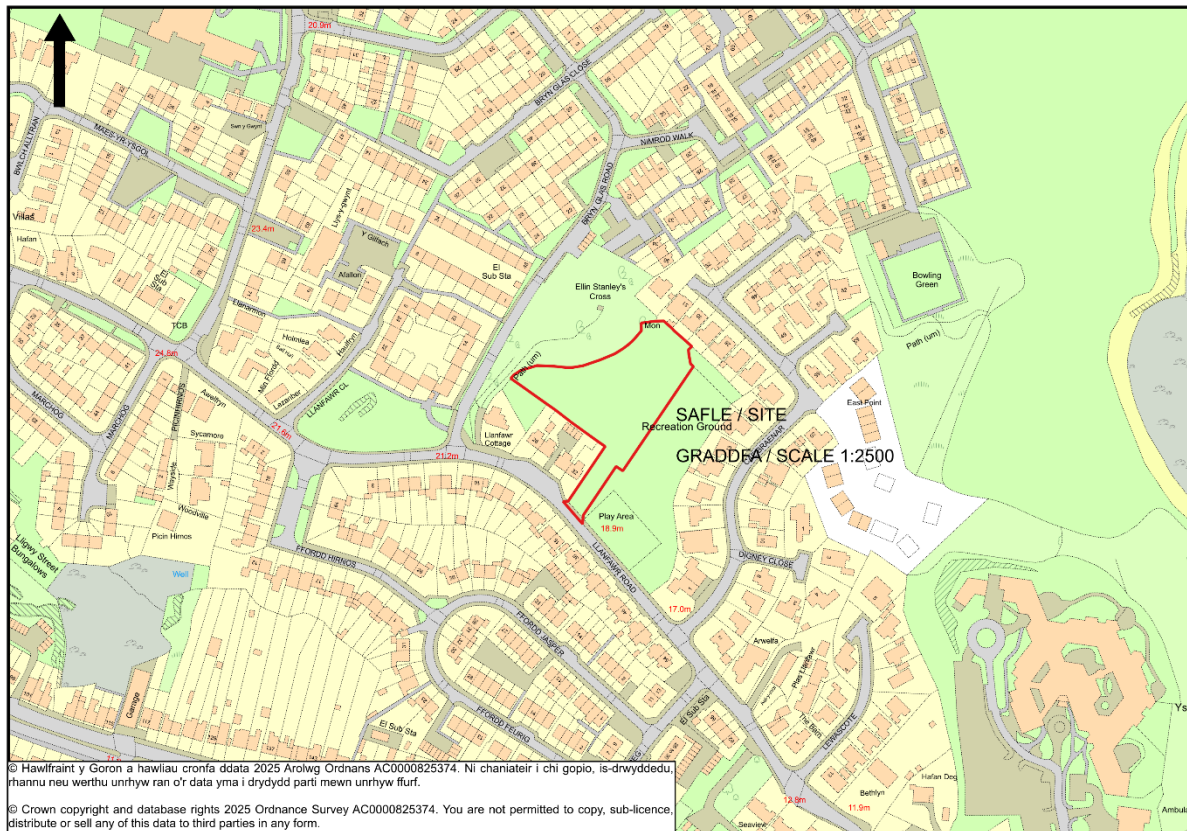
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: OP/2025/1

Applicant: Holyhead Town Council

Description: Outline application for the erection of 9 affordable dwellings which includes full details of access, appearance, layout and scale on land near

Site Address: Llanfawr Road, Holyhead.



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member Councillor Jeff Evans.

Proposal and Site

The proposal is an outline application for the erection of 9 affordable dwellings (social rented) with the means of access to the site, appearance, scale and layout being considered as part of the current application. The proposal is for the erection of 6 number bungalows, one pair of two storey semi-detached

properties and one detached dwelling. Access to the site will be via Llanfawr Road and will run along the side of the property known as 32 Llanfawr Road.

The site is located within the development boundary of Holyhead and on land that has been allocated as open space within the Anglesey and Gwynedd Joint Local Development Plan. The site lies between Bryn Glas Road and Cae Braenar. The site is flanked by residential properties. There is a mixture of single storey and two storey properties in the immediate locality with no distinct pattern of development.

