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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Dylan 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, 4 CHWEFOR, 2026 am 1.00 o'r gloch yp	WEDNESDAY, 4 FEBRUARY 2026 at 1.00 pm
CYFARFOD HYBRID – SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL DRWY ZOOM	HYBRID MEETING – COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI 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
John Ifan Jones
Robert Ll Jones
Jackie Lewis
Euryn Morris
Dafydd Roberts
Ken Taylor (Cadeirydd/Chair)
Robin Williams
(Sedd Wag/Vacant Seat)

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 the live stream will be retained in accordance with the Authority's published policy.

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

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (Is-gadeirydd/Vice-Chair)
Kenneth P Hughes
John Ifan Jones
Robert Ll Jones
Jackie Lewis
Euryyn Morris
Dafydd Roberts
Ken Taylor (Cadeirydd/Chair)
Robin Williams
(Sedd Wag/Vacant Seat)

A G E N D A

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES (Pages 1 - 10)

To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 3 December, 2025.

4 SITE VISITS

None to be considered by this meeting.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING

None to be considered by this meeting.

8 ECONOMIC APPLICATIONS

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None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS (Pages 11 - 26)

10.1 – VAR/2025/6 – Bryn Brochan, Talwrn
[VAR/2025/6](#)

10.2 – VAR/2025/53 – Dyfria, Ty Croes
[VAR/2025/53](#)

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS (Pages 27 - 58)

12.1 – FPL/2025/304 - Bodedern Secondary School, Bodedern
[FPL/2025/304](#)

12.2 – FPL/2025/208 – 97 Market Street, Holyhead
[FPL/2025/208](#)

12.3 – ADV/2025/14 – Oriel Ynys Môn, Llangefni
[ADV/2025/15](#)

12.4 – FPL/2025/283 – Holyhead Port
[FPL/2025/283](#)

12.5 – FPL/2025/275 – Aberhoccwn, Hermon
[FPL/2025/275](#)

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 3 December 2025

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Neville Evans, Kenneth Hughes,
John Ifan Jones, Robert LI Jones, Euryrn Morris and Robin Williams
- IN ATTENDANCE:** Planning Development Manager,
Group Engineer (Development Control) & Traffic Management
(AR),
Legal Advisor (BS),
Senior Planning Officer (SOH),
Planning Assistant (CMT),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).
- APOLOGIES:** Councillors Jackie Lewis and Dafydd Roberts
- ALSO PRESENT:** Councillor Carwyn Jones (for application 12.2)

The Chair referred to the sad loss of Councillor Trefor LI Hughes MBE who passed away recently following illness. The Chair expressed his deepest sympathy with Mrs Janet Hughes, Councillor Hughes' wife and family. The Committee Members and Officers stood in silent tribute.

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 5 November, 2025 were confirmed as correct.

4 SITE VISITS

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

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 12.1 and 12.2.

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

11.1 FPL/2025/240 – Ful application for the change of use of a dwelling (Use Class C3) into a dentist and health clinic (Use Class D1) at 32 High Street, Menai Bridge

The application was presented to the Planning and Orders Committee as the applicant is related to a relevant officer as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the property is located within the development boundary of Menai Bridge and the town centre boundary but is not within the Primary Retail Area of the Local Service Centre of Menai Bridge as defined in the Joint Local Development Plan. The application site is also within the designated Conservation Area. Strategic Policy PS 15 of the Joint Local Development Plan seeks to protect and enhance the vitality and viability of town centres and their retail, service and social functions. A diverse mix of suitable uses is encouraged within high quality urban centres and attracts a wide range of people at different times of the day. It is considered that a Dentist and Health Clinic complies with policy MAN 1 as is noted within the Officer's report. The types of town centre use (B1, D1 and D2) will be encouraged to locate within identified town centres, but outside the identified Primary Retail Areas. The Highways Department have been consulted on the proposal and have raised no objection due to the sustainable location of the proposal and availability of public car parks nearby. It is

considered that the application is acceptable and accords with relevant development plan policies. The recommendation was of approval of the application.

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

12.1 HHP/2025/93 – Full application for the construction of a vehicular access together with creating a parking area at Smyrna Chapel, Glanhwfa Road, Llangefni

The application was presented to the Planning and Orders Committee at the request of a Local Member due to local concerns and highway safety.

Public Speaker

Mr Ynys Berry, **in support of his application**, said that he and his brother are the owners and developers of Capel Smyrna. He said that both have been raised here in Anglesey and have returned to the area after several years abroad. Approval is request for a dropped kerb to enable a driveway alongside the Ysgoldy at Capel Smyrna. Significant time, investment and resources have been undertaken into bringing these historic buildings back into meaningful use, with the intention of enhancing the local area, preserving cultural character, and contributing positively to the housing supply within Llangefni. The intentions align with the strategic vision set out in the adopted Anglesey and Gwynedd Joint Local Development Plan for Llangefni to have a “retained and strengthened role as a town providing homes, jobs and community facilities”. The site forms part of a wider heritage-led regeneration project at Capel Smyrna. Stage 1 of the development will deliver the residential conversion of the Ysgoldy. Stage 2 will aim to deliver mixed-used development of a Co-Working Space and Youth Services, which will meet several strategic policies set out in Joint Local Development Plan. Stage 2 cannot proceed without first refurbishing the Ysgoldy. The dropped kerb is essential for several reasons: -

1. It provides safe and practical access to off-street parking. The Ynys Mon Local Plan requires that “Proposals for development will be expected to incorporate adequate and appropriate amounts of onsite parking”. National Policy adopts the principle of maximum parking standards as a means of promoting sustainable development. The standard for a 2-bedroom dwelling is 1.5 to 2 spaces per unit. Furthermore, the golden rule priorities “quality of the street above all else” and aims to “maximise the activity between the street and the house for safer, friendlier streets”.

2. It enables the refurbishment of the Ysgoldy; it has been assessed that this is to be the safest approach to construction. Written confirmation has been sought that

alternatives (on-street manoeuvring or use of Council car parks across the road) are assessed by Highways as safer for construction traffic, site workers, and residents.

3. It reduces on-street parking pressure by providing dedicated off-street parking, the burden on the immediate neighbourhood will be reduced rather than increased. This is not only beneficial to residents but also aligns with the Council's aims of improving parking provision and reducing congestion.

4. It supports the viability and longevity of a heritage redevelopment in line with Policy PS 20 and enables "opportunities to re-use suitable buildings" within the town centre as per Strategic Policy PS15. This project preserves a Grade II listed locally significant historic building. For the scheme to be functional and sustainable for future residents, appropriate access is essential. The lack of a dropped kerb would compromise the usability of the site and create unnecessary barriers to completing a high-quality redevelopment that contributes to Llangefni's regeneration goals. Local concerns have been considered, and it is believed that the application addresses these concerns. It is appreciated that the driveway joins a priority system which is the basis of concerns. It is important to keep in mind that a road is also meant to be in service of the buildings. To give historical context, the land was originally used for access when built, substantiated by chapel records and archival research. List Building Consent has been approved. The modern roadside parking in front of the Chapel was lost with the development of the priority system in 2011. The last congregation at Capel Smyrna was in 2017. It was emphasised that the proposed location, visibility splays, and pavement design meet the policy standards. This application was made in March, and it is now 9 months on. The delays that have been encountered in progressing this simple and straightforward element of the scheme have not reflected the supportive approach that the Council publicly advocates. The longer these delays continue, the more difficult it becomes to maintain momentum on projects that are intended to benefit the town. We bear the costs of services, insurance, maintenance, rising construction costs, and of course our personal rent. We have also been unable to commit to our builders, a local firm based in Llangefni, and will have to return to tender. A smooth, timely, and collaborative planning process is crucial if we want to see sites like this restored and brought back into meaningful use, rather than falling further into disrepair or being subject to vandalism and arson.

The Planning Development Manager reported that planning approval was granted in November 2024 for the change of use of the Schoolhouse at Capel Smyrna, Glanhwfa Road, Llangefni into a dwelling and office. The application did not include parking spaces provision, and the Highways Authority raised no objection considering its existing use (i.e. D1) and its sustainable location in the centre of Llangefni. The Members were afforded images of the location site at the meeting as the main consideration of this application is highway safety. The Highways Authority has considered the proposal in terms of Highway Safety. The Highways Authority was initially supportive of the application, however, after further consideration and consultation with the Local Planning Authority, the Highways Authority has confirmed that they object to the construction of a new vehicular access due to safety concerns. The proposed access would be directly onto the Class A highway, which forms one of the principal approaches into Llangefni from the South (i.e. under the former Railway bridge). The highway in front of Capel Smyrna carries a high volume of traffic, service and delivery vehicles, and functions

as a key distributor within the local highway network. The highway narrows within proximity of the proposed access, and this would pose a substantial risk of conflict with through-traffic. Vehicles attempting to enter or exit the site would be doing so at a location where road users are already required to negotiate priority movements. This would undermine the safe and free flow of traffic along this strategic route. The proposed development does not have sufficient space within the site to accommodate manoeuvring; this would result in cars not being able to enter and exit in a forward gear. If cars were to reverse onto the highway this would restrict visibility and be detrimental to pedestrians and highway safety. This would be a fundamental requirement, particularly on classified roads such as this section of Glanhwfa Road. Vehicles approaching from the North (town centre direction) would need to reverse into the car parking area to avoid reversing out; reversing into a narrow access from a heavily trafficked A class road would be impractical and unsafe. It is foreseen that vehicles would enter the car parking spaces in a forward gear and would result in vehicles reversing onto the highway. The Highways Authority notes that all other properties along this section of Glanhwfa Road are served by accesses which provide turning facilities, ensuring that vehicles can egress in a forward gear. The creation of a new access without such provision would be inconsistent with the established standard and would be detrimental to highway safety. The recommendation was of refusal of the application.

Councillor Geraint Bebb, and a Local Member said that several accidents have occurred near this site and vehicles entering the town tend to speed to avoid traffic leaving the town. Councillor Bebb proposed that the application be refused in accordance with the Officer's recommendation.

Councillor Kenneth P Hughes said that the access to the site is narrow, and vehicles would be unable to turn around within the site, and the only solution would be to create a turntable. Councillor Hughes seconded the proposal of refusal.

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

12.2 HHP/2025/151 – Full application for the erection of a balcony together with the erection of a garage at Ty Hen Efail, Llanddona

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

Councillor Carwyn Jones, a Local Member said that he and his fellow Local Member, Councillor Alun Roberts said that it would be beneficial for the Committee to conduct a site visit to the application site. He said that the proposal for the erection of a balcony would overlook directly into the neighbouring property, causing privacy concerns.

The Planning Development Manager said that he intended to show images of the site to the meeting, however, due to the distance of 36 meters away from the neighbouring property, this is double the required distance stipulated within the Supplementary Guidance (SPG).

Councillor Euryr Morris said that whilst the stipulated distance is double from the neighbouring property he considered that it would be better to view the images as suggested by the Officer rather than conducting a site visit. Councillor Morris proposed not to conduct a site visit. Councillor Glyn Haynes seconded the proposal.

Councillor John Ifan Jones said that to have a clear view of such a balcony on a property would be to have a site visit. Councillor Robin Williams seconded the proposal of a site visit to the site.

Following the vote, of 4 in favour of conducting a site visit and 4 against, the casting vote of the Chair was not to conduct a site visit.

Public Speaker

Mrs Debbie Oulton, **objecting to the proposal**, said that she and her husband live at Crosswinds, Llanddona directly opposite Ty Hen Efail. The site plan in the Planning Officer's report and the Location Plan 19092025 show the orientation of Ty Hen Efail. The proposed balcony will be on the southern elevation, not the eastern elevation as stated in the planning officer's report. The location is also shown on the "Proposed Plans 19092025" as "Side Elevation" and is the southern elevation. She said that they would have no objection to a balcony sited on the eastern elevation. She disagreed with the Planning Officer's conclusion that the "proposal is not considered to have a negative impact on the amenity of adjacent residential properties". The proposed balcony on the upper storey of Ty Hen Efail would directly overlook the bedroom, living room and front garden at Crosswinds, giving no privacy in any rooms at the front of our property. Whilst the distances may be compliant with the SPG, the effect of being overlooked is compounded by the fact that Ty Hen Efail sits on a more elevated location than Crosswinds, and the balcony would be sited on the upper storey of this tall property. There is a seven-foot-high hedge along part of our boundary; however, the upper windows of Ty Hen Efail are clearly visible even over this hedge and allow a view directly into our living room and bedroom. This cannot be considered as "effective screening" since the balcony would look over the top of the hedge, and there is a wide gap in the hedge to allow vehicle access from the road. If the balcony is approved, our privacy could be affected whenever we enter or leave our home, when we go into the front garden and every time, we open our living room or bedroom curtains. Photos were attached to the original comment on the Planning Portal which show that a balcony would be completely visible from our entrance and our bedroom, with no effective screening whatsoever. The Planning Officer also took photos from our bedroom window when he visited us at our request. With regards to Japanese Knotweed, we are pleased to see that there is an updated management plan including removal of the plant. We did not see mention that the area of Japanese Knotweed marked as JK2 is adjacent to the watercourse. We wish to be assured that any additional biosecurity measures needed to prevent any plant materials from entering the

watercourse, will be included in a revised plan (if this has not already been considered). We feel privileged to live in Llanddona and have worked hard to become part of the community, joining the Neuadd Bentref Village Hall Committee, volunteering at the Hall, Caffi Ni and learning to speak Welsh. This is not just our retirement home, but a whole new way of life for us. Being so overlooked would greatly affect our privacy and make us feel uncomfortable in our own home. The Planning Officer has recommended approval of both plans, but we would ask the committee to take a broader view of the possible impact on themselves and their property.

