

Planning and Orders Committee

Minutes of the hybrid meeting held on 5 November 2025

PRESENT:	Councillor Ken Taylor (Chair) Councillor Glyn Haynes (Vice-Chair)
	Councillors Geraint Bebb, Neville Evans, Kenneth Hughes, John Ifan Jones, R LI Jones, Jackie Lewis, Euryn Morris and Dafydd Roberts
IN ATTENDANCE:	Team Leader (GJ) (for applications 12.1, 12.2 and 13.1), Team Leader (CR) (for applications 12.3 and 12.4), Legal Advisor (BB), Group Engineer (Development Control) & Traffic Management (AR), Planning Officer (OR), Planning Assistant (HW), Committee Officer (MEH), Support Assistant – Democratic Services (Webcasting) (CH).
APOLOGIES:	Councillors T LI Hughes MBE and Robin Williams
ALSO PRESENT:	Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection & Climate Change. Councillor Derek Owen

The Chair welcomed Councillor Euryn Morris to his first meeting of the Planning and Orders Committee.

The Chair wished to thank Councillor Alwen Watkin for her contribution to the Planning and Orders Committee, and he wished her well in her recovery following surgery recently.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 1 October, 2025.

4 SITE VISITS

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

5 PUBLIC SPEAKING

There was a Public Speaker in respect of application 12.1.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

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

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

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

12 REMAINDER OF APPLICATIONS

12.1 FPL/2025/108 – Full application for the redevelopment of Canolfan Penrallt into a 13-bedroom boutique hotel and wedding venue together with alterations and extensions at Canolfan Penrallt, Llangefni

The application was presented to the Planning and Orders Committee at the request of Local Members due to local concerns.

Public Speaker

Mr Owen Evans, **in support of the application**, said that the application is for a boutique hotel and a wedding venue at the old county school at Penrallt, Llangefni. The application is a balance between heritage, conservation and economic

regeneration. The aim is to bring the most recognisable building in Llangefni to use whilst celebrating its historic history and character. The Penrallt site has been closed since the Coleg Menai campus was closed in 2019. The site is prominent within the Conservation Area of Llangefni and includes a Grade II Listed War Memorial which will remain central to this project. The conservation work and the history of the memorial will be conducted with the highest respect and ensuring that the historical and social significant is recognised and understood. The development will include 13 ensuite bedrooms, a wedding and events hall for up to 200 people, sensitive improvements to the landscape and a car park and a strong focus on sustainability including electric charging points, bicycle storage together with an energy efficient system. He noted that 26 guests will be accommodated overnight whilst weddings and other events will attract more visitors to the town. This will attract more business for hotels, cafes and shops in the area. Work will be undertaken with Plas Arthur Leisure Centre to encourage visitors to make use of the local amenities. Mr Evans further said that the development will create at least 14 full time and 6 part-time employment and will give further opportunities for local suppliers such as chefs, florists and photographers. The building work and decorators will prioritise local contractors ensuring that the local investment supports the economy. The proposed development has been carefully designed to respect and improve the historical context of the site. The original stone structure, the notable windows and the Dutch style cable end will be kept and restored. The proposed extensions will be in keeping ensuring that the character of the building continues to contribute positively to Conservation Area. The landscape plan also recognises the importance of the mature trees around the site and the area around the War Memorial. The improvements to the site will restore the historical relationship between the building and the Memorial in line with best practice with conservation. He further said that this project affords a sustainable future for a local landmark which is important for the community, and it safeguards the history of Penrallt, creates local employment and will help the local economy.

The Team Leader reported that the proposal is for the re-development of the former County School building at Penrallt, Llangefni which was thereafter used by Grwp Llandillo Menai as a satellite campus before becoming vacant. The building is located within the Conservation Area, and a Grade II listed War Memorial is located on the front lawn of the building. The application site is located within the development boundary of Llangefni and Planning Authority considers that planning policy CYF6 is the most relevant policy in considering the application. Planning Policy TWR 2 is also relevant as it includes developments of hotels. With regard to planning policy CYF6 it is considered that the scale and nature of the development is acceptable in this location. Consideration must be given to the existing and last use of the building, which was used as a learning centre for students, which falls within Use Class D1. The last use of the building is important and is a material consideration, D1 uses would include uses such as medical or health services, creche, day nurseries, museum, library, public hall or places of worship. A Wedding Venue does not have a dedicated Use Class and would be considered as a unique use. When considering the last use of the building, it is not considered that a Wedding Venue would cause any more impact than the existing use of the building and any other uses that could be carried out under a D1 use. It is not considered that the proposed use would conflict with nearby uses, which primarily comprises of residential dwellings, a school and a leisure centre. Consequently, the proposal

accords with criterion 2 of planning policy CYF 6. The proposal involves the use of an existing building, one part of the existing building will be demolished, and an extension will be constructed in its place. The building appears structurally sound, and most important, will bring an existing building back into use. It is considered that the proposal accords with relevant provisions within criterion 2 of planning policy CYF6. The consideration of planning policy TWR 2 is similar to policy CYF6. The policy refers that there should not be an over concentration of holiday accommodation in the area and data shows that there are only 1.73% of such uses in the area. It is therefore considered that the proposal complies with planning policy TWR 2.