Key Issues

The application's main issues are:

- i. Compliance with Policy
- ii. Impact on neighbouring properties
- iii. Design
- iv. Highway Safety
- v. Biodiversity and Ecology

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 TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 8: Appropriate Housing Mix
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy AMG 5: Local Biodiversity Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 1: Infrastructure Provision

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 11: Noise (1997)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance - Planning and the Welsh Language (2007)
Supplementary Planning Guidance - Affordable Housing (2004)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)

Policy ISA 2: Community Facilities
Policy PCYFF 6: Water Conservation
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change

Policy ISA 4: Safeguarding Existing Open Space

Response to Consultation and Publicity

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response
Iechyd yr Amgylchedd / Environmental Health	Standard comments
Gwasanaeth Addysg / Education Service	Spaces available in local schools
Strategol Tai / Housing Strategy	Provided details of number of people on waiting list
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Polisi Cynllunio / Planning Policy	Provided details of relevant policies
Cyfoeth Naturiol Cymru / Natural Resources Wales	Concerns that the scheme was to connect to a private sewerage system. Agent confirmed application form completed incorrectly and the proposed dwellings were to be connected to the mains sewer system and amended application form to reflect this.
GCAG / GAPS	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection. In response to the concerns raised by the Local Member stated that mown amenity areas provide little benefit biodiversity wise.
Draenio / Drainage	Standard drainage comments in relation to Sustainable Drainage System.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Recommended conditional approval
Dwr Cymru/Welsh Water	Recommended conditional approval
Cynghorydd Pip O'Neill	Support - keen to see bungalows built in the area
Cynghorydd Jeff M. Evans	Call-in due to concerns of increase in traffic movements, drainage issues and ecological issues.
Cyngor Tref Caergybi / Holyhead Town Council	No response
Ymgynghorydd Treftadaeth / Heritage Advisor	No response
Sport Wales FIT	No response
Chwaraeon Cymru / Sport Wales	No response

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 28/02/2025. At the time of writing this report three letters of representation, one of which contains 16 signatures and 4 web comments had been received at the department.

The main issues raised can be summarised as follows:

- i. Highway Safety, increase in traffic

- ii. Loss of open space and footpath runs through the site
- iii. Drainage issues
- iv. Impact on property prices

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

- i. The Highway Authority have been consulted and raised no objection to the proposal following the receipt of an amended drawing illustrating the visibility splay.
- ii. Whilst it is acknowledged that the site is designated as a protected open space under Policy ISA 4 of the Anglesey and Gwynedd Joint Local Development Plan. The applicant proposes to improve the existing playing facilities on the neighbouring land. The proposed scheme includes the retention of the existing footpaths located near the site and provide footpaths to the play area.
- iii. The Drainage Section, Welsh Water and Natural Resource Wales have been consulted and raised no objection to the proposal.
- iv. This is not a material planning consideration.

Relevant Planning History

19C1159 - Outline application with all matters reserved for the erection of a housing estate (6 flats, 7 houses) on land at - Llanfawr Road, Holyhead - Withdrawn 01/12/2017

Main Planning Considerations

i. Compliance with Policy - Holyhead is identified as an Urban Service Centre under Policy TAI 1. 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. This site lies within the Holyhead development boundary.

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 proposal can therefore be considered against Policy TAI 1.

The indicative supply level for Holyhead over the Plan period is 833 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.) (430 on allocated sites and 403 on windfall sites). During the period of 2011 to 2023, a total of 470 units have been completed in Holyhead (191 on allocated sites and 279 on windfall sites). The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2023 stood at 101 units. The allocated sites landbank stood at 36. This means that there is capacity within the indicative supply for the settlement of Holyhead and there is no need for a Welsh language Statement.

Housing Mix - Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. A Housing Statement has been submitted in support of the application and the information provided states that there is a need for the proposed dwellings.

Affordable Housing - Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Urban Service Centres such as Holyhead. Since the proposed development proposes an increase of 9 units, this meets with the threshold noted in Policy TAI 15 for making an affordable housing contribution. As Holyhead is situated within the 'Holyhead' housing price area in the Plan, it is noted that providing 10% of affordable housing is viable. As an increase of 9 units

are proposed this means that 0.9 of the total new units should be affordable and therefore 1 dwelling should be affordable.