The Planning Development Manager said that the existing dwelling at Ty Hen Efail is a two-storey detached property located outside the development boundary of Llanddona, as defined in the Local Development Plan and is located near the Area of Outstanding Natural Beauty. The Committee were afforded images of the property of Ty Hen Efail from the objectors' property Crosswinds and from the application site. He further said that the proposal consists of erecting a first-floor balcony on the Eastern elevation of the existing dwelling and erecting a new garage at the front Eastern side of the site next to the existing access. It was noted that it is considered that there is no objection to the erection of a new garage. The balcony will measure 2.5 metres in height from the ground level and will extend 1.5 metres out from the first floor of the existing dwelling and will measure 4.8 metres in width. A set of indicative minimum distances to prevent overlooking issues as noted within the SPG. For a secondary-to-secondary windows (i.e. bedroom to bedroom) the guidance is between 9 metres and 15 metres depending on the location. The guidance stipulates a distance of 18 metres from a secondary to a principal window, bedroom to living room, and an addition 3 metres is added if there is a change in ground levels. The distance from the proposed balcony and the neighbouring property Crosswinds is 36 meters which is double the distance stipulated in the guidance and there is also a highway separating both properties with a high hedge in the neighbouring property acting as effective screening along their front boundary. Therefore, it is considered that due to the distances, the high hedge vegetation and the main road separating the dwellings it is considered that the application complies with planning policy PCYFF 2. The recommendation was to approve the application.

Councillor Carwyn Jones, a Local Member said that he was disappointed that the request of two Local Members for a site visit to the site had been rejected. The request for a site visit was based on local knowledge and the location of the site. He said that the Committee would have had an opportunity to view the site before considering the application. The proposed application will affect the amenities of the neighbouring property and especially their bedroom window and their garden when the proposed balcony is erected as it will be in an elevated position.

Councillor Euryr Morris accepted the comments of the Local Member, but he considered that the images shown of the proposal was sufficient to come to a decision as the application complies with the relevant planning policies. He considered that if the application was refused the applicant could appeal and be successful in appealing the decision.

Councillor Euryrn Morris 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.

The following applications were considered together as they deal with the same application site, and the context is relevant to both applications.

12.3 LUE/2025/30 – Application for a Lawful Development Certificate for the existing use of operational development undertaken to implement planning permission 41LPA1041/FR/TR/CC on land to the east of Start Crossroads, Star

12.4 VAR/2025/42 – Application under Section 73 for the variation of condition (11) (CTMP) and condition (17) (Detailed Report on Archaeology Work) of planning permission reference 41LPA1041/FR/TR/CC (Creation of Gypsie and Traveller Site) so as to enable the CTMP to be submitted following the commencement of development and to enable the archaeology report to be submitted within a different timescale at Star Crossroads, Star

The applications were presented to the Planning and Orders Committee as it is made by the Local Authority on land owned by the Authority.

The Planning Development Manager reported that planning permission was approved in October, 2018 for the change of use of agricultural land to a temporary stopping place for 10 spaces for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land east of Star Crossroads, Star. Condition (01) stated that a material of that consent, stated that a material start would be required to have been made before the 10 October, 2023, which is 5 years from the original permission. The planning statement notes that works on site commenced on the 18 February, 2020 and the Local Planning Authority do not have any evidence which contradicts this information. Works deemed as a material start is defined under Section 56(4) of the Town and Country Planning Act 1990 and this definition includes any operation in the course of laying out of construction a road or part of a road, including access as is the case with this application. The evidence provided includes photographs of the new access along with confirmation that these works were included within those commence on the 18 February, 2020. The original consent included a number of conditions which required to be discharged prior to commencing works on the site. Conditions (04), (12), (14), (15) and (16) were discharged, however, it is noted that conditions (11) (Construction of traffic management plan) and (17) (Archaeology works report) were not discharged prior to commencing the works. The information provided was considered acceptable by the relevant consultees and it was additionally stated by the Legal Advisor that the conditions did not go to the heart of the consent, and it is considered that a Certificate of Lawfulness can be presented based on the work carried out.

The Planning Development Manager further reported that planning application 12.4 on the agenda, is for the variation of condition to allow the applicant to present a Construction Management Plan (condition 11) and the Archaeology Report (condition 17) after the work has commence. The Traffic Management Plan was submitted by the application and consultation has been taken with the Highways Authority who have no objection; therefore, the condition can be varied. The application submission included the report specified by the conditions within the report and were assessed by Heneb. In response, it was noted that the archaeological work was completed satisfactorily, although little of interest was recorded on the site. The delayed submission in this case had no material impact on fulfilling the public interest in making the results available and as such Heneb were satisfied that the requested variation could be approved. The recommendation was to approve the application for a Certificate of Lawful Use and to approve the application for the variation of conditions place on the original permission. To allow this information to be presented after the work has commenced on the site.

Councillor Robin Williams, and a Local Member said that he has been consistent in rejecting the applications on the site as he does not consider that the site is within a safe location for any encampment. The regulations regarding the definition of material start with putting hardcore and demolishing a wall is questionable as material start. He said that he would not be voting in favour of the applications and would abstain from voting.

Councillor Kenneth P Hughes proposed that applications 12.3 and 12.4 be approved in accordance with the Officer's recommendation. Councillor Euryyn Morris seconded the proposal of approval.

It was RESOLVED to approve applications 12.3 and 12.4 in accordance with the Officer's recommendation subject to the planning conditions contained within the reports.

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**

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Planning Committee: 04/02/2026

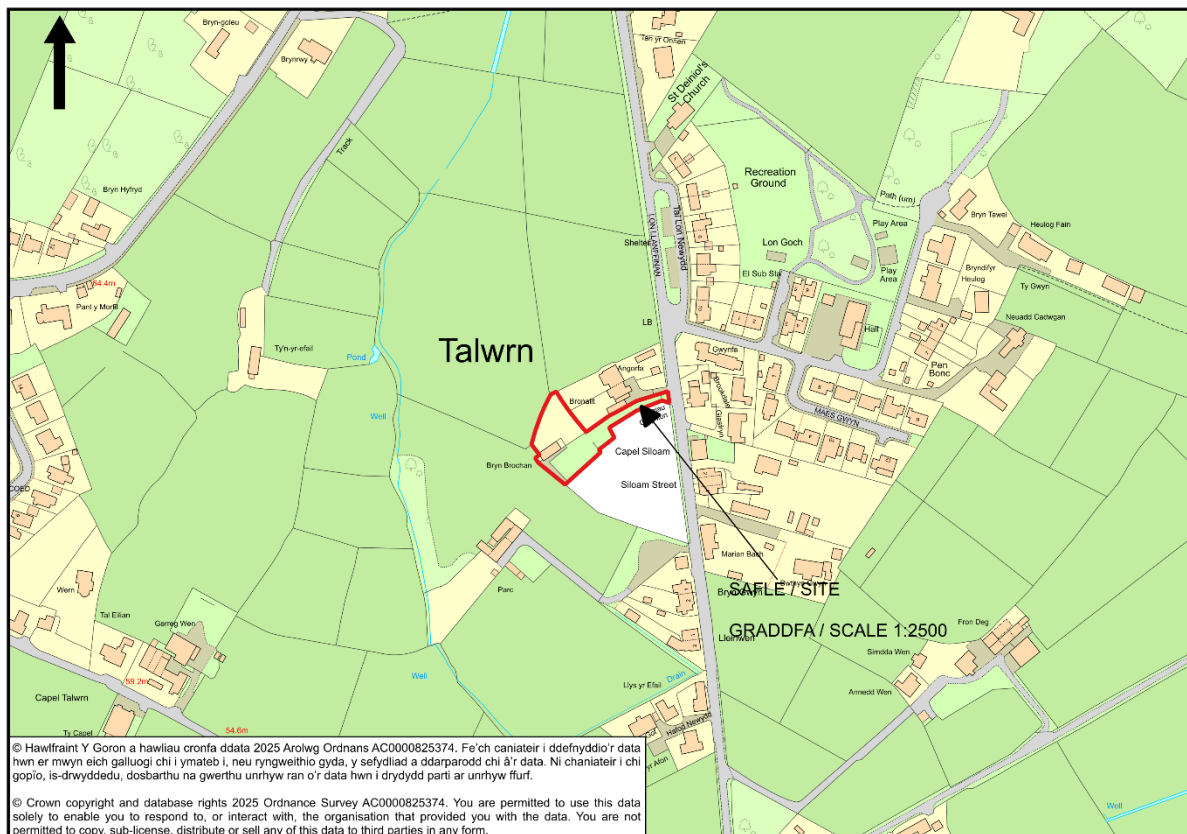
10.1

Application Reference: VAR/2025/6

Applicant: Mr Dylan Southern

Description: 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 at

Site Address: Bryn Brochan, Talwrn.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is being presented to the Committee as the proposal is contrary to Policy TAI 7 of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

Proposal and Site

The application site is located along Lon Llanffinan, within the development boundary of Talwrn, as defined in the Joint Local Development Plan. Bryn Brochan is a Grade II Listed Building.

The proposal consists of amending the design of the extension at the rear of the dwelling to increase the scale of the extension previously approved.

Key Issues

The key issues are whether the proposal is an acceptable improvement to that originally approved design under application reference 23C325, and whether the proposed development would have any negative impacts on the area, any neighbouring properties, or the Listed Building.

Policies

Joint Local Development Plan

AMG 5: Local Biodiversity Conservation

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

PS 20: Preserving and where Appropriate Enhancing Heritage Assets

TAI 7: Conversion of Traditional Buildings in the Open Countryside to Residential Use

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

Supplementary Planning Guidance:

SPG – Design Guide for the Urban and Rural Environment (2008)

SPG – Replacement Dwellings and Conversions in the Countryside (September 2019)

SPG – Parking Standards

Planning Policy Wales (12th Edition)

Technical Advice Notes:

TAN 5: Nature Conservation and Planning (2009)

TAN 12: Design (2016)

TAN 18: Transport (2007)

TAN 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	No objections.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections.
Cynghorydd Non Lewis Dafydd	No objections – requested to call the application into the planning committee if the application was recommended to be refused.
Cynghorydd Dylan Rees	No response.
Cynghorydd Paul Charles Ellis	No response.

Draenio / Drainage	No objections.
Cyfoeth Naturiol Cymru	No objections.
Ymgynghorydd Treftadaeth / Heritage Advisor	No objections - proposed scale of the extension has been reduced to lessen its impact upon the character and appearance of the listed building. The proposal is supported from a heritage perspective.
Cyngor Cymuned Llanddyfnan Community Council	No objections – requested information regarding a rubble pile outside of the development site.
Dwr Cymru/Welsh Water	Dim gwrthwynebiad - wedi gofyn fod amodau 2, 3, 4, y caniatâd cynllunio blaenorol yn cael eu cynnwys yn y penderfyniad.

The proposal has been advertised through the posting of a notice on site due to the building being Grade II Listed, together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper due to the proposal being a departure, contrary to Policy TAI 7 of the Joint Local Development Plan. The latest date for the receipt of any representation was the 12/01/2026. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

23C325 - Cais llawn i newid defnydd yr adeilad allannol i annedd, addasu ac ehangu ynghyd a chodi modurdy a storfa goed yn/Full application for conversion of the outbuilding into a dwelling, alterations and extensions together with the erection of a garage and log store at Bryn Brochan, Talwrn. Caniatáu / Permitted - 09/09/2015.

23C325A/LB - Cais am Ganiatâd Adeilad Rhestredig ar gyfer newid defnydd yr adeilad allannol i annedd ynghyd a'i addasu a'i ehangu yn/ Application for Listed Building Consent for the conversion of outbuilding into a dwelling together with alterations and extensions at Bryn Brochan, Talwrn. Caniatáu / Permitted - 09/09/2015.

23C325B/DIS/LB - Cais i ryddhau amod (03) (manyllion llawn am y ceginau a'r ystafelloedd ymolchi) o ganiatâd cynllunio 23C325A/LB (newid adeilad allannol i annedd) yn / Application to discharge condition (03) (full details of fitted kitchen and fitted bathrooms) from planning permission 23C325A/LB (conversion of outbuilding into a dwelling) at Bryn Brochan, Talwrn. Amod wedi ei Ryddhau / Condition Discharged - 04/07/2016.

LUE/2023/19 - Cais am Dystysgrif Datblygiad Cyfreithlon i gadarnhau cychwyn cyfreithlon ar ganiatâd 23C325 (newid defnydd yr adeilad allannol i annedd, addasu ac ehangu ynghyd a chodi modurdy a storfa goed) yn / Application for a Lawful Development Certificate to confirm the lawful commencement of permission 23C325 (conversion of the outbuilding into a dwelling, alterations and extensions together with the erection of a garage and log store) at Bryn Brochan, Talwrn. Gyfreithlon / Lawful - 23/08/2023.

Main Planning Considerations

The main planning considerations are whether the proposal is an acceptable improvement to that originally approved design under application reference 23C325, and whether the proposed development would have any negative impacts on the area, any neighbouring properties, or the Listed Building.

The application's main issues are:

- i. Proposed Development.

- ii. Planning History.
- iii. Policy Considerations.
- iv. Impact on the Listed Building.
- v. Siting, Scale, and Design.
- vi. Adjacent Residential Properties.
- vii. Highway and Parking.
- viii. Green Infrastructure and Ecology.

Proposed Development:

The application site is located along Lon Llanffinan, within the development boundary of Talwrn, as defined in the Joint Local Development Plan. Bryn Brochan is a Grade II Listed Building.

The proposal consists of amending the design of the extension at the rear of the dwelling to increase the scale of the extension previously approved. The extension previously approved under planning permission 23C325 measured 4.4 meters x 3.8 meters. It measured 2 meters in height to the eaves and 3.9 meters in height to the ridge of the roof. The previous extension would have accommodated a new kitchen.

The amended design and scale include the following:- A link corridor will connect the new extension to the main dwelling measuring 2.2 meters x 1.4 meters. The extension itself will measure 8.2 meters x 6.7 meters. The extension and link corridor will be level in height to the new flat roof, however due to the topographical levels of the site, the height will vary in between 3 meters and 3.7 meters. The new extension will accommodate one additional bedroom, a new kitchen, and a sitting and dining area.

