

# Planning and Orders Committee

## Minutes of the hybrid meeting held on 4 March 2026

- PRESENT:** Councillor Ken Taylor (Chair)  
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Neville Evans, Kenneth P Hughes, John Ifan Jones, Robert LI Jones, Jackie Lewis, Euryrn Morris, Dafydd Roberts.
- Councillor Nicola Roberts – Portfolio Member for Planning and Public Protection (arrived at 1.40 pm)
- IN ATTENDANCE:** Planning Development Manager (RLJ),  
Group Engineer (Development Control) & Traffic Management (AR),  
Legal Advisor (BS),  
Senior Planning Officer (JR),  
Planning Assistant (CT),  
Committee Officer (MEH),  
Webcasting Committee Services Officer (FT).
- APOLOGIES:** Councillors Jeff M Evans and Robin Williams
- ALSO PRESENT:** Local Members : Councillor Arfon Wyn (application 7.1); Dafydd Rhys Thomas (application 10.1)
- Councillor Derek Owen (left the meeting at 1.50 pm)

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Due to technical issues the start of the meeting was delayed until 2.10 pm

### 1 APOLOGIES

As noted above.

### 2 DECLARATION OF INTEREST

Councillor Neville Evans declared a personal and prejudicial interest in application 6.1 as he is a Member of the Executive who have discussed the development.

Councillor Dafydd Roberts declared a personal and prejudicial interest in application 6.1 as he is a Member of the Executive who have discussed the development.

### 3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 4 February, 2026 were confirmed as correct.

#### **4 SITE VISITS**

The minutes of the Site Visit held on 18 February, 2026 were confirmed as correct, subject to the inclusion of Councillor Euryrn Morris' name to the list of apologies.

#### **5 PUBLIC SPEAKING**

There was a Public Speakers in respect of applications 7.1, 10.1 and 10.2.

#### **6 APPLICATIONS THAT WILL BE DEFERRED**

##### **6.1 FPL/2024/228 – Full application for the erection of an extra care facility and residential care home with community facilities, construction of a new vehicular access, highway improvement works, demolition of the existing dwelling on the site together with associated development on land near Glasynys, Tyddyn Mostyn, Menai Bridge**

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

The Planning Development Manager reported that as the development is a major planning application and it was recommended that the site be visited. He noted that two Local Members have also requested that a site visit be undertaken to the site due to the scale of the development and the concerns of local residents.

**It was RESOLVED to visit the site in accordance with the Officer's recommendation and at the request of Local Members.**

#### **7 APPLICATIONS ARISING**

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

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 4 February, 2026 the Committee recommended a site visit, and this subsequently took place on the 18 February, 2026.

##### ***Public Speaker***

Ms Nia Hughes, **the applicant in support of the application**, said that she has been keeping animals for over 30 years and is a local person living in Newborough. She noted that she has a flock of rare Ryeland sheep, two ponies, alpacas and dogs. The intention of the shelter is to care for the animals. There has been a shelter on the land since 2010, and the original shelter was built with planning permission in 2013 but following a storm the

shelter was destroyed. It was decided, for safety reasons, to demolish the shelter and to build another shelter further down from the original shelter as it was impairing the view of the small cottage of Aberhocwn. She said that she was unaware for the need to contact the Planning Department and that planning permission to re-build the shelter was required as previous permission was given. She noted that she needs to stay in the shelter for 2 to 3 months a year to care for her animals during lambing. She further said that she has had positive comments as regards to the shelter over a number of years by local residents aswell as visitors.

The Planning Development Manager reported that the application is for the retention of the existing shelter on site, which includes a room for keeping animals, a covered decking area, shower, toilet and sink and to allow for the retention of the touring caravan which is attached to the shelter. During the Site Visit to the site on the 18 February, 2026 there was a sheep and two lambs in the shelter with the floor area covered with straw, the French Doors had been removed and some of the other windows were covered. During a visit by Enforcement Officer in August 2025, there was no evidence that the shelter had been used for animals and the shelter was furnished with a sofa, other furniture as well as a log burner. When the Case Officer visited the site in December 2025, there were 3 alpacas in the shelter. It was clear that the caravan and the shower room had been used for a period of time and it did not appear as a temporary shelter. The fact that it was connected to the septic tank is further evidence of continuous use. The wooden floor is unsuitable for the purpose for animals, and it will rot as animal droppings fall between the gaps in the flooring. The floor should have been made of concrete to place clean strow for the animals. He further said