She further said that the building has remained vacant for a considerable period, resulting in its gradual deterioration to the detriment of the character of the surrounding area, with boarded up windows and the rear elevation becoming overgrown. Its re-development would present a valuable opportunity to bring a long-term underused site back into use, enhancing the appearance of the locality, supporting the local economy and contributing positively to the Conservation Area. The proposal will create 14 full time employment and 6 part time employment. The proposal is to demolish a modern extension to the Southeast which covers a total of 198-meter square over two floors. The proposed extension to the Southeast will cover a total area of 373-meter square which is a total increase of 175-meter square. The extension is a modern yet respectful extension that has been designed to bring in original features of the building to the front elevation. It is important to note that the front elevation is the most important part of the building, and it was of paramount importance to retain existing features, whilst ensuring that the extension would bring a modern but respectful extension to the side elevation. Whilst the new extension will be 175-meter square larger than the existing extension, it is considered that there is adequate space available within the site as well as use of high-quality materials to ensure the development fits in with the site and surrounding area. The application site is located within the Llangefni Conservation Area with a War Memorial located in the grounds of the former school which is a Grade II Listed Building. The proposal shows that the existing features are to be retained, and the new extension has been designed to complement the existing features of the original building. The impact on the amenities of adjacent properties will need to be considered within planning policy PCYFF 2. The Local Planning Authority have consulted with the Environmental Health Section in relation to the noise nuisance concerns raised by neighbouring properties. The Environmental Health Section have raised no objection to the proposal and has confirmed that a Noise Assessment would not be required. Furthermore, events would also be subject to separate licencing requirements and conditions and any noise complaints which may be made can be investigated by Environmental Health under the Statutory Nuisance provisions. It was important to note the existing use of the building and potential uses that could be made of the building without the need for planning permission. Consideration has also been given to the location of the building which include a busy highway to the North and East of the site, a leisure centre and 3G all-weather pitch located to the rear of Plas Arthur Leisure Centre, which is open until late evening, a skatepark to the West of Penrallt and the Ysgol Gyfun Llangefni. Due to location, nearby uses and the current use of the building, it is not considered that the proposal will have a negative impact upon adjacent residential properties or uses. The application was accompanied by a

Protected Species Survey and there was no visible evidence of bats within the location of the site. The proposal includes biodiversity enhancements which includes a Wildflower meadow, birds and bats boxes and existing grass areas are to be retained with 80 native shrubs will be planted. She further said that the existing access is to be used, and parking facilities will be located to the rear of the site. The existing pedestrian access to the West of the site will not be affected by the proposal. A Transport Assessment was submitted with the planning application which confirms that the proposal will provide 44 parking spaces, this includes 20 staff parking, 13 Hotel Guests and a further 11 remaining spaces. The Transport Assessment identifies that people would be expected to travel primarily by private coach and car, and the public transport provides a realistic alternative. It is anticipated that the building would accommodate 200 guests at peak times, likely to be concentrated on weekends and evenings. The site is in a highly sustainable location within easy reach of public transport. The Highways Authority has confirmed that they are satisfied with parking and access arrangements and have recommended appropriate highway conditions. The proposal to change the use of the existing learning centre which is a D1 Use Class to a Wedding Venue is considered to comply with all policies as noted in the report. The proposal will not impact on the Welsh language or residential properties. The Highways Authority are satisfied with the access and parking arrangements, and the proposal will not impact the nearby listed structure. The proposal respects the architectural style of the building and will bring an unused building back into use which will be a positive contribution towards the area and the Conservation Area. The proposal also includes sufficient biodiversity enhancements in accordance with local and national policies. The recommendation was of approval of the application.

Councillor Geraint Bebb and a Local Member ascertained as to whom will be responsible for the War Memorial on the site and whether there will be a condition that the owners of the site will have to maintain the Memorial. The Legal Advisor said that the Local Planning Authority will need to consider whether the proposal will impact the Listed War Memorial and whether a condition would be reasonable to be attached to any approval of the application. Members of the Committee considered that there is a requirement for the War Memorial to be maintained and that families of the deceased should be allowed to pay their respects at the memorial.

