

Planning and Orders Committee

Minutes of the hybrid meeting held on 4 February 2026

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, Neville Evans, Kenneth P Hughes, John Ifan Jones, Robert LI Jones, Jackie Lewis, Eurn Morris, Dafydd Roberts and Robin Williams
- IN ATTENDANCE:** Team Leader (GJ),
Group Engineer (Development Control) & Traffic Management (AR),
Legal Advisor (BS),
Planning Officer (OR),
Planning Assistant (DCPS),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).
- APOLOGIES:** Councillor Neville Evans.
- Councillor Nicola Roberts – Portfolio Member for Planning and Public Protection.
- ALSO PRESENT:** Local Member – Councillor Douglas M Fowlie (for application 10.2)
- Councillors Aled Morris Jones and Derek Owen.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Jackie Lewis declared a personal interest in application 12.1 as she is a Governor at Ysgol Uwchardd Bodedern. Councillor Jackie Lewis said that following legal advice she was able to take part in the discussion and vote on the application.

Councillor Ken Taylor declared a personal interest in application 12.1 as he is a Governor at Ysgol Uwchradd Bodedern. Councillor Ken Taylor said that following legal advice he was able to take part in the discussion and vote on the application.

Councillor Douglas M Fowlie, a Local Member (whilst not a Member of the Committee) declared a personal interest in application 10.2. He said that the

application has the same postcode as the proposal as his relative's property.
Councillor Fowlie took no part in the discussion as a Local Member.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 3 December, 2025 were confirmed as correct.

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 12.4.

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

10.1 VAR/2025/6 – Application under Section 73A for the variation of condition (13) (Approved plans) of planning permission reference 23C325 (conversion) of the outbuilding into a dwelling, alterations and extensions together with the erection of a garage and log store) so as to increase the scale and amend the design of the extension to the rear of Bryn Brochan, Talwrn

The application was presented to the Planning and Orders Committee as the proposal is contrary to planning policy TAI 7 of the Joint Local Development Plan but which the Local Planning is minded to approve.

The Team Leader reported that the previous planning application 23C325 was approved on the 9 September, 2015 for the conversion of the outbuilding into a dwelling, together with alterations and extensions, the erection of a garage and log store at Bryn Brochan, Talwrn. The application

was approved under the previous Local Development Plan which allowed outbuildings to be converted into residential dwellings. A material start has been commenced on the previous planning permission and has been safeguarded under a Lawful Use Certificate; therefore, a fallback position exists on the site that is a material consideration. The proposal represents a departure from planning policy TAI 7 of the Joint Local Development Plan as it provides an open market residential unit. However, there is an extant fallback position established through the Lawful Use Certificate for an open market residential unit and this is a material planning consideration and carries significant weight. This application is for a variation to the previously approved application and consists of increasing the scale and design of the rear extension. The previously approved extension measured 4.4m x 3.8m x 3.9m in height. The proposed extension will measure 8.2m x 6.7m and a height of 3 - 3.7m due to topographical levels on the site. The extension will accommodate one bedroom, kitchen, sitting and dining area. The extension will add approximately 61% increase to the original outbuilding. It is accepted that this is a large increase and significantly greater than the guidance set out in the SPG on Replacement Dwellings and Conversions in the Countryside; however, as this is a Grade II Listed Building and the importance of safeguarding the derelict Listed Building far outweighs the guidance. The design of the extension is sympathetic and respectful to the historic character of the Listed Building. The design and materials are of high quality, and it is considered that there is a clear definition between the original outbuilding and the new extension. The proposal complies with parking standards and provides adequate ecological enhancements. The recommendation was of approval of the application.

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

Councillor Robin Williams seconded the proposal of approval.