Planning History:

In 2015, planning permission was granted on the site (23C325) for the conversion of the outbuilding into a dwelling, alterations and extensions together with the erection of a garage and log store. This permission was safeguarded through a lawful use application in 2023 (LUE/2023/19) establishing that works had begun thus safeguarding the previous permission 23C325 in perpetuity.

Policy Considerations:

The proposal represents a departure from Policy TAI 7 of the Joint Local Development Plan, as it does not satisfy the policy's criteria for the development of new residential units in the countryside. In strict policy terms, the scheme cannot be supported. However, a material consideration exists in the form of the extant fallback position established through the lawful use certificate, which confirms that a residential dwelling has already been lawfully commenced on the site due to a material start under previous planning permission 23C325. This lawful status carries significant weight, as it establishes a baseline residential use that can reasonably be implemented irrespective of the current proposal's non-compliance with Policy TAI 7.

In the Supplementary Planning Guidance on Replacement Dwellings and Conversions in the Countryside, paragraph 8.2 states that where strong justification is submitted, it may be possible to justify small additions to the original building as long as these additions have been designed in a way that is sensitive and in keeping with the original building. Any extensions should add value to the building in terms of architectural design as well as a wider contribution to the local environment.

Paragraph 8.3 states that any addition should be fit for purpose and should not be an aspiration by the applicant to add luxury (e.g. play room, additional bedroom). The types of extensions considered to be suitable include a small foyer or small extension to the walls to create more practical space within the essential rooms (e.g. kitchen and bathroom).

Having regards to the Supplementary Planning Guidance in relation to conversions, an application for the conversion of a building should not be considered if it is necessary to rebuild more than 10% of the total

wall area when it is necessary to restore the roof, or 20% of the total wall area if there is no need to restore the roof. The roof will need to be rebuilt, therefore no more than a 10% increase would be deemed acceptable for this development. It is also important to consider that the building has had a previous rear extension approved as part of planning application 23C325, however this extension was not built therefore will not be included when calculating the existing floor area.

The existing floor area of the building not including the approved extension is calculated as 94.92 m². The proposed floor area of the building together with the new rear extension is calculated as 153.42m². The total increase in floor area is 61.6%. The proposal is significantly greater than the 10%, stated in the Supplementary Planning Guidance on Replacement Dwellings and Conversions in the Countryside. Furthermore, relating to paragraph 8.3 of the SPG, one additional bedroom, a new kitchen, and a sitting and dining area are proposed as part of the extension, therefore these additions would be an aspiration by the applicant to add luxury. Consideration must be given to the fact that the existing Listed Building is very small, and too small to be lived in. To meet modern day living standards there is a need for this extension.

However, in this case, consideration has to be given to the fact that the existing building is Grade II Listed. It is of utmost importance that everything possible is made to safeguard the derelict Listed Building. Albeit that the extension is far greater than what the SPG states in terms of scale of extensions, the importance of safeguarding the derelict Listed Building far outweighs the guidance set out in the SPG. The proposal represents a vital opportunity to secure the long-term future of this neglected heritage asset in a manner that is both sympathetic and respectful to its historic character, ensuring its preservation for generations to come. It is also considered that there is a clear definition between the old and new and this will ensure that the heritage asset is respected.

Impact on the Listed Building:

Strategic Policy PS 20 recognises the importance, where appropriate, of protecting the setting of a heritage asset. Considerable damage can be done to the architectural or historic interest of an asset if the development is insensitive in design, scale or positioning.

The building subject to this application is Grade II Listed. A separate Listed Building application has been submitted (LBC/2025/36) and is currently being considered by the Local Planning Authority's Heritage Advisor.

Following discussions between the Heritage Advisor and the agent, the proposed scale of the extension has been reduced to lessen its impact upon the character and appearance of the Listed Building. Therefore, the proposal is supported from a heritage perspective.

A Heritage Impact Statement has been submitted with the application which confirms that the scheme proposes a sympathetic repair and restoration of the building back into its original use as a residential property. The Heritage Impact Statement emphasises that the need for the work is fully justified; there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the asset; the proposal would not materially harm the values of that asset; and the quality of design and execution will add value to the existing asset. There is a clear public benefit of repair in restoring a locally important vulnerable heritage asset, which will secure the long term future of the historic asset.

Siting, Scale, and Design:

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

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

The design and appearance are considered acceptable. A carefully considered modern design can add significant value to a Listed Building by providing a clear architectural contrast that highlights and celebrates the historic fabric rather than competing with it, ensuring the building remains viable for long-term use. By integrating modern elements in a sympathetic and respectful manner, the proposal not only secures the building's future but also demonstrates how heritage assets can be revitalized to meet contemporary needs without compromising their cultural significance.

The proposed materials include stone cladding and corrugated cladding, with a parapet style roof. Furthermore, effective biodiversity enhancements have been introduced.

It is considered that the proposed scale of the works is acceptable, although it is relatively large in comparison to the main dwelling. Nevertheless, the development remains proportionate and does not result in an overbearing form, as the extension is hidden from the public realm at the rear of the site. The overall design ensures that the extension sits comfortably within the site, and it is not regarded as having a negative visual impact on the surrounding area.

Adjacent Residential Properties:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

It is not considered that the proposal will impact adjacent residential properties due to its isolated location in the open countryside away from neighbouring properties. The site has effective screening surrounding the site. The nearest neighbouring property to the site is 'Bronallt', located approximately 42 meters away. It is considered that the impact on neighbouring properties would be negligible, and as such considered that the application complies with policy PCYFF 2.

Highway and Parking:

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

The dwelling will increase from a two bedroom property to a three bedroom property. There is sufficient parking space available within the curtilage adhering to the parking standards in the SPG, which meets the Highway Authority's requirements in accordance with Policy TRA 2 of the JLDP. Furthermore, the Highway Authority consider that the effects on the highway network would be negligible, which complies with Policy TRA 4 of the JLDP.

Green Infrastructure and Ecology:

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

In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, a Green Infrastructure Statement was received with the planning application. The proposal includes two bat tubes to be installed on the South West facing elevation of the dwelling, and two nest cups and a bird box to be installed on the North East facing elevation of the dwelling, prior to the use of the development hereby approved. In addition, a barn owl box will be installed on a pole on the North side of the site. A

condition will be implemented ensuring the site is landscaped strictly in accordance with the approved plan. Furthermore, the development shall take place in accordance with the 'Protected Species Survey – Version 2'.

Conclusion

The proposed scheme involves amending the design and scale of the extension at the rear of the dwelling. The development remains proportionate and does not result in an overbearing form. The proposed development demonstrates high quality design, and will not have an adverse impact upon the character of the Listed Building. In addition, the proposal is not considered to have a negative impact upon the amenity of adjacent residential properties. There is a clear public benefit in restoring a locally important vulnerable heritage asset, which will secure the long term future of the historic asset. It is imperative to regenerate and safeguard the derelict Listed Building. Consideration has been given to and the fact that the proposal is a departure from Policy TAI 7 and the Supplementary Planning Guidance on Conversions in the open countryside, however the interest of safeguarding the Listed Building far outweighs the policy and SPG requirements. The proposal also offers biodiversity enhancements in accordance with the requirements in the updated advice in Chapter 6 of the Environment (Wales) Act of Planning Policy Wales (PPW), and relevant Development Plan policies. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

Recommendation

That the application is permitted subject to the following conditions:

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

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

(02) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(03) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

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

(04) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(05) The access shall be constructed with 2.4 meter by 70 meter 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 comply with the requirements of the Highway Authority in the interests of road safety.

(06) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the Highway.

Reason: To comply with the requirements of the Highway Authority in the interest of road safety.

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

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(08) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

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

Reason: For the avoidance of doubt.

(10) The garage hereby permitted shall only be used as a private garage incidental to the enjoyment of the adjoining dwelling which is within the land edged red on the proposed site plan, and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt.

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

Reason: In the interests of visual amenity.

(12) The windows, doors and any fascia and soffit boards on the development hereby approved shall be of a softwood or hardwood material, unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of visual amenity.

(13) The development shall take place in accordance with the 'Protected Species Survey – Version 2' by Yorke Associates Ecological Consultants dated October 9th, 2025, submitted under application reference VAR/2025/6.

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

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

Reason: To help conserve and safeguard biodiversity.

(15) Two bat tubes shall be installed on the South West facing elevation of the dwelling, and two nest cups and a bird box shall be installed on the North East facing elevation of the dwelling, as shown on drawing reference, 'A.02.01', prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG 5.

(16) A barn owl box will be installed on a pole on the North side of the site, as shown on drawing reference, 'A.00.03', prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG 5.

(17) The site shall be landscaped strictly in accordance with 'A.00.03', in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

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

(18) 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.

- **A.00.01 – Location plan.**
- **A.00.02 – Proposed block plan.**
- **A.00.03 – Proposed site plan.**
- **A.02.01 – Proposed plans.**
- **Green Infrastructure Statement by NJ Planning and Development dated December 2025.**
- **Protected Species Survey – Version 2 by Yorke Associates Ecological Consultants dated October 9th, 2025.**
- **1104.R01b – Heritage Impact Statement by Fenix Heritage Revision B dated July 24th, 2025.**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AMG 5, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 19, PS 20, TAI 7, TRA 2, TRA 4.

NOTE: This decision notice refers to the granting of planning permission only. Listed Building Consent may also be required and until such time as the necessary consent is granted, no development should be carried out at the property.

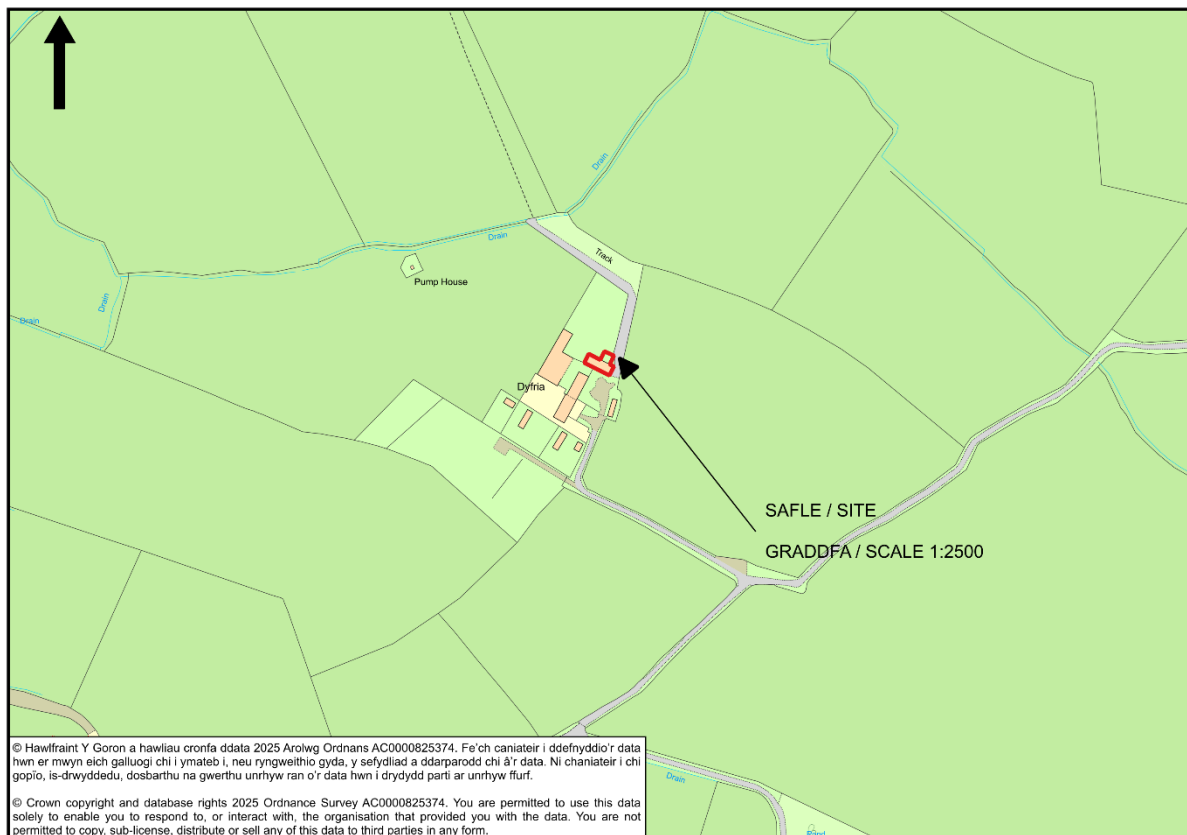
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2025/53

Applicant: Ian Heathcote

Description: Application under Section 73 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

Site Address: Dyfria, Ty Croes



Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The proposed site is located adjacent to the existing dwelling 'Dyfria' and farm outbuildings, which is accessible from a shared private track from a single lane country road in the Ty Croes area. The site is considered in the open countryside as defined within the Joint Local Development Plan.

The proposal includes using different material choices for the extension, proposes solar panels, altering roof light positions, increase in extension scale, different window and door positions, wood burning flu, increase in roof ridge and more ecological enhancements.

Key Issues

The key issues are whether the proposal complies with planning policies and do the alterations have a negative impact on the building, neighbouring dwellings or the site and the surrounding area.