Councillor Geraint Bebb further ascertained whether there is adequate parking attached to the proposed development as it is stated within the report that the venue will be able to cater for 200 people. He noted there is no parking available for additional vehicles at Plas Arthur Leisure Centre. He further raised that there is no mention within the biodiversity element of the application to the protection of red squirrels. The Team Leader responded that there will be 44 parking spaces available on site and the D1 class relates to the previous use of the site must be considered. She noted that the area is a sustainable area, and people are expected to use public transport and the Highways Authority are satisfied with the parking arrangements on the site.

Councillor Euryn Morris said that he welcomed the proposal to bring back a building that has been empty for several years. He ascertained whether a condition could be imposed on any approval of the application as regards to noise nuisance due to

the concerns of the neighbouring properties. The Team Leader responded that the Environmental Health Section have confirmed that the owners of the building would need a separate events licence and any noise complaints which may be made can be investigated by Environmental Health under the Statutory Nuisance provisions.

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

Councillor Jackie Lewis seconded the proposal of approval of the application.

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

12. 2 LBC/2025/24 – Listed Building Consent to mount a plaque at Plas Alltran, 3 Turkey Shore Road, Holyhead

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

The Team Leader reported that the application is for Listed Building Consent to mount a blue plaque on the building to commemorate the building as the birthplace of Captain John Fox-Russell MC VC and Captain Henry Thornbury Fox-Russell MC who fought in the Great War. The addition of the plaque will increase public awareness of the building's wider place within Holyhead's history. The plaque will be erected between the windows of the ground and first floor of the building and will be circular and measuring 950mm in diameter. The Heritage Officer has not raised any objection to the proposal as it will not be detrimental to the character of the building. The application for listed building consent, submitted by the Council on land in their ownership, will need to be determined by Welsh Governments' Planning Division.

Councillor Glyn Haynes 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 listed building consent by Welsh Government Planning Division as the land is in the ownership of the Council.

12.3 CAC/2025/3 – Conservation Area Consent for the demolition of existing building, erection of temporary hoarding together with the creation of new public realm including hard and soft landscaping, sustainable drainage systems and supporting infrastructure and works at 97 Market Street, Holyhead

The application was presented to the Planning and Orders Committee as the application is submitted by the Council.

The Team Leader reported that the application is made for Conservation Area Consent for the demolition of the existing building, erection of temporary hoarding together with the creation of a new public realm including hard and soft landscaping, sustainable drainage systems and supporting infrastructure and works. The application site comprises 97 Market Street, the United Ex-Servicemen's Club, which is a building located at the junction of Market Street and Victoria Road and lies within the Holyhead Central Conservation Area. The application is for the demolition of the building at 97 Market Street, and an application has been submitted (FPL/2025/208) to redevelop the site and will be submitted to the Planning and Orders Committee in due course. The existing buildings are of low historic significance and of poor architectural and build quality. Consequently, the principle of their demolition is not opposed providing that the replacement development preserves or enhances the character of the conservation area and to respect the setting of the listed buildings nearby. The application will need to be determined by Welsh Governments' Planning Division as part of the site is owned by the Council.

Councillor Glyn Haynes proposed that the application be approved in accordance with the Officer's recommendation. Councillor Kenneth P Hughes seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the consent by Welsh Government Planning Division as the application is within a conservation area and is submitted by the Council.

12.4 ADV/2025/7 – Application for the temporary siting of advertisement panels in relation to the redevelopment of the site at 91-97 Market Street, Holyhead

The application was presented to the Planning and Orders Committee as it involves a development which is being carried out by the Council.

The Team Leader reported that the application is for the temporary siting of advertisement panels in relation to the redevelopment of the site. The proposal is to install hoarding panels along the whole site perimeter, with 10 identical advertisement panels equally distributed along the hoarding. The hoarding panels will be around 2.4m in height and 1.2m wide. The hoarding panels will be yellow, with each advertising the project and an image of the proposed public amenities space with bilingual text outlining the proposed development. The proposal complies with planning policy PS 1 of the Joint Local Development Plan. This is a temporary consent linked to the redevelopment of the site, with condition attached that the panels need to be removed before the 1 November, 2028 or following completion of the development. The hoarding panels will be erected around the site perimeter, with all pavements around the site remaining unaffected. The Highways Authority have no objection to the proposal as it will not impact on highway and pedestrian networks in the area. The panels will ensure the safety of the public during the redevelopment of the site.

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

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

13 OTHER MATTERS

13.1 DEM/2025/2 – Application to determine whether prior approval is required for the demolition of garages at Ger y Graig, Llangefni

It was noted that the application was to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995.

**COUNCILLOR KEN TAYLOR
CHAIR**