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

10.2 VAR/2025/53 – Application under Section 73A for the variation of condition (05) of planning permission reference 28C397A (Conversion of outbuilding into a dwelling) so as to allow amendments to the design at Dyfria, Ty Croes

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

The Team Leader said that approval of the application was originally granted in May 2008 for the change of use of the existing outbuilding to form a dwelling together with the installation of a private treatment plant. The original application was approved under the policies within the old local development

plan, which permitted changing the use of outbuildings to form permanent dwellings. Condition (03) of planning permission 28C397A stated that the vehicle passing places had to be completed before any development could take place. At the end of 2021 an application for a Certificate of Lawfulness was received to confirm that a material start had been made before the 12/03/09, in relation to permission 28C397A thus safeguarding the consent. After assessing the evidence presented it was decided that the material start was lawful as it had taken place within 5 years thus safeguarding the original permission. Therefore, there is an extant fallback position in relation to the application, which is a material consideration. This proposal deviates from Policy TAI7 in the Joint Local Development Plan, however, there is an extant fallback position through the Certificate of Lawful Use for an open market residential unit. This is a material planning consideration and carries significant weight. As part of the proposal the north elevation extension will increase by approximately 150mm in width and length, the West elevation extension by approximately 800mm in length and 150mm in width with the roof ridge height being reduced by approximately 150mm. These minor changes to the scale of the development will not have a negative impact on the building, and there will be no changes to the existing stone outbuilding's structure or layout. These changes include using different materials and using timber cladding rather than render. Some existing window and doors will be moved along with a new door added to the western elevation. This will not have a negative impact on the appearance or character of the building. The proposal will move the previously approved rooflights to the north facing roof with solar panels proposed on the south facing roof pitch. The solar panels are considered a modern material choice however permitted development rights allow certain solar panels to be placed on residential dwellings without first gaining planning permission. The proposal includes installing one bat tube and two-house martin nest cups and complies with Policy AMG 5.

She further said that whilst the proposal is contrary to Policy TAI 7 in the Joint Local Development Plan, the development has been safeguarded due to the vehicle passing places being completed on time. The changes to the design and scale of the development are considered acceptable.

Councillor Douglas M Fowlie, a Local Member said that the Officer's report is misleading that he has a relative living in a neighbouring dwelling, it should note that his relative has the same postcode as the proposal; the property is 200m across the field to his relative's property. He further said that he had not completed a declaration of interest but was willing to complete a declaration form once received.

The Legal Advisor responded that a neighbour to a property could equate to a personal interest but since the Local Member is not a member of the Committee, he is able to speak on the application.

Councillor Fowlie said that he did not wish to make any comments as regards to the application.

Councillor Kenneth P Hughes said that he supported the application and noted that he hoped that the new Local Development Plan will review planning policy TAI 7 to allow the conversion of outbuildings to dwellings.

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

Councillor Euryn Morris 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.

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/2025/304 – Full application for the erection of a 2.6m high fence and the replacement of the existing gates at Ysgol Uwchradd Bodedern, Bodedern

The application was presented to the Planning and Orders Committee and the County Council is the applicant and owner of the land.

The Team Leader reported that the application is for the erection of a 2.6m high fence and increase the height of the existing gate at Ysgol Uwchradd Bodedern. The fence will be erected along the northeastern to southern boundaries of the school curtilage, and the existing gates to the southwest of the site will be increased from 2m to 2.6m. The fencing will comprise powder-coated metal panels finished in green. The fence will form a clearly defined and secure boundary around the school grounds to safeguard pupils and staff and prevent unauthorised access and trespassing. The proposed fencing, at 2.6m in height, is considered proportionate and necessary to enhance site security. The development will not look out of place and will not have an impact on any adjacent properties. The fence will be approximately 45m from the nearest residential property. The application will improve biodiversity by providing bird boxes on existing trees. No trees will be felled and where the proposed fencing is in proximity to existing trees and where root diameters exceed 25mm, excavation will be undertaken by hand in accordance with the Council's Landscape Officer's recommendations. The proposal will have no impact on surface water and there will be a clearance gap at the base of the fence to allow surface water to flow as existing. The application complies with the policies noted in the report.

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

Councillor Jeff Evans 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 FPL/2025/208 – Full application for the demolition of the existing building together with the creation of a public amenity area and associated works in lieu at 97 Market Street, Holyhead

The application was presented to the Planning and Orders Committee as the County Council is the applicant.