Policies

Joint Local Development Plan

PS 1: Welsh Language and Culture

PS 4: Sustainable Transport, Development and Accessibility

TRA 2 Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PCYFF 1: Development Boundaries

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF4 – Design and Landscaping

TAI7 - Conversion of Traditional Buildings in the Open Countryside to Residential Use

Strategic Policy PS19: Conserving and where appropriate enhancing the natural environment

AMG 5: Local Biodiversity Conservation

SPG Design in the Urban and Rural Built Environment, 2008

SPG Replacement Dwellings and Conversions in the Countryside, 2019

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

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Planning Policy Wales Edition 12 (February 2024)

Response to Consultation and Publicity

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No observations received to date.
Cynghorydd Douglas Massie Fowlie	The councillor confirmed that he may have a conflict of interest as his relative lives in a neighbouring dwelling. The determining officer requested that he councillor complete the declaration of interest documents to ensure there was a record of interest. To date no copy of the completed forms has been provided the determining officer.
Cynghorydd Neville Evans	No observations received to date.
Draenio / Drainage	No observations received to date.

GCAG / GAPS	Requested a photographic survey condition be included as part of any approval.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested conditions be included to ensure protected species are protected, works carried out outside roosting/nesting season, amendments to enhancements proposed and provided advice for the applicant.
Cyngor Cymuned Llanfaelog Community Council	No observations received to date.
Polisi Cynllunio / Planning Policy	No observations received to date.

Publicity

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, an advert in the local newspaper and a site notice with the expiry date for receiving representations was the 12/12/2025. At the time of writing this report no letters of representation have been received.

Relevant Planning History

28C397A - Cais llawn i newid defnydd yr adeilad allanol i fod yn annedd ynghyd a gosod gorsaf breifat i drin carthion yn / Full application for the change of use of the existing outbuilding to form a dwelling together with the installation of a private treatment plant at Dyfria Farm, Llanfaelog. Caniatáu / Permitted 22/05/2008

LUP/2021/13 - Cais am Dystysgrif Cyfreithlondeb defnydd arfaethedig ar gyfer newid defnydd yr adeilad allanol i fod yn annedd gan fod y gwaith mewn perthynas â chaniatâd 28C397A wedi dechrau gan felly ddiogelu'r caniatâd ar dir yn / Application for a Certificate of Lawfulness for the proposed use of land for the change of use of the existing outbuilding to form a dwelling in relation to a material start having been made on permission 28C397A thus safeguarding the consent on land at Dyfria Farm, Llanfaelog. Gyfreithlon / Lawful 10/02/2022

Main Planning Considerations

The principle of developing the site has already been established under planning application reference 28C397A where permission was granted for the renewal of planning permission 29C39B for the change of use of the existing outbuilding to form a dwelling together with the installation of a private treatment plant on the 22/05/2008. An application for a certificate of proposed use was deemed lawful (LUP/2021/13) in which the applicant confirmed work had been completed for the vehicle passing places and therefore safeguarded planning permission reference 28C397A.

No development has commenced on the existing single storey stone outbuilding since the previous planning permission was granted. The two pitched roof has partially collapsed with the slate and corrugated sheeting covering most of the existing roof. The timber windows and doors remain with the walls and single sloped roof of the existing stone brick extension in good condition.

The application is for the variation of condition (05)(Approved Plans) of planning permission reference 28C397A so as to allow amendments to the previously approved design. The proposal includes using different material choices for the extension, proposes solar panels, altering roof light positions, increase in extension scale, different window and door positions, wood burning flu, increase in roof ridge and more ecological enhancements.

The main planning considerations are if the proposal complies with planning policies and would the proposed alterations have a negative impact on the building, the neighbouring dwelling, the site or the surrounding area.

Main Planning Considerations

(i) Siting, scale, design and appearance of the proposal

JLDP Policy PCYFF 2 ensures that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses.

JLDP Policy PCYFF 3 ensures all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. The proposals should compliment or enhance the existing site and surrounding area.

SPG - Replacement Dwellings and Conversions in the Countryside states that extensions to converted outbuildings should be suitable with no extensive extensions required to enable the development. It also states that small additions to the original outbuilding can be justified as long as the extensions are designed in a sensitive way in keeping with the original building and are not an aspirational or luxurious addition to the dwelling. The guidance states any proposal to convert a traditional building should respect the nature and features that contribute towards its architectural value. Where possible it should be ensured that any modern/alien features are limited. In terms of materials, these should also be traditional and respect what already exists

The nearest neighbouring dwelling is 'Dyfria' located approximately 22m away to the South. The siting of the outbuilding and the extensions will not be altered with this planning application with existing windows and doors remaining in the same position on the outbuilding. The proposal will not increase overlooking and will not have a negative impact on the neighbouring dwelling.

The proposal will increase the North elevation extension by approximately 150mm in width and length, increase 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 would not have a negative impact on the building with no changes made to the existing stone outbuildings structure or layout.

The extensions will be clad in timber instead of the approved render finish on the rear and side elevations. Some existing window and doors will be moved with new doors added to the West elevation and to the North elevation. The new material choice is considered an acceptable material choice on the site and in the open countryside with the new window and door positions not alter the existing buildings appearance or character to have a negative impact.

The proposal will move the previously approved rooflights from the South facing roof pitch to the North facing roof pitch with solar panels proposed on the South facing roof pitch. The solar panels are considered a modern material choice that is not traditional to stone outbuildings, but permitted development rights allow certain solar panels to be placed on residential dwellings without first gaining planning permission. With permitted development rights allowing solar panels on residential dwellings the proposed solar panels are not considered to have a negative impact on the stone outbuilding or be out of character with many rural buildings now having modern solar panels and renewable energy devices. The roof lights have been moved to the less prominent roof slope and reduced in number from 4 to 3. While previous applications had conditioned the roof lights to be conservation type rooflights, the reduction in number and moving them to the rear elevation now make the roof lights have less impact on the outbuilding and do not warrant the same conservation condition as the previous application.

The proposed alterations to the previously approved design are considered acceptable as it would not have a negative impact on existing outbuilding, site, neighbouring dwelling, or surrounding area and complies with planning policies PCYFF 2 and PCYFF 3 of the JLDP.

(ii) Ecology/Green Infrastructure

Strategic Policy PS19 and **Policy AMG5** of the JLDP states that proposals must enhance biodiversity, the proposal includes one bat tube and two house martin nest cups on the building.

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 council's Ecological Advisor has requested conditions be included to ensure protected species are protected, works carried out outside roosting/nesting season, amendments to enhancements proposed and provided advice for the applicant. The Ecological Advisors conditions can be included as part of any approval and are enforceable.

The proposal is in accordance with the requirements of Policy AMG5 of the Joint Local Development Plan, Chapter 6 of the Environment Wales Act and the latest advice in PPW.

Conclusion

The application is contrary to Policy TAI7 of the Joint Local Development Plan but has been safeguarded through commencement of works on the vehicle passing bays and an application reference LUP/2021/13 for a certificate of proposed use was deemed lawful.

The amendments to the previously approved planning permission design is considered acceptable as it complies with Policies PCYFF2, PCYFF3 and AMG5 of the Joint Local Development Plan and the guidance within the SPG - Replacement Dwellings and Conversions in the Countryside.

Recommendation

That the application is permitted subject to the following conditions:

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

Reason: In the interests of residential and visual amenity.

(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 and Block Plan – Received on the 13/11/2007 – Received with planning permission 28C397A**
- **Floor Plan – A.03.01 – Dated 10/11/2025 - Received with planning permission VAR/2025/53**
- **Elevations - A.03.02 – Dated 10/11/2025 - Received with planning permission VAR/2025/53**
- **Preliminary Ecological Assessment – Cambrian Ecology Ltd – Dated 12/08/2025 - Received with planning permission VAR/2025/53**

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

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

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

(04) The works hereby permitted shall be carried out between the months of September and mid-February. If works are to commence between mid-February and August then an Ecology Survey will need to be carried out by a specialist Ecologist to confirm no nesting birds are nesting on or in the building and within the red line of the location plan and a report provided to the Local Planning Authority for approval before any development commences on site.

Reason: In view of protection of active nests in law

(05) The proposed development shall proceed in accordance with Sections 7.1.1, 7.2 and 7.3 'Mitigation & Recommendations' of the submitted Preliminary Ecological Assessment – Cambrian Ecology Ltd – Dated 12/08/2025.

Reason: To help conserve and safeguard biodiversity.

(06) Prior to the use of the building hereby approved the house martin nest cups and bat tube shall be installed on the building as per Elevations - A.03.02 – Dated 10/11/2025 - Received with planning permission VAR/2025/53 and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(07) The external lighting shall be installed as labelled on drawing Elevations - A.03.02 – Dated 10/11/2025 and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

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

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Planning Committee: 04/02/2026

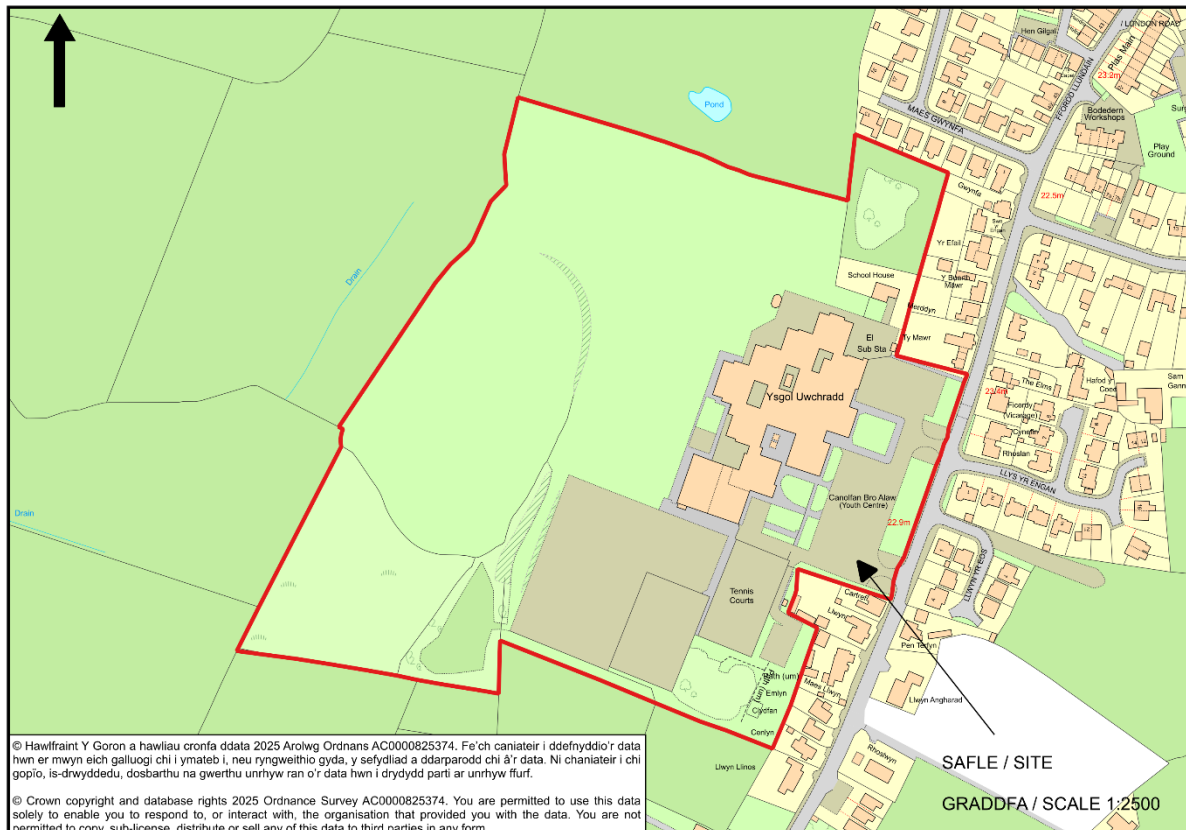
12.1

Application Reference: FPL/2025/304

Applicant: Head of Service Highways, Waste and Property

Description: Full application for erection of 2.6m high fence and the replacement of the existing gates at

Site Address: Ysgol Uwchradd Bodedern, Bodedern



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

Recommendation: Permit

Reason for Reporting to Committee

The Isle of Anglesey County Council are the applicants and owners of the land.

Proposal and Site

The proposed site is located within the grounds of Bodedern Secondary School which is adjacent to London Road within the village of Bodedern.

The proposed development is to erect a 2.6m high fence around the school ground and the replacement of the existing gates.

Key Issues

The applications' main issues are:

- i. Site and design
- ii. Impact on adjacent neighbouring properties
- iii. Ecology and Biodiversity
- iv. Surface Water Flood zone

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy AMG 5: Local Biodiversity Conservation

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gwilym O Jones	No observations received to date.
Cynghorydd Ken Taylor	No observations received to date.
Cyngor Cymuned Bodedern Community Council	No observations received to date.
Ymgynghorydd Tirwedd / Landscape Advisor	No observations received to date.
Prifffyrdd dros dro / Highways temporary	No objections raised to this application.
Dwr Cymru/Welsh Water	Advisory notes given.

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 15/01/2026. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

13LPA877/CC - Cais llawn ar gyfer creu cae synthetig, maes pel-droed, maes parcio ynghyd a codi ffens 5m a 3m o uchder o amgylch y cae synthetig yn / Full application for the creation of a synthetic pitch, grassed football pitch, car parking area together with the erection of a 5m and 3m fence around the synthetic pitch at sgol Uwchradd Bodedern,Bodedern. Caniatáu/Approved 13/02/2007

13LPA877A/CC - Cais ol-weithradol ar gyfer ail-leoli'r man parcio a ganiatawyd dan gais rhif 13LPA877/CC yn / Retrospective application for the re-location of the car park previously approved under planning reference 13LPA877/CC at Ysgol Uwchradd Bodedern,Bodedern. Caniatáu/Approved 09/05/2007

13LPA877B/CC - Cais i godi twnel poli i bwrpas addysg yn / Application for the erection of a polytunnel for educational purposes at Ysgol Uwchradd Bodedern, Bodedern. Caniatáu / Permitted -21/05/2007

FPL/2021/112 - Cais llawn i osod ffensys diogelwch yn / Full application for the erection of safety fences at Ysgol Uwchradd Bodedern, Bodedern. Caniatáu / Permitted - 28/07/2021

FPL/2023/178 - Cais llawn ar gyfer gosod 10 colofn golau 9m o uchder yn / Full application for the installation of 10 9m high lighting columns at - Ysgol Uwchradd Bodedern, Bodedern. Caniatáu / Permit - 05/10/2023

FPL/2023/291 - Cais llawn i newid defnydd yr byngalo gofalwr presennol at ddibenion addysgol yn / Full application for the change of use of the existing caretaker's bungalow for educational purpose at - Ty Ysgol / School House, Ysgol Uwchradd Bodedern Secondary School, Bodedern - Caniatáu / Permit - 07/12/2023

Main Planning Considerations

i. Siting and Design

The proposed development seeks permission for the erection of a 2.6-metre-high perimeter fence along the northeastern to southern boundaries of the school curtilage, together with the replacement of existing gates to the southwest of the site, increasing their height from 2m to 2.6m. The fencing will comprise powder-coated metal panels finished in green. The replacement gates will be constructed of square hollow steel sections with mesh infill panels and powder-coated green to match the proposed fencing and existing boundary treatments.