It is also worth noting that at the time of writing the report, it is the developer's intention to make the development 100% affordable, although this cannot be legally secured and the additional 90% affordability is at the developers discretion.

The site is designated as a protected open space under Policy ISA 4 of the Anglesey and Gwynedd Joint Local Development Plan. Policy ISA 4 states that proposal that will lead to the loss of existing open space including any associated facilities which has significant recreational, amenity or wildlife value will be refused unless they conform to the following criteria;

1. There is an overall surplus of provision in the community;
2. The long term requirement for the facility has ceased;
3. Alternative provision of the same standard can be offered in an area equally accessible to the local community in question;
4. The redevelopment of only a small part of the site would allow the retention and enhancement of the facility as a recreational resource.

The proposal will result in the loss of part of the existing open space and the scheme proposed to improve the existing play facilities however no details have been provided as part of the application and a condition will be imposed on the permission to ensure that full details are submitted as part of any detailed or full application.

It must also be noted that to the north east of the site, located between Cae Braenar and the coast is an open space. Whilst the proposal does not fully comply with the requirements of Policy ISA 4 the proposal will provide affordable social housing for the community and will improve the existing play facilities.

ii. Impact on neighbouring properties - The scheme has been sympathetically designed with the properties located to the rear of 26-32 Llanfawr Road set on an angle with the side of the properties located close to the garages / parking area of the properties. As the scrubland and playing area is to be retained along the eastern and western boundaries there are no immediate neighbouring properties located to the rear of the properties. The proposed units to the rear of 29 and 30 Cae Braenar are single storey and therefore it is not considered that the proposal will have an impact on the amenities currently enjoyed by the occupants of the dwellings.

Concern has been raised that the means of access to the proposed dwellings will run along the gable of 32 Llanfawr Road. The front door of the property is located on the gable of the property and an existing fence is located along the border with the application site. Screening by way of planting is proposed along the border of the site with the property which will act as a visual and noise barrier however the landscaping scheme is not detailed and a condition will be imposed on the permission that full details is submitted as part of any detailed or full planning application.

iii. Design - As stated above there is a mixture of single storey and two storey properties in the locality and the proposed scheme includes a mixture of 3 pairs of semi-detached bungalows and a two storey detached dwelling and a pair of semi-detached dwelling. Whilst the application is in outline form details of the design of the proposed units are to be considered as part of the current application.

Whilst the design of the units are considered acceptable the use of zinc as roofing material is not considered acceptable as this does not compliment the character of the surrounding properties which are finished in slate / tiles. A condition will therefore be attached to the permission for the use of natural slate as the roofing materials for the proposed units.

iv. Highway Safety - As stated above the site will be accessed via Llanfawr Road. The Highway Authority has been consulted and raised no objection to the proposal. Whilst it is acknowledged that the erection of

9 new dwellings may generate additional traffic the site lies within the development boundary of Holyhead which is designated as an Urban Service Centre.

The Highway Authority have requested that a condition is included on the permission stating that no direct pedestrian or vehicular access, other than that illustrated on the submitted plans, shall be used in connection with the development. The proposal will include a footpath link to the nearby footpath and therefore it is not considered that this condition can be included. Also the scheme will need to comply with the approved and the proposed means of vehicular access to and from the site is shown on the drawings submitted as part of the application.

v. Biodiversity and Ecology - 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.

Concern has been raised by the Local Member of the impact of the proposed scheme on ecology. The Ecological Advisor has received a copy of the issues raised and confirmed that there was no objection to the scheme. The application site does not encroach onto the neighbouring scrubland to the west of the application site. As stated above a landscaping scheme and Green Infrastructure Statement has been submitted stating the number of trees to be planted as part of the proposal however it is considered that a detailed landscaping scheme will be required to show the number of each native species and the location of the proposed bee box will be required as part of any future detailed or full application.

Conclusion

Whilst the proposal results in the loss of a protected open space it is proposed to improve the existing facilities as part of the residential development of the site. Following consideration of the scheme against all relevant policies of the Joint Local Development plan together with consideration of all other relevant material consideration it is considered that the proposal is acceptable and will not have a detrimental impact on the amenities of neighbouring properties or highway safety and will provide biodiversity enhancements.