The Team Leader reported that this is a full application for the creation of a seating area for the community and visitors to the area; there will be several seating areas, sculptures, landscaping and water feature. The property is located between Market Street and Victoria Road, and the site lies within the Holyhead Conservation Area. She noted that a Conservation Area Consent application was presented to the Planning and Orders Committee last November. The location of the site lies to the west and south of Market Street and to the east lies Victoria Road and to the north of the application site lies 89 Market Street. The Grade II Listed Building and Cenotaph lies to the southwest and south of the application site. As defined under Planning Policy CYF 8 of the Joint Local Development Plan the site is within the Holyhead Regeneration Area and proposals that will aid and transform change by encouraging Holyhead to become a more attractive location to live, work, visit and enjoy will be supported as long as they are well planned and have a realistic prospect of being implemented. The proposal will include the whole parcel of land between Market Street and Victoria Road. The existing vacant, unsightly building will be demolished. The scheme will provide an external seating area for the community and visitors to the area. The area will include seating areas, sculptures, landscaping and a water feature. It is therefore considered that the proposal will improve the facilities in the locality and result in improvement in the visual amenity of the area and will provide an area for the visitors to the town to enjoy. She further said that the site lies within flood zone 3 as defined under Technical Advice Note 15: Development, Flooding and Coastal Erosion. A flood risk document was submitted in support of the application. Natural Resource Wales have been consulted and have confirmed that given the nature and scale of the development they consider the proposal to be acceptable and raised no objection to the proposal. Welsh Water has raised concern that the site is crossed by a public sewer and public watermains. The agent has confirmed that the investigation will take place on the 9th of February, 2026. Once the results have been submitted Welsh Water will receive a copy to assess. The existing building is not considered to be of any historic importance and is of poor quality in terms of architecture and construction. The proposal will improve the character of the Conservation Area and will respect the setting of the neighbouring listed building. The site is adjacent to a

commercial property and due to the nature and scale of the development the development will not have a detrimental impact on the amenities currently enjoyed by the occupants of neighbouring properties. The proposal will improve the visual appearance of the area and improve the visitor experience. The demolition of the existing building and provision of a public realm will not have an impact on the setting of the neighbouring Grade II Listed Building and Cenotaph or have a detrimental impact on the character of the Holyhead Conservation Area. The development complies with current policies. The recommendation is one of approval subject to the satisfactory completion and results of the CCTV survey as requested by Welsh Water.

The application will not be approved until Welsh Water confirms that they are satisfied with the results and the proposed development.

Councillor John Ifan Jones ascertained whether there is a need to conserve the clock on the building and whether there is any historical significance of the clock and pillars. The Team Leader responded that a Conservation Area consent was submitted and approved by this Committee last year to demolish the building. The Heritage Officer has confirmed that there was no historical significance of the clock and pillars to be safeguarded as it was in a poor state of repair.

Councillor Jeff Evans proposed that the application be approved in accordance with the Officers recommendation subject to the satisfactory completion and results of the CCTV survey as requested by Welsh Water.

Councillor Roberts LI Jones seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the satisfactory completion and results of the CCTV survey as requested by Welsh Water.

12.3 ADV/2025/15 – Application for the siting of a non-illuminated sign at Oriel Ynys Môn, Llangefni

The application was presented to the Planning and Orders Committee as the County Council is the applicant.

The Team Leader reported that the application is for an advertisement non-illuminated signpost with 8 fingers, each finger highlighting the name, location and distance of birds and migration destinations. The sign is considered to be of high quality and will be set back from the highway network and located within the grounds of Oriel Ynys Môn. The sign will be 3m in height with each finger being 150mm x 700mm and will be bilingual. The proposal complies with all relevant polices listed within the report.

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

Councillor John Ifan Jones 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.

12.4 FPL/2025/283 – Full application for the erection of a new duty-free retail building and customer toilet block at Holyhead Port

The application was presented to the Planning and Orders Committee at the request of a Local Member due to local concerns, the scale of the development and potential impact on the environment.