The siting of the proposed fencing and gates is considered appropriate, forming a clearly defined and secure boundary around the school grounds. The positioning is necessary to enhance site security, safeguard pupils and staff, and prevent unauthorised access and trespassing.

In terms of scale, the proposed fencing and gates, at 2.6m in height, are considered proportionate to the size and function of the site. Given the institutional nature of the use and the need for enhanced security, the development would not appear incongruous nor result in any adverse visual impact on the school buildings or the surrounding area. The proposal is therefore considered to comply with the requirements of Policy PCYFF 3.

ii. Impact on Adjacent Residential Properties

The application site is centrally located within the village of Bodedern, with residential properties primarily located to the north, east and south of the school. The proposed fencing is to be erected along the western boundary of the school playing field, at a closest distance of approximately 45m from the nearest residential property.

Due to the modest scale of the development, its location within the school grounds, and the separation distance from neighbouring dwellings, the proposal would not give rise to unacceptable impacts on residential amenity, including privacy, outlook or overbearing effects. As such, the development is considered to accord with Policy PCYFF 2. Furthermore, the enhanced boundary treatment will improve site security and reduce the potential for trespassing, which is considered to be of wider benefit to the local community and nearby residents.

iii. Ecology and Biodiversity

As part of the proposal, two bird boxes will be installed on mature trees to the southwest of the site, providing a measurable biodiversity enhancement in accordance with Policy AMG 5 and the requirements of the Environment Wales Act (2016).

Where the proposed fencing is located 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 to ensure the protection of existing vegetation. A Green Infrastructure Statement has been submitted with the application, outlining the ecological considerations of the proposal and demonstrating compliance with Chapter 6 of Planning Policy Wales.

iv. Surface Water Flood Zone

Part of the proposed fencing is located within a Zone 2 Surface Water Flood. Due to the scale of the proposal a concise Flood Consequence Assessment (FCA) has been submitted as part of the application, confirming that the proposed 2.6m high fence around the school grounds, located within a Zone 2 Surface Water Flood Risk Area, will not increase flood risk. The design incorporates a clearance gap of 50-150mm at the base and uses only localised post holes, allowing surface water to flow as existing. The fence is water compatible, non-habitable, and will not displace floodwater or impede flow routes.

Conclusion

This application proposes the erection of 2.6-metre-high perimeter fencing around parts of the school curtilage together with the replacement of existing gates, increasing their height from 2m to 2.6m. The development is considered to be appropriately sited and designed to meet the operational and safety requirements of the school. Given its scale, design and functional appearance, the proposal would integrate satisfactorily within the existing built environment and would not result in any unacceptable visual impact.

Due to its location within the school grounds and the separation distances to nearby residential properties, the development would not give rise to unacceptable impacts on residential amenity, including privacy or outlook. The proposal also includes measures to enhance biodiversity and to protect existing trees, in accordance with relevant policy requirements. Overall, the development is considered acceptable and complies with the relevant policies of the Development Plan and national planning guidance.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin no 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.

(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 with any provision of the conditions of this planning permission.

- **Location Plan - AL/15085/01**
- **Existing and proposed details of gate - AL/15085/04**
- **Proposed site plan - AL/15085/02**
- **Location of Proposed fence near running track - AL/15085/05**
- **Fence specification - Dated 10/12/2025**
- **Green Infrastructure Statement - Dated 05/01/2026**
- **Flood Consequence Assessment - Dated 10/12/2025**

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

(03) Prior to the use of the fencing hereby approved the two bird boxes is to be installed on the mature trees as per drawing 'Location of Proposed fence near running track - AL/15085/05' and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity

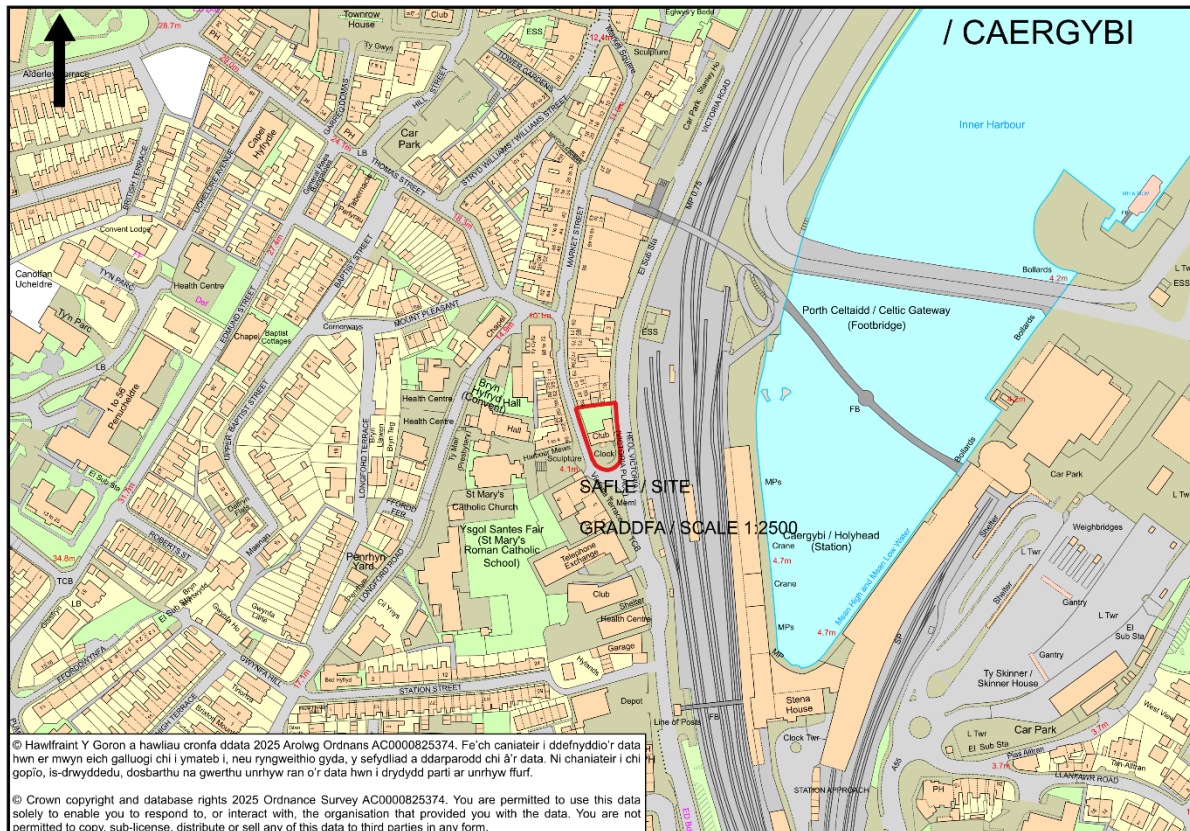
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2025/208

Applicant: Isle of Anglesey County Council

Description: Full application for the demolition of the existing building together with the creation of a public amenity area and associated works in lieu at

Site Address: 97 Market Street, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been submitted by Anglesey County Council.

Proposal and Site

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 the adjacent land to the northeast which previously contained no's 91-95 Market Street (odd no's) all of which lie within the Holyhead Central Conservation Area.

This is a full application for the demolition of the 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.

Key Issues

The application's key issues are:

- i. Does the proposal comply with relevant policies and policy considerations.
- ii. Does the proposal significantly affect the setting of the adjacent listed buildings and Holyhead Conservation Area -
- iii. Impact on neighbouring properties -

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

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

Policy CYF 8: Holyhead Regeneration Area

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 1: Welsh Language and Culture

Strategic Policy PS 20: Preserving and Where Appropriate Enhancing Heritage Assets

Supplementary Planning Guidance (SPG): Design Guide for the Urban and Rural Environment

Holyhead Central Conservation Area Character Appraisal

Planning Policy Wales – Edition 12 (2024)

TAN 12: Design

TAN 24: The Historic Environment

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Pip O'Neill	No response
Cynghorydd Jeff M. Evans	No response
Ymgynghorydd Treftadaeth / Heritage Advisor	No response
Cyngor Tref Caergybi / Holyhead Town Council	No response
GCAG / GAPS	Requested that no works commenced until an archaeological building record has been completed
Draenio / Drainage	Comments regarding flooding
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Requested a Traffic Management Scheme

Iechyd yr Amgylchedd / Environmental Health	Standard response in terms of environmental issues, contaminated land and demolition activities
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments in relation to proposed planting, ecological survey and external lighting.
Mr Nathan Blanchard	No response
Dwr Cymru/Welsh Water	Further information required in relation to the location of its apparatus on the site and the means of disposal of surface water.

The proposal has been advertised through the distribution of letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was 06/10/2025. At the time of writing this report no representation had been received at the department.

Relevant Planning History

19C372/TR – Alterations and extensions to The Crown Restaurant, Market Street, Holyhead. Approved 14/07/1989.

19LPA676A/CC - Conservation Area Consent to demolish and re-build a shop and offices on the site of 99/101 Market Street, Holyhead. Approved 06/06/1995.

19LPA676B - Demolition of the existing 'Manweb' building, together with environmental improvements at 'Manweb' building, 99/101 Market Street, Holyhead. No Objection 26/08/1999.

19LPA676C - Conservation area consent for the demolition of the existing 'Manweb' building, together with environmental improvements at 'Manweb' building, 99/101 Market Street, Holyhead. Approved 29/03/1999.

19LPA694/CC – Installation of an oriel window on the first floor at 97 Market Street, Holyhead. Approved 06/02/1996.

19LPA1018/CC - Full application for the demolition of existing buildings at - 91-95 Market Street, Holyhead - Approved 12/10/2015

19LPA1018A/CA/CC - Conservation Area Consent for the demolition of existing building at 91-95 Market Street, Crown Hotel and Grill, Holyhead - Granted 18/12/2015

19LPA1018B/CC/DIS - Application to discharge condition (02) (Traffic Management Scheme) of permission reference 19LPA1018A/CA/CC - 91-95 Market Street, Holyhead - Condition discharged 03/06/2016

CAC/2025/3 - Conservation Area Consent for the demolition of the 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 - No decision to date

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 - Approved 05/11/2025

Main Planning Considerations

The application is made by the Council for the demolition of 97 Market Street, and redevelopment of the whole site (building plot of 97 Market Street and site of the previously demolished 91 to 95 Market Street) in order to create a new area of public open space.

The former use of the building was as a bar and the use ceased in 2014. To the west and south of the site lies Market Street and to the east lies Victoria Road. To the north of the application site lies 89 Market Street. As stated previously the site lies within Holyhead Conservation Area. The Grade II Listed Building and Cenotaph lie to the southwest and south of the application site.

i. Policy context - The site has not been designated for any planning use in the Anglesey and Gwynedd Joint Local Development Plan (JLDP). As defined under Policy CYF 8 of the JLDP the site lies within the Holyhead Regeneration Area. Policy CYF 8 states that within the Holyhead Regeneration Area proposals which 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 policy goes on to list the relevant criteria that must be met.

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. Due to the above it is considered that the proposal complies with the requirement of Policy CYF 8.

Flooding - The site lies within flood zone 3 as defined under Technical Advice Note 15: Development, Flooding and Coastal Erosion. In line with the requirement of the TAN a flood risk was submitted in support of the application. During pre-application discussions with Natural Resource Wales (NRW) confirmed that a detailed Flood Consequence Assessment was not required for the development and that a Flood Risk consideration would be acceptable. NRW have been consulted and confirmed that given the nature and scale of the development they consider the proposal to be acceptable and raised no objection to the proposal.

Drainage - Welsh Water has raised concern that the site is crossed by a public sewer and public watermain and have requested that the developer undertake a survey to locate the assets on the site. It is also proposed to dispose of surface water via the public combined sewer and this cannot be supported and requested that an alternative method of disposal is sought. The agent has confirmed that the investigation will take place on the 9th February, 2026.

ii. Does the proposal significantly affect the setting of the adjacent listed buildings and Holyhead Conservation Area - An application for Conservation Consent has been submitted and considered by the local planning authority. The Heritage Officer has assessed the proposal and determined that the development will not have an impact on the Holyhead Conservation Area or on the Grade II Listed Building and nearby Grade II Listed Cenotaph.

Members may recall that an application for Conservation Area Consent was considered by the Planning and Orders Committee on 5th November 2025 and it was resolved to approve the application. At present the Welsh Government Planning Division is considering the application and no decision has been received at the department.

iii. Impact on neighbouring properties - The site lies within Holyhead Town Centre and will result in the loss of the vacant bar. Due to the location of the works being between Victoria Road and Market Street which are heavily trafficked by pedestrians and vehicles. The site lies next to commercial properties and due to the nature and scale of the development it is not considered that the development will have an adverse impact on the amenities currently enjoyed by the occupants of neighbouring properties.

Conclusion

The proposal will have 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.

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.