Subject to the conditions below and the signing of a S106 legal agreement for one of the units to be affordable in perpetuity, the proposal is considered to be acceptable and therefore is recommended for approval.

Recommendation

That the application is permitted subject to the following conditions:

(01) Details of the landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is for outline planning permission.

(02) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990

(03) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(04) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.

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

(05) The access shall be constructed with 45 metre by 45 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

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

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

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

(07) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above, shall include full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls or fences. The approved means of enclosure shall be constructed or erected prior to the occupation of the development hereby approved.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

(08) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of the proposed slab levels of the dwellings in relation to the existing and proposed levels of the site and the surrounding land. The dwellings shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

(09) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include a landscaping scheme which includes ecological and biodiversity enhancements. The approved scheme shall be implemented not later than the first planting season after the occupation of the dwelling or completion of the development, whichever is the sooner. Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

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

(10) No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

(11) Notwithstanding the roofing material as shown on the plans submitted with planning application OP/2025/1 natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

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

(12) Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of residential amenity

(13) 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.

- Drawing number 001 - Rev P2 - Location Plan
- Drawing number 004 - Rev P3 - Proposed Site Plan
- Drawing number SK03 - Proposed Plan and Elevations - 5p3b
- Drawing number SK04 - Proposed Plan and Elevations - 3p2b bungalow
- Drawing number SK05 - Proposed Plan and Elevations - 7p4b
- Arboricultural Impact Assessment - Back to the Woods
- Housing Statement - Dewis Architecture
- Construction Traffic Management Plan - Dewis Architecture
- Preliminary Ecological Assessment Report - Cambrian Ecology

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

(14) The provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: In the interests of amenity.

(15) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include a foul water and surface water drainage scheme for the site has been submitted to and agreed in writing by the local planning authority. The scheme shall provide for the disposal of foul water and surface flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 6, TAI 1, TAI 8, TAI 15, TRA 2, TRA 4, AMG 3, AMG 5, PS 1, PS 4, PS 5, PS 6, PS 19, ISA 1 and ISA 4.

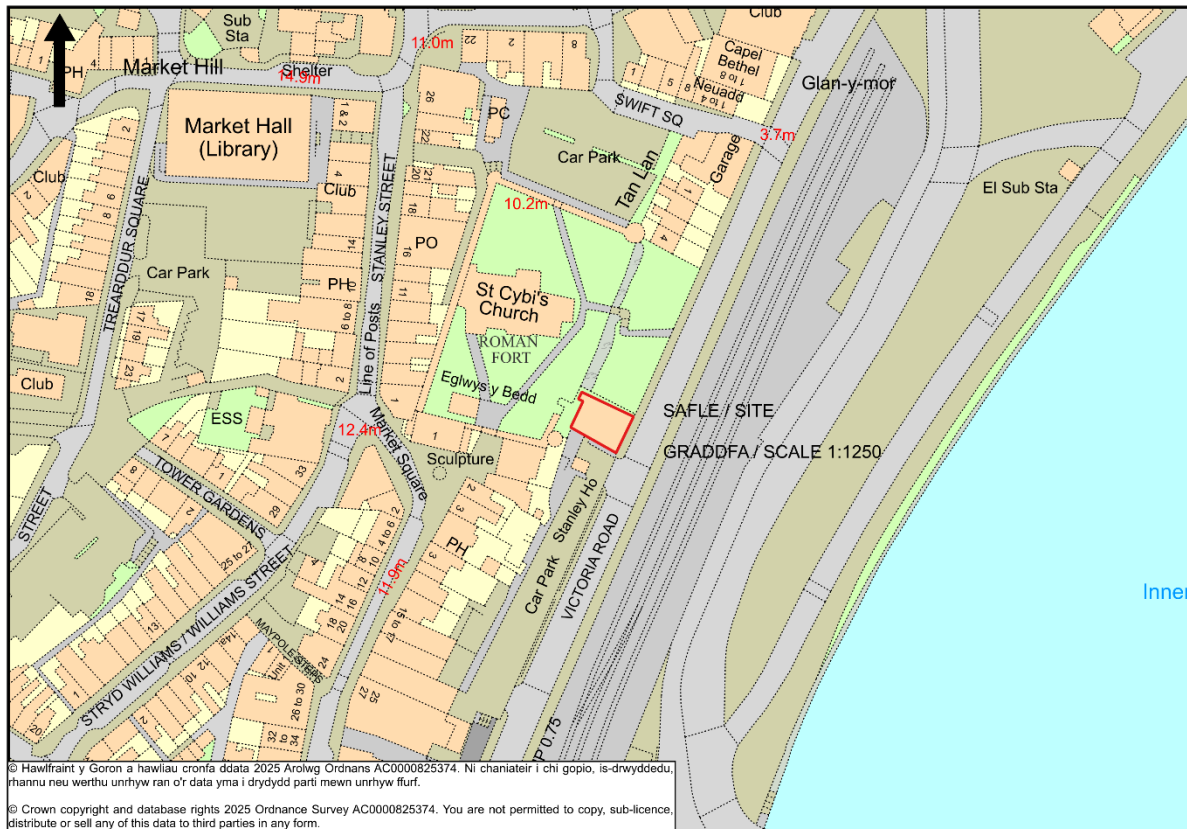
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2025/66