Public Speaker

Mr Dafydd Edwards, applicant's agent, said that the application site is within a secure working Port and it replaces a group of old containers and portable cabins with one permanent building. The new building is slightly larger, but it will be safer, of better design, durable and visually improved. The existing building was always intended to be temporary and is no longer suitable for long-term use. The proposal will improve the visual appearance of the site and provides a compliant building. There will be no change to ferry operations, and the passenger numbers will not increase and the role of the Port will not change. The building will only be used by existing ferry passengers, and it will remain fully within the secure Port area with no wider public access. The flood risks have been fully assessed in line with planning policy TAN 15. The floor levels are above flood levels and there are no flood risk objections. He further said that ecological matters have been addressed and no sensitive areas are affected. Bird nesting boxes are included as an enhancement. A Welsh Language Statement has been submitted and the impact on the Welsh language is neutral. He noted that all technical consultees support the proposal and there is no material concerns raised. The proposal will support existing jobs linked to the duty-free operation at Holyhead Port.

The Team Leader reported that the application is for the erection of a new duty-free retail building and customer toilet block at Holyhead Port. The new building will replace the existing containers and buildings that are currently on the site that are used as a duty-free and toilet block facilities. The proposal also entails the re-location of the lighting pole. The new duty-free building will be located within the long-established ferry terminal and is surrounded by a car park, port infrastructure and operational hardstanding. One letter of objection has been received, and this has been considered within the Officer's report. Policy TWR1 encourages new visitor attractions and facilities to improve and extend the standard of existing facilities. The building is not located within the development boundary but is immediately adjacent to the development boundary. The proposal complies with Policy TWR1 as the scale, type and massing of the proposed building is acceptable when considering the scale, massing and type of other buildings nearby. The building is also located on a suitable previously developed site. The proposed building measures 24m x 15.5m x 4.6m high and external materials will be stainless steel sheeting. The proposal will be high quality in terms of design, layout and appearance and will be an improvement to the existing containers, temporary

structures currently on the site. The proposal will enhance the experience of visitors and tourists using the ferry port and includes 10 full time and 6 part time jobs. The Flood Map for Planning identifies the site to be at risk of flooding and within Flood Zone 3 (Rivers and Seas); however, the proposal is for a less vulnerable development. A Flood Consequence Assessment has been received with the planning application and Natural Resources Wales has confirmed that they have demonstrated that the proposal is compliant with figure 5 of Technical Advice Note 15 and indicates that the risk of flooding can be managed accordingly. The Flood Consequence Assessment shows that the proposal will be designed to be flood free during the 0.5% tidal event along with an appropriate allowance for climate change for the lifetime of the development. The proposal will have a Finished Floor Level of 4.8m Above Ordnance Datum which is set 120mm above the 0.5% flood level + allowance for climate change. The proposed development is located a significant distance away from nearby residential properties and other adjacent uses and it is not considered that the proposal will impact their amenity. The proposal includes ecological enhancements with bird boxes installed on the building. A Construction Environmental Management Plan has been received with the planning application which will ensure appropriate control measures are in place to prevent pollution, manage construction activities and avoid impact on nearby designated sites, watercourses and the coast.

She further said that it is not considered that the proposal will have a negative impact upon the Welsh Language, and the Highways Authority has confirmed that the proposal will not generate any additional traffic beyond the existing ferry activity. The proposal is located adjacent to a group of Listed Buildings, and the Heritage Officer has confirmed that the scale of the building is not considered to be excessive when compared to other modern service buildings in the vicinity. The proposal is not considered to have an impact upon the setting of nearby Listed Buildings or have an impact on significant views into and out of Holyhead Conservation Area.

Councillor Robert Ll Jones welcomed the proposal and proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Glyn Haynes 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.

12.5 FPL/2025/275 – Retrospective application for the retention of a field shelter at Aberhocwn, Hermon

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

Councillor John Ifan Jones said it would be beneficial for the Committee to visit the site.

Councillor Geraint Bebb proposed that a site visit be undertaken to the site.

Councillor Dafydd Roberts seconded the proposal for a site visit.

It was RESOLVED that a site visit be undertaken to the site at the request of a Local Member

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**