1620017442-RAM-ZZ-XX-DR-L-00100 - Rev P01 - Location Plan
1620017442-RAM-ZZ-XX-DR-L-92101 - Rev P01 - Tree and Lower Planting Plan
1620017442-RAM-ZZ-XX-DR-L-00102 - Rev P01 - Site General Arrangement Plan
1620017442-RAM-ZZ-XX-DR-L-91101 - Rev P02 - Levels and Drainage Plan
1620017442-RAM-ZZ-XX-DR-L-90101 - Rev P01 - Hardscape, Furniture and Furnishing Zone Plan
1620017442-RAM-ZZ-XX-DR-L-00301 - Rev P01 - Existing and Proposed Site Section 1 of 3
1620017442-RAM-ZZ-XX-DR-L-00302 - Rev P01 - Existing and Proposed Site Section 2 of 3
1620017442-RAM-ZZ-XX-DR-L-00303 - Rev P01 - Existing and Proposed Site Section 3 of 3
1620017442-RAM-ZZ-XX-DR-L-00200 - Rev P01 - Typical Hardscape and Planting Details
Planning Statement - Quod
Sustainable Drainage Strategy
Preliminary Ecology Appraisal Report - Ecology Consulting
Heritage Impact Assessment - Cadnant Planning
Risk Assessment Flooding
Green Infrastructure Statement - Ramboll
Design and Access Statement - Ramboll
Phase 1 - Environmental Site Assessment - Ramboll

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

(03) No development (including stripping out, demolition or site clearance) shall take place until an archaeological building record has been completed in accordance with a written scheme of investigation that has been approved in advance in writing by the Local Planning Authority. The archaeological building record shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition or site clearance works.

(ii) No development (including site clearance, topsoil strip or other groundworks) shall take place until a written scheme of investigation for archaeological mitigation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

(iii) A detailed report on the archaeological work required by condition (ii) shall be submitted to and approved in writing by the Local Planning Authority within 6 months of completion of archaeological fieldwork.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and TAN24: The Historic Environment.

2) To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(04) All demolition works shall be carried out between the months of September and February. If works are to commence between February and August then an Ecology Survey will need to be carried out by a specialist Ecologist to confirm no nesting birds are nesting on or in the building and within the red line of the location plan and a report provided to the Local Planning Authority for approval before any development commences on site.

Reason: In view of protection of active nests in law

(05) No external lighting shall be fixed to or sited on the proposed extension until full details of any such lighting is submitted to and approved in writing by the Local Planning Authority. Details should include the positions of the lightings and the wattage strengths. The development shall thereafter proceed in accordance with the submitted details.

Reason: To help conserve and safeguard biodiversity.

(06) No development shall commence until a long-term management plan for the biodiversity enhancements and mitigation measures has been submitted to and approved in writing by the local planning authority. The development shall comply with the approved details.

Reason: To help conserve and safeguard biodiversity

(07) 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.

(08) 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

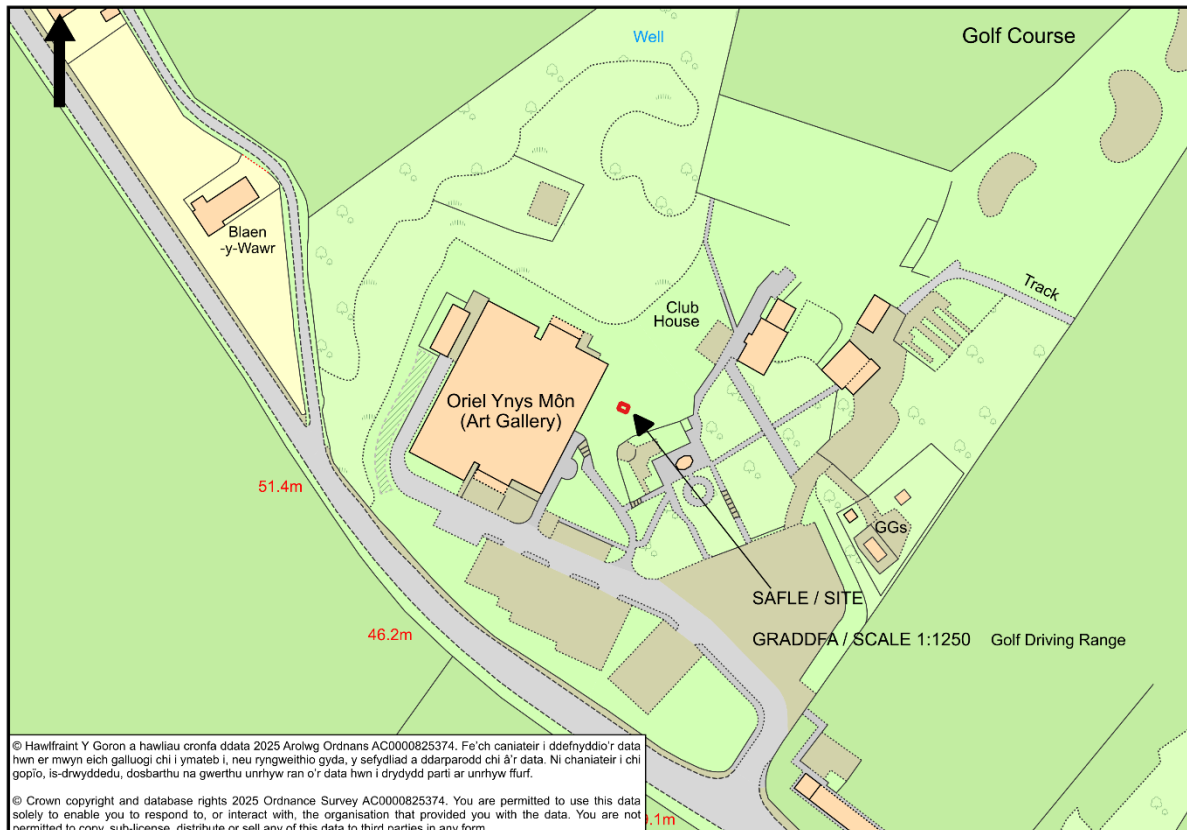
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: ADV/2025/15

Applicant: Anglesey Local Nature Partnership

Description: Application for the siting of a non-illuminated sign at

Site Address: Oriel Ynys Môn, Llangefni.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee as it is an application being made by the Isle of Anglesey County Council.

Proposal and Site

The application site is within the grounds of Oriel Môn, just outside the development boundary of Llangefni as defined by the Joint Local Development Plan. The application presented is for a wooden sign post with 8 fingers, each finger highlighting the name, location, and distance of birds and their migration destinations.

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, roads, or the surrounding area.

Policies

Joint Local Development Plan

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PS 1: Welsh Language and Culture

Supplementary Planning Guidance:

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

Planning Policy Wales (12th Edition)

Technical Advice Notes:

TAN 7: Outdoor Advertisement

TAN 12: Design (2016)

TAN 20: Planning and the Welsh Language (2017)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Non Lewis Dafydd	No response.
Cynghorydd Dylan Rees	No response.
Cynghorydd Paul Charles Ellis	No response.
Cyngor Tref Llangefni Town Council	No objections.
Priffyrdd dros dro / Highways temporary	No objections.

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 07/01/2026. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

34LPA341C/DC - Codi oriel treftadaeth Ynys Mon gyda newidiadau i'r mynedfa bresennol ar dir ger / Erection of the Anglesey Heritage Gallery together with improvements to existing access on land adjoining Oriel Ynys Môn, Llangefni. Dim Gwrthwynebiad / No Objection - 07/06/1990.

34LPA341D/CC - Creu estyniad i'r adeilad presennol i ddarparu adnoddau ychwanegol ar gyfer arddangos celfyddyd a pherfformio - gyda chyfleusterau ategol a tirlunio'r safle yn / Extension to existing building to provide additional art exhibition and performance capability - with ancillary facilities and site landscaping at Oriel Ynys Môn, Llangefni. Dim Gwrthwynebiad / No Objection - 11/06/1997.

34LPA341E/CC - Creu estyniad i'r adeilad presennol i ddarparu adnoddau ychwanegol ar gyfer arddangos celfyddyd a pherfformio gyda chyfleusterau ategol a tirlunio'r safle yn / Extension to existing

building to provide additional art exhibition and performance capability with ancillary facilities and site landscaping at Oriel Ynys Môn, Llangefni. Dim Gwrthwynebiad / No Objection - 20/01/1998.

34LPA341F/CC - Addasu ac ehangu yn / Alterations and extensions at Oriel Ynys Môn, Llangefni. Caniatáu / Permitted - 05/01/2005.

34C558/AD - Codi 4 arwydd heb eu goleuo yn / Erection of 4 non-illuminated signs at Oriel Ynys Môn, Llangefni. Caniatáu / Permitted - 03/09/2007.

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, roads, or the surrounding area.

The application's main issues are:

- i. Proposed Development.
- ii. Sign Detail.
- iii. Siting and Design.
- iv. Impact on Amenities, Neighbouring Properties, and Roads.
- v. Importance of the Welsh Language.

Proposed Development:

The application site is within the grounds of Oriel Môn, just outside the development boundary of Llangefni as defined by the Joint Local Development Plan. The application presented is for a wooden sign post with 8 fingers, each finger highlighting the name, location, and distance of birds and their migration destinations.

Sign Detail:

The sign will be 3 meters in height. Each finger will be 150mm x 700mm. The material is oak wood with black writing on the sign.

Siting and Design:

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

The siting is considered acceptable given that the proposed development is situated far enough away from the public road. There is no illumination on the sign, therefore it is not considered an overt distraction to road users. The design and appearance are considered acceptable, and the scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area.

Impact on Amenities, Neighbouring Properties, and Roads:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

The sign will not have a large visual impact therefore the erection of the new sign is appropriate to this area. It will integrate well into its place within the grounds of Oriel Môn. It is considered that the impacts would be negligible, and as such considered that the application complies with policy PCYFF 2.

Importance of the Welsh Language:

Policy PS 1: Welsh Language and Culture states we will promote the use of the Welsh language by, “requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies.”

The sign has operational signage therefore it is important that the information is bilingual. There is Welsh and English information on the sign therefore it conforms with Policy PS 1.

Conclusion

The proposal is a small scale development to provide a wooden sign post with 8 fingers, each finger highlighting the name, location, and distance of birds and their migration destinations. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the surrounding area. It will be informative, accessible to all, and is considered to comply with the relevant policies of the Joint Local Development Plan. The recommendation is one of approval.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- **Location plan.**
- **Proposed elevational drawing.**
- **Proposed details of each finger post.**

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

(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity.

(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

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

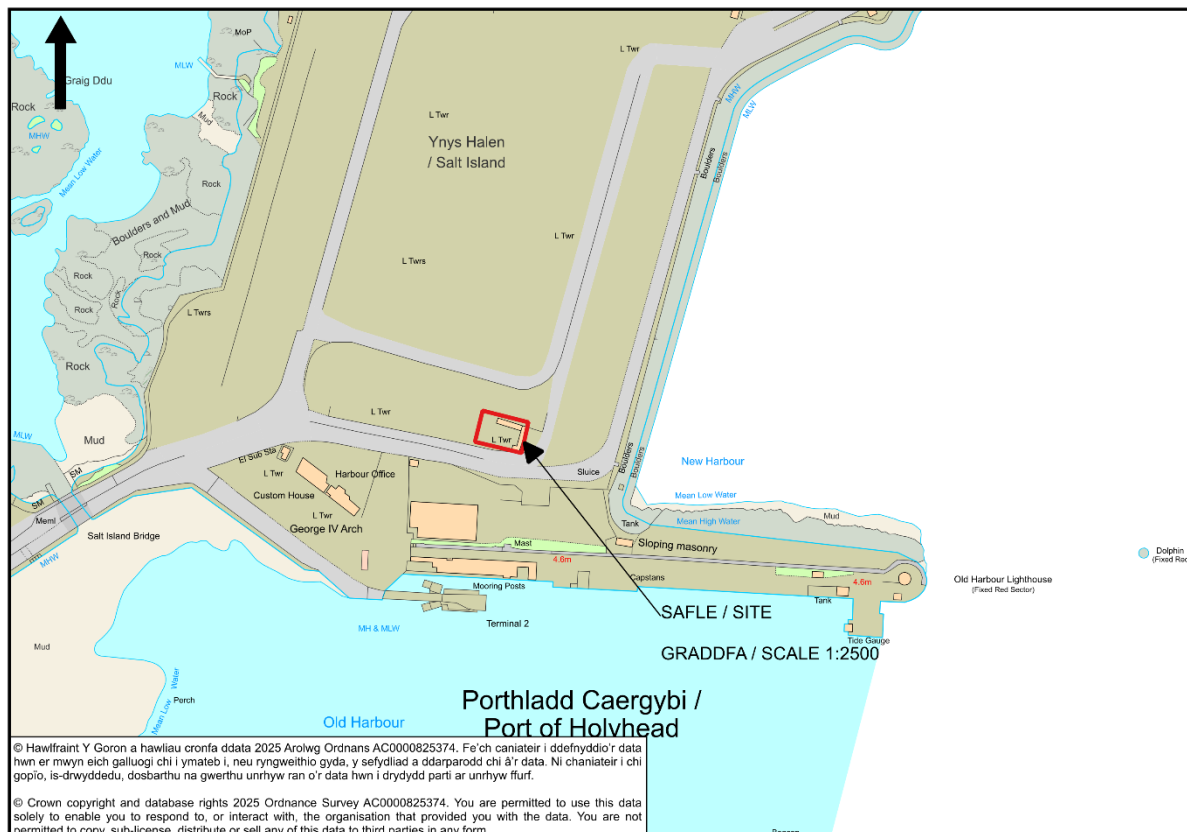
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2025/283

Applicant: Stena Line Ports Ltd

Description: Full application for the erection of a new duty-free retail building and customer toilet block at

Site Address: Holyhead Port.