Applicant: Hwb Cybi

Description: Full application for the change of use of the former restaurant (Use Class A3) into a mixed use community hub (Use Classes D1 and D2) at

Site Address: Mandarin Royale, Victoria Road, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application is reported to the Planning Committee as Councilor Pip O'Neil is the Chairman For the Hwb Cybi Committee.

Proposal and Site

The site is located in the town of Holyhead and it's associated development boundary, occupying a roadside position beside Victoria Road. The site comprises of a 2 storey building which is of pitched slate roof construction with smooth rendered walls. The last known use of the site was as a restaurant serving Chinese food. It is noted the site is also located within the Holyhead Central Conservation area and also

flood risk zone 3 (Rivers and seas) and Zone 2 (Small water courses and surface water). No major gradient changes exist across the site itself, although it is noted that the topography rises sharply to the rear of the site towards the towns highstreet.

The application is made for the change of use of the site from an A3 hot food facility to a mixed use community hub under use classes D1 and D2. The scheme will provide a youth hub/meeting room/venue on the first floor, which the ground floor will provide kitchens along with a golf simulator. No external changes are proposed under the scheme and as such the scheme is purely for internal alterations and the material change of use of the building.

Key Issues

The key issues of the scheme are as following;

- Principle of development.
- Flood risk.
- Impact upon residential amenity
- Ecology
- Highways

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 ISA 2: Community Facilities

Strategic Policy PS 5: Sustainable Development

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 12, February 2024)

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

Technical Advice Note 15: Development and Flood Risk (2004)

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Standard informatives regarding protection of environment, health and safety and food hygiene.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response.
Draenio / Drainage	Highlighted the location of the site within Zones 2 and 3 of flood risk and noted that a flood consequence assessment is required.

Prifffyrdd a Trafnidiaeth / Highways and Transportation	Requested a condition that requires details of a construction traffic management plan to be presented prior to commencing works on site.
Dwr Cymru Welsh Water	Requested condition to prevent any surface water from being discharged into the public sewerage network.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Satisfied that flood related concerns can be overcome by including Flood Consequence Assessment within the list of approved plans.
Cynghorydd Pip O'Neill	No response.
Cynghorydd Jeff M. Evans	No response.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with ecological enhancement measures and Green Infrastructure Statement.
Cyngor Tref Caergybi / Holyhead Town Council	No response.
Polisi Cynllunio / Planning Policy	Confirmed policy ISA 2 to be the relevant policy in considering the principle of the development.

Publicity was afforded to the scheme by the posting of personal letters to occupiers of neighbouring properties. A notice was also placed in the local press. At the time of writing this report, no letters of objection had been received by the department.

Relevant Planning History

19C85/AD – Erection of an externally illuminated fascia sign at the Royal British Legion Club, Tan Lan, Victoria Road, Holyhead. Approved 27/02/1985.

19C1007 – Retrospective application for the temporary change of use of club into a night shelter at Royal British Legion Club, Victoria Rd, Holyhead, Ynys Mon, LL65 4AE. Approved 04/03/2008.