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been presented to the Planning and Orders Committee by the Local Member due to local concern, the scale of the development and potential impact on the environment.

Proposal and Site

This is a full application 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.

Key Issues

- Policy Considerations
- Design and Scale
- Flood Risk
- Impact on the immediate area/surrounding uses
- Biodiversity/Green Infrastructure Statement
- Welsh Language
- Conservation Area
- Highways

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture

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 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

Strategic Policy PS 14: The Visitor Economy

Policy TWR 1: Visitor Attractions and Facilities

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

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

Supplementary Planning Guidance - Parking Standards

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

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

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

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 23: Economic Development (2014)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 20: Planning and the Welsh Language (2017)

Technical Advice Note 24: The Historic Environment (2017)

Planning Policy Wales (Edition 12, February 2024)

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd dros dro / Highways temporary	Highways have confirmed that the proposal will not have any detrimental effect on the highway authority.

Draenio / Drainage	Confirmation received that the drainage section is satisfied with the submitted Flood Consequence Assessment.
Cyfoeth Naturiol Cymru	Satisfied with the Flood Consequence Assessment received with the planning application. General comments received in relation to protected sites.
Cynghorydd Robert Llewelyn Jones	Requested a call in to the Planning and Orders Committee due to local concern and the potential scale and impact on the environment.
Cynghorydd Glyn Haynes	No response.
Cyngor Tref Caergybi / Holyhead Town Council	No response.
Dwr Cymru/Welsh Water	Conditional Approval subject to no surface water being allowed to connect to public sewerage system.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with the Green Infrastructure Statement, Ecological mitigation and Construction Environmental Management Plan submitted with the planning application.
Ymgynghorydd Treftadaeth / Heritage Advisor	Confirmation that the proposal will not impact nearby Listed Buildings.

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 29 December, 2026. At the time of writing this report, 1 letter of objection had been received. The main points raised are summarised below:

- Unable to see exactly where the proposed duty free building is to be located
- Careful consideration needs to be given to how existing brownfield sites are developed and what to prioritize such as urgent requirement of HGV truck stop
- Constructing Duty Free shop is at the bottom of the ladder and will not bring benefits to the town of Holyhead only to Stena

In response to the above objections

- The location of the duty-free building is clearly shown on the details on the public portal. The duty-free building will be located in the same area as the current temporary containers and structures that are already located on the site and used as a duty free shop, toilets etc.
- Each planning application must be determined as it has been presented and is considered against relevant local and national policies.
- This planning application is to replace an existing duty-free facility and will provide tourists and visitors with higher quality facilities as well as a higher quality building.

Relevant Planning History

19C1046B/SCR - Screening opinion for 25 vertical axis wind turbines

Main Planning Considerations

Site Location

The site is located within the long-established operational ferry terminal and is surrounded by car parking, port infrastructure and operational hardstanding and used for passenger service and terminal-related functions.

Policy Considerations

The main relevant policies for this type of planning application is as follows:-

- Policy TWR1 – Visitor Attractions and Facilities

Amongst other policies which will be considered in their relevant sections below.

Policy TWR1 states that proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to be located within the development boundary. The application site is not within the development boundary but is immediately adjacent to the development boundary. Criteria 1 of the policy states that the proposals should only be permitted if the development is a re-use of an existing building or a suitable previously developed site and Criteria 2 states that the proposal should be closely related to other existing buildings that forms part of an existing tourist facility or Criteria 3 states an activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction which it relates.

In response to the above it is considered that the site is a suitable previously developed site and the proposed building replaces a use that is currently in existence.

It is considered that the proposal complies with criteria i. – iv of the policy as the scale, type and massing of the proposed building is acceptable when considering the scale, massing and type of other buildings nearby. The proposed building is of high quality in terms of design, layout and appearance and will be an improvement to the existing containers, temporary structures and Portaloo's that are currently on the site. The proposal will enhance the experience of visitors and tourists using the ferry port. The proposal includes 10 full time and 6 part time staff as part of the proposal.

It is therefore considered that the proposal will comply with policy TWR1.

Design and Scale

Policy PCYFF3 relates to Design and Place Shaping and requires that all proposals demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all the policy criteria, where relevant.

As stated above the new building will directly replace a number of existing temporary portacabins, containers and Portaloo's that are currently located on the site. The proposal therefore represents improved facilities of a higher design and quality than what is currently on the site. This proposal entails the improvement of an existing facility on the site rather than a new use and will improve the visual appearance of the site.

The new building will provide a high quality, permanent, purpose built structure of approximately 372 square metres. The building will accommodate a duty-free retail space together with customer WC and welfare facilities.

The proposed building measures 24m x 15.5m x 4.6m in height and the external materials will be stainless steel sheeting, the colour of the sheeting will be Merlin Grey and the windows and doors Anthracite Grey.

Flood Risk

The planning application proposes less vulnerable development. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea).

Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) gives advice on how LPA should consider applications in line with current planning policy.

NRW have reviewed the updated FCA submitted by the applicant, dated 08/01/2026 and confirm that they have demonstrated that the proposal is compliant with figure 5 of TAN15 and indicates that the flood risk can be managed accordingly.

The updated FCA 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. This uses the central estimate associated with emissions to establish sea level rise. The updated FCA advises of a minimum Finished floor level of 4.8m Above Ordnance Datum which is set 120mm above the 0.5+CCA flood level. The Upper end estimate provides a higher level of 4.95m AOD.

A condition will be placed on the permission to ensure that the FFL is set at 4.8m above AOD.

Impact on the immediate area/surrounding uses

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance. The policy also states that planning permission will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

The proposal is located a significant distance away from any nearby residential properties or adjacent uses and it is not considered that the proposal will have any negative impact on the health, safety or their amenity.

The proposal complies with PCYFF2.

Biodiversity/Green Infrastructure Statement

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

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

The proposal comprises a previously developed hardstanding area which currently houses containers and temporary structures. There will be no trees/hedges or vegetation impacted as a result of the development. In order to provide an ecological enhancement as required under Policy AMG5 and Chapter 6 of the Joint Local Development Plan the proposal includes the installation of two sparrow nest terrace boxes and two 1N Schwegler nest box positioned on the Northern Elevation of the new building all of which are shown on the proposed elevational drawings. Lighting shall be low luminance, LED, warm white in colour not exceeding 2700K and downward facing. Lights shall be controlled by a timer and/or sensor to restrict operation to essential periods only.

A Construction Environmental Management Plan (CEMP) has been received with the planning application with sufficient information to identify appropriate control measures to prevent pollution, manage construction activities and avoid adverse effects on nearby designated sites, watercourses and the coastal environment. The Local Planning Authority is satisfied with the CEMP and a condition will be placed on the permission to ensure that works are carried out in accordance with the CEMP.

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

Welsh Language

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 12) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG. This proposal does not meet these thresholds.

The applicant has provided a statement which considers the Welsh Language and the Local Planning Authority is satisfied that adequate consideration has been given to the Welsh Language.

Listed Buildings

Policy PS20 of the JLDP relates to Preserving and Where Appropriate Enhancing Heritage Assets and states that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets.

Policy AT1 relates to Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens and states that proposals within or affecting the setting and/or significant views into and out of Conservation Areas must where appropriate, have regard to the adopted Conservation Area Character Appraisals.

The proposed development is located adjacent to a group of Listed Buildings at Admiralty Pier, Harbour Office, Customs House, George IV Arch and the Lighthouse on Admiralty Pier. The Heritage Officer has confirmed that the proposed scale of the building is not considered to be excessive when compared to other modern service buildings in the vicinity. Consequently, it is not anticipated that the proposed development would result in an unacceptable impact or harm to the setting of the Listed Buildings located near the site. It is not considered that the proposal will affect significant views into and out of Holyhead Conservation Area.

The proposal therefore complies with Strategic Policy PS20 and Policy AT1 of the JLDP.

Highways

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. Policy TRA2 and TRA4 are also relevant in

terms of parking standards and managing transport impacts. These principles are also reiterated in Planning Policy Wales Edition 12, Supplementary Planning Guidance on Parking Standards and Technical Advice Note 18: Transport.

The proposal will not generate any additional traffic beyond the existing ferry activity.

Conclusion

It is considered that the proposal to replace the existing temporary containers and structures which are currently used for duty free purposes including ancillary facilities such as toilets and replacing with a high quality building is acceptable. The scale and design of the building is acceptable and the proposal represents improved facilities of a higher design and quality than what is currently on the site. As the new building is of a higher quality in terms of design and materials, it will have a positive impact on the area visually.

The proposal will not harm the setting of any nearby listed buildings or the setting of the Conservation Area and suitable measures have been put in place to ensure that the proposal will not impact protected sites, watercourses or the coast.

It is not considered that the proposal will have a negative impact on the Welsh Language and suitable biodiversity enhancements are being introduced into the scheme.

The proposal will not generate any additional traffic beyond the existing ferry activity and it is not considered that the proposal will harm existing shops within the Town Centre.

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) In accordance with the Green Infrastructure Statement and the biodiversity enhancements as shown on drawing number 2629-A3-04a submitted with planning application FPL/2025/283. The ecological enhancements shall be carried out prior to the use of the building hereby approved and maintained for the lifetime of the development hereby approved.

Reason: To ensure the development provides biodiversity enhancements in accordance with Policy AMG5 and Chapter 6 of Planning Policy Wales.

(03) The use of the building shall be restricted to a duty-free retail use only related to the ferry terminal only and for no other purpose of 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 inappropriate uses do not take place and in the interest of the amenity of nearby residential properties.

(04) The development shall be carried out strictly in accordance with the Construction Environmental Management Plan drawing number 2629-A3-06a.

Reason: In order to protect designated sites, watercourses and the coast.

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

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

(06) The Finished Floor level of the proposed building shall be set at 4.8m AOD.

Reason: To ensure the building remains flood free.

(07) The external cladding shall be Merlin Grey in colour and windows/doors shall be Anthracite Grey in colour.

Reason: For the avoidance of doubt and to ensure the development does not have a visual impact on the area

(08) 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:

- **Construction Environmental Management Plan – 2629-A3-06a**
- **Proposed Floorplan – 2629-A3-05a**
- **Proposed Elevations – 2629-A3-04a**
- **Proposed Elevations – 2629-A3-03a**
- **Proposed Location and Block Plan – 2629-A3-02a**
- **Flood Consequence Assessment – 2629-A3-08**
- **Topographic Plan – 2629-A3-09**
- **Green Infrastructure Statement – 2629-A3-07**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, TRA2, TRA4, PS5, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS13, PS14, TWR1, PS19, AMG5, PS20, AT1

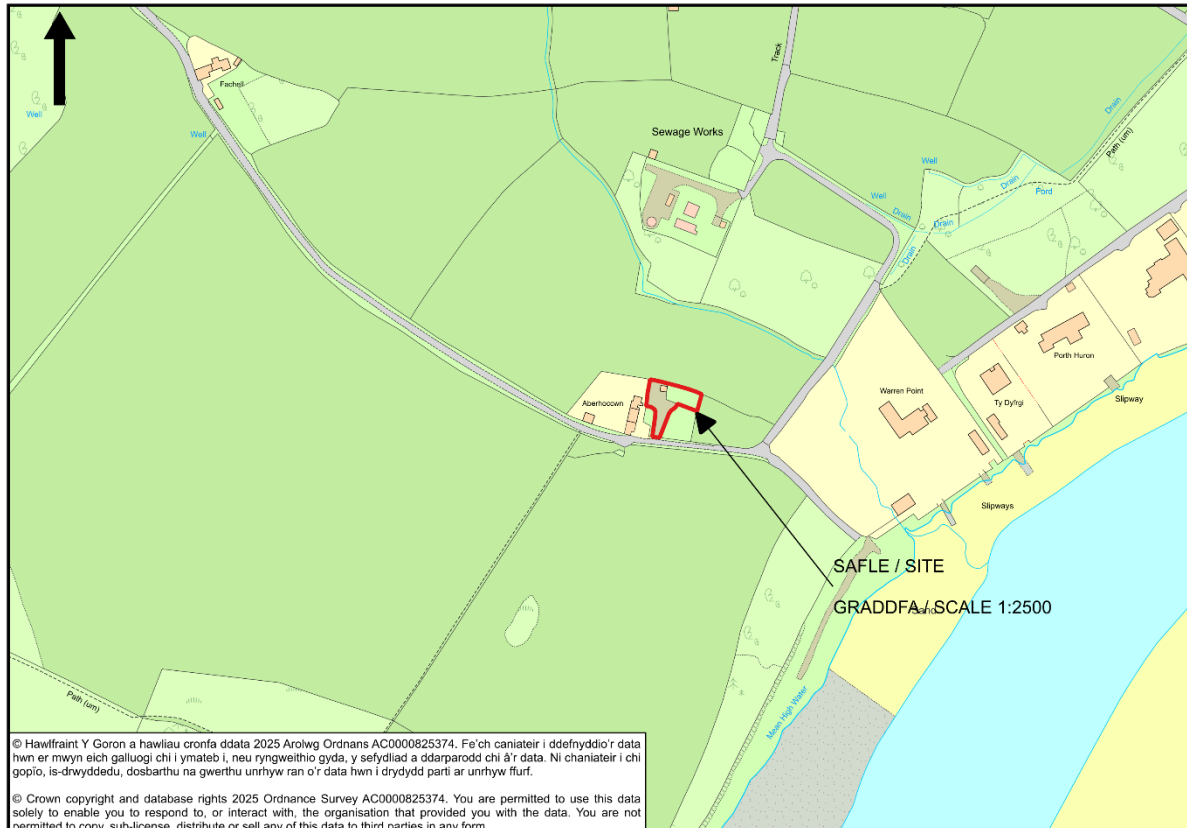
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2025/275

Applicant: Ms Nia Hughes

Description: Retrospective application for the retention of a field shelter at

Site Address: Aberhoccwn, Hermon



Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)

Recommendation: Refuse

Reason for Reporting to Committee

Local member has requested the application be called into the planning committee.

Proposal and Site

The existing site is a small piece of agricultural land adjacent to the Grade II listed building 'Aberhoccwn' with the site accessible along a single lane country road just outside the development boundary of Malltraeth as defined within the Joint Local Development Plan.

The application has been submitted for the retention of the existing field shelter which includes a room for housing animals, a sheltered decking area, a room with a shower/toilet/sink and retention of a touring caravan for the applicant to stay in when on site.

Key Issues

The key issues are whether the proposal complies with planning policies, would the retention of the field shelter building and touring caravan have a negative impact on the agricultural field, neighbouring dwelling, the Area of Outstanding Natural Beauty or surrounding area.

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 PS5: Sustainable Development

Policy PS6: Alleviating and Adapting to the Effects of Climate Change

Policy TAI 14: Residential Use of Caravans, Mobile Homes or Other Forms of Non-Permanent Accommodation

Policy PS 19: Conserving and where appropriate Enhancing the Natural Environment

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG5: Local Biodiversity Conservation

Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities

AONB Management Plan (2023 – 2028)

Planning Policy Wales (12th edition)

Technical Advice Note 5: Nature conservation and planning

Technical Advice Note 6: Planning for sustainable rural communities

Technical Advice Note 12: Design

Technical Advice Note 24: The historic environment

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Ifan Jones	The local member supports the retention of the current development for the shelter of rare breed animals so that the applicant could care for them. The local member requested the application be determined by the planning committee if the planning department intended to refuse the application.
Cynghorydd Arfon Wyn	The first consultation response raised concern that the building looked like a dwelling/cabin to live in rather than a shelter. The second consultation response confirmed that the local member had changed their mind after visiting the site and

	confirmed that they now supported the retention of the shelter for the care of rare breed animals.
Iechyd yr Amgylchedd / Environmental Health	Provided advice for the applicant.
Draenio / Drainage	Provided advice for the applicant.
Cyfoeth Naturiol Cymru / Natural Resources Wales	The first consultation response requested confirmation and details regarding the foul water drainage for the building. The agent provided confirmation of the foul water drainage system. NRW's second consultation response confirmed they had no further comments to make and provided advice for the applicant.
Cyngor Cymuned Bodorgan Community Council	No observations received to date.
Ymgynghorydd Treftadaeth / Heritage Advisor	It is not anticipated that the proposed development would harm the setting of the grade II listed Aberhoccum.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested ecological enhancement and provided advice regarding external lighting.

Publicity

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties and an advert placed in the newspaper with the expiry date for receiving representations being the 19/12/2025. At the time of writing this report no letters of representation had been received.

Relevant Planning History

15C171 - Cais ol-weithredol ar gyfer creu estyniad ir cwrtil ynghyd a chodi cysgodfa ar gyfer defnydd storio yn / Retrospective application for the extension to curtilage and erection of a field shelter for storage purposes at Aberhoccwn Cottage, Hermon, Malltraeth. Caniatau / Approved 08/06/2010

15C171A - Cais ol-weithredol ar gyfer cadw'r cysgodfa ar dir ger / Retrospective application for the retention of a field shelter on land near Aberhoccwn Cottage, Hermon, Malltraeth. Caniatau / Approved 04/12/2013

SCR/2025/51 - Barn sgrinio ôl-weithredol ar gyfer cadw lloches cae yn / Retrospective screening opinion for the retention of a field shelter at Aberhoccwn, Hermon. Dim Angen AEA / EIA Not Required 09/12/2025

Main Planning Considerations

The application is for the retention of a field shelter building and touring caravan has been called into the committee on the request of Councillor John Ifan Jones who has stated that the existing development is an acceptable building, caravan and use in the agricultural field for the care of animals and for the owner to stay within when caring for the animals.

The main planning considerations are if the proposal complies with planning policies, would the retention of the field shelter building and touring caravan have a negative impact on the agricultural field, neighbouring dwelling, the Area of Outstanding Natural Beauty or surrounding area.

(i) Policy considerations

Policy PCYFF 3 states: *All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.*

Criteria 1, 2 and 3 states:

- 1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;*
- 2. It respects the context of the site and its place within the local landscape, including its impact on important principal gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;*
- 3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with Policy PCYFF 4;*

The parcel of agricultural land where the building and touring caravan are sited is approximately 0.19 hectares in area. During a site visit on the 22/12/2025 there were 3 alpacas within the building with no other agricultural animals on the land. The field shelter includes a room for housing animals, a sheltered decking area, a room with a shower/toilet/sink, a fenced off area with table and chairs and a touring caravan for the applicant to stay in when on site. The onsite shower, toilet and sink are connected to an existing septic tank and solar panels provide electricity. The building has 2 chimneys for small log burners within the room for housing animals and within the touring caravan.

The building and touring caravan is sited in the Northern part of the agricultural field with the development approximately 1m from the boundary hedge, approximately 27m to the existing access into the field and approximately 1m to the existing agricultural storage shed. A small section of the field where the building and touring caravan is located has been fenced off and with some vegetation having been planted and outdoor table and chairs sited.

The field shelter building has 3 rooms. The room for sheltering animals measures 4.6m in length, 3.5m in width, 3m to the roof ridge and 2.2m to the roofs eaves. The room for the applicant to use the shower/toilet/sink measures 3.1m in length, 2m in width, 2.2m to the roof ridge and 2m to the roofs eaves. The outdoor decking with a roof above measures 3.4m in length and 2.3m in width. The touring caravan is not attached to the field shelter building but is within close proximity that the applicant can step into the caravan from the room where animals are kept. The touring caravan is approximately 6.8m in length, 2.2m in width and 2.2m in height. The touring caravan is on wheels but is positioned between the building and the boundary that moving it from site would require demolition of part of the building.

The design and appearance of the field shelter building is a timber building with similar characteristics to a log cabin with horizontal vertical log effect, metal sheeting that looks like tiles, some UPVC windows and some aluminium windows with timber doors. The field shelter building can be seen from the existing vehicle access and seen from certain viewpoints from the adjacent public road which is also a public footpath. The touring caravan is visible from certain viewpoints from the public road and footpath to the East of the site.

As part of the planning application the agent has submitted a Planning Statement and an additional confirmation email which states that the field and field shelter building is only used for lambing and foaling with the applicant having no intention of living in the building or caravan. Once the lambs and foals are old enough they will be moved to rented fields for grazing. The applicant has 25 rare breed sheep, 2 Welsh cob mares and 3 alpacas. The statement goes on to state that the previous field shelter approved under planning permission reference 15C171A was damaged in storms and the current field shelter was built in its current position as to allow the adjacent Aberhoccwn dwelling better views.

The planning statement states that the site has precedent for field shelters on the land as previous planning permissions were granted and that the current field shelter use is no different even though the

appearance and siting are different. The impact on the landscape is the same according to the statement with the shelter being similar scale and position to previous shelters with the caravan only sited on the land for hygiene facilities.

The determining officer visited the site on the 22/12/2025 with permission from the applicant. The 'Field Shelter' room that houses the animals has plastered walls internally with exposed wooden joists and beams with 4 UPVC and aluminium windows on external walls, one timber and glass French door and 2 windows on internal walls to provide more daylight for the touring caravan windows. The floor is timber boards and the applicant has decorated the room with hanging lamps, wall mounted lamps and has timber furniture within. When the council's Enforcement Team visited the site on the 07/08/2025, the room housing the animals had no signs of ever being used for housing animals and had a sofa, other furniture and personal items. The touring caravan and shower room appeared to have been used for a long period of time and does not appear to be used as a temporary place to shelter.

The internal layout and material choice of the room housing the animals has not been designed with animal or human safety in mind with low windows and the French door glass can easily be broken, the timber floors had hay laid down but could be broken by animals and animal manure will fall through the gaps and cause rot in the near future. The furniture and personal items still in the room show that the use and design of the room has been for the applicants comfort and not for lambing or foals. The scale of the room could not house more than 5 lambs at one time or house more than 1 foal or young alpaca at a time. If the lambs or foals needed to be in doors with their mother the room would be too small to house a full grown horse or alpaca and only accommodate one ewe.

The field shelter building has two sections, with the largest section having a two pitched roof and the smaller section having a singular pitch roof. The design and appearance of these sections of the building do not appear as agricultural buildings but as a log cabin in the middle of an agricultural field. The buildings different sized and coloured window frames and doors make the building look disjointed and not high-quality design. The building and the touring caravan is not in keeping with the other two smaller agricultural storage sheds on site. Aberhoccwn is the nearest dwelling to the site and has windows overlooking the site. The development is not well screened from view from the adjacent dwelling, from the vehicle access nor the adjacent public road and footpath.

The field shelter building and touring caravan are not considered to be high-quality design and does not take into account its surrounding agricultural environment and is therefore contrary to policy PCYFF3 of the Development Plan. It is considered an unjustified and sporadic development which forms an incongruous and inharmonious feature which fails to maintain the rural and largely undeveloped character of this open countryside location. The field shelter building and touring caravan are considered contrary to criteria 1, 2 and 3 of policy PCYFF 3 as they do not respect the context of the site and its place within the local landscape and its design is not appropriate for its proposed use or to its surroundings.

Criteria 6 of policy **PS 5** states that developments should protect and improve the quality of the natural environment, which is also affirmed in policy **PS 19** which states that development will be managed to conserve and enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area. This is considered an unjustified and isolated development in open countryside, which would harm the natural beauty of the surrounding environment.

Paragraph 2.1.1 of **TAN 6** states that the planning system has a key role to play in protecting the natural environment and safeguarding the countryside. This is promoted in national policy, with section 3.38 of **Planning Policy Wales** (PPW) stating that in line with sustainable development and the national planning principles, the countryside must be conserved and where possible enhanced. It is not considered that this building has been designed and used for agricultural purposes, which would contradict with the aims and goals of local and national planning policy. The lack of compliance with local and national planning policy highlights that the development is also contrary to policy **PCYFF 1** which states that outside development

boundaries development will be resisted unless it is in accordance with specific policies in this Plan or national planning policies.

(ii) Impact on the Area of Outstanding Natural Beauty

Policy AMG1 considers proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty (AONB) and that have regard to the AONB Management Plan. The management plan states:

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

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

Policy PCYFF 4 states all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

As previously stated the site can be seen from the vehicle access and the adjacent public road which is also a public footpath. The field shelter building and touring caravan are not considered developments that meet the high quality of design required by the policy and their appearance within the sensitive AONB harm the areas agricultural and coastal setting qualities. The views from the adjacent dwelling Aberhoccwn are negatively impacted with their views now of log cabin structures and a touring caravan where previously it was an agricultural shed. Some small conifer trees have been planted close to the building but these trees provide insufficient screening of the development, are not native to the area and not in keeping with the trees and environment surrounding the site.

Overall the existing development does not complement or enhance the character and appearance of the site, there is insufficient screening of the site together with an adverse effect on the AONB special qualities which is contrary to policies PCYFF 4 and AMG 1.

(iii) Use of touring caravan for overnight accommodation while tending to animals

The Caravan Sites and Control of Development Act 1960 states that *Subject to the provisions of paragraph 13 of this Schedule, a site licence shall not be required for the use as a caravan site of agricultural land for the accommodation during a particular season of a person or persons employed in farming operations on land in the same occupation.*

Policy TAI 14 supports residential use of caravans in certain circumstances, such as temporary accommodation of workers during construction of approved building project, there is a need in connection with the establishment of a new rural based enterprise in line with national planning policy and guidance.

As stated previously the planning statement states the use of the touring caravan is for hygiene facilities. When the determining officer visited the site the caravan appeared to be used as a place to rest and stay overnight with the shower, toilet and sink within one of the adjacent buildings. The caravan has been positioned to the rear of the buildings and could not be removed from the site without demolishing part of the building first. The shower/toilet/sink room is connected to an existing foul water septic tank on site. Aerial views of the touring caravan show that it has been in this position on site since 2021. The planning statement states the applicant will need to be on site over 2 months from February to April for lambing and 2 to 3 weeks in May for mares foaling.

With the caravan positioned to the rear of the building it would require demolition of part of the building to remove it from the site when it is not in use. The permanent siting of the touring caravan on agricultural land does not comply with the Caravan Sites and Control of Development Act 1960 and with the heating, electricity generated and permanent bathroom facilities provided within the building connected to the existing septic tank, the use of the caravan would be contrary to Policies PCYFF 1 and TAI 14.

Conclusion

The retention of the field shelter building and touring caravan would have a negative impact on the site, neighbouring dwellings views and the Area of Outstanding Natural Beauty with its scale, siting, design, appearance and use contrary to planning policies PS 5, PCYFF1, PCYFF 3, PCYFF 4, TAI 14, PS 19, AMG 1 and Technical Advice Note 6 and Planning Policy Wales (edition 12).

Recommendation

That the application is refused for the following reasons:

(01) The development by virtue of its scale, design and appearance is not considered suitable for agricultural purposes, is not a high-quality design and will not respect the context of the site or its place within the Area of Outstanding Natural Beauty, contrary to Policy PCYFF 3, PCYFF 4 and AMG 1 of the Ynys Môn and Gwynedd Joint Local Development Plan and the advice contained within Planning Policy Wales (Edition 12).

(02) The development is considered a sporadic and unjustified development in an open countryside location which fails to protect and improve the quality of the natural environment, contrary to policies PCYFF 1, PCYFF 3, PCYFF 4, PS 5 and PS 19 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained within Technical Advice Note 6: Planning for Sustainable Rural Communities and Planning Policy Wales (Edition 12).

(03) The development for the permanent siting of a touring caravan and use of onsite facilities for use in connection with seasonal farming is contrary to Policy PCYFF 1 and TAI 14 of the Ynys Môn and Gwynedd Joint Local Development Plan and the advice contained within Planning Policy Wales (Edition 12).