19C1007A - Change of use from a club into a Chinese restaurant together with alterations to the existing building at Royal British Legion Club, Victoria Rd, Holyhead. Approved 22/12/2008.

19C1007C/AD - Erection of an illuminated sign at Former British Legion Club, Victoria Rd, Holyhead. Approved 26/05/2011.

Main Planning Considerations

Principle of Development

The Planning Policy Unit has confirmed that the change of use should be considered under policy ISA 2. Policy ISA 2 encourages the development of new community facilities, provided that:

- i. they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;
- ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;
- iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;
- iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;
- v. the proposal is easily accessible by foot, cycle and public transport.

The provision of new or enhanced multiuse community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.

The scheme will utilise an existing building which is within the development boundary and will not require any external changes to facilitate the change of use. The site is located in a highly sustainable location which is easily accessible on foot and also benefits from excellent public transport connections, with ample bus stops and a rail station nearby. Due to the above, the department is satisfied that the principle of the change of use is acceptable and in accordance with the principles of policy ISA 2.

Flood Risk

The scheme was submitted prior to the adoption of the updated TAN 15 and therefore the scheme is to be considered under the Development Advice Maps and the superseded TAN 15 as opposed to the new Flood Maps for Planning. The site is within the C2 flood zone and is considered as highly vulnerable development as set out under the superseded TAN 15, however it must be noted the site has an existing lawful use as a restaurant and therefore the department do not consider the scheme would alter the vulnerability of the site and thus are satisfied to consider the proposal. The proposal submission was supported by a flood consequence assessment, which was assessed by Natural Resources Wales as the relevant consultee for Sea and River related flood zones. NRW had no objections with the contents of the Flood Risk Assessment and were satisfied with the proposal on condition the FRA was included in the list of approved plans and documents. Due to the above, the department consider the scheme is acceptable from a flood risk perspective.

Residential Amenity

Policy PCYFF 2 of the Joint Local Development Plan provides policy level protection for residential amenity as states proposals will be refused where they would have an unacceptable negative impact upon residential amenity. As the site has an existing lawful use for a restaurant and as no external works are proposed, the main avenue for potential impacts upon residential amenity as a result of this scheme is through the increase in intensity of the use of the site and the subsequent noise and disturbance. Residential properties are located to the rear of the site, although it is noted from a site visit that they are at a significantly higher elevation. These properties are also flanked to the West by the High Street where there are numerous establishments such as public houses, takeaways, restaurants and shops and therefore there is an existing high level of background noise and disturbance in the area. It is not considered that the scheme would give rise to noise and disturbance that would exacerbate any existing impacts to a level which would be unacceptably negative.

Ecology

Under policy AMG 5 and the Councils 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 2 bird boxes. This was considered appropriate in achieving net gain to biodiversity in consideration of the proposed scheme.

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 submission was supported by a Green Infrastructure Statement, which was considered satisfactory and commensurate with the scale of the application.

Highways

No concerns were expressed by the highways department in relation to the scheme due to the sufficient parking available in the vicinity of the application site and also due to the sustainability of the location in terms of access to public transport. Following a site visit, it is observed there is a large car park directly adjoining the facility, with ample parking also located all along the Eastern edge of Victoria Road.

Conclusion

The proposal was assessed against all relevant policies and guidance, where it was found to be in conformity. No other material considerations were present which indicated that a decision of refusal was justified on planning balance. The scheme will provide an alternative use for the building which will be of benefit to the local community in a highly accessible location. The scheme is therefore recommended for approval subject to the conditions listed below.

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.

- Location and Block Plan Proposed / 2629-A3-02
- Proposed Ground and First Floor Plan / 2629-A3-04
- Flood Consequence Assessment, by JBA, Version 1, dated January 2025

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

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

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

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for loading and unloading and the storage of plant and materials;**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

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

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

(05) The premises shall be used as a Community Hub only and for no other purpose (including any other purpose in class D1 or D2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

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

(06) The use shall not be carried out outside the hours of 09:00 to 22:00 Monday to Thursday and 09:00 to 00:00 on Friday to Sunday.

Reason: To protect the amenities of nearby residential occupiers.

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, AT 1, ISA 2, PS 19, PS 1, PS 4, PS 5, AMG 5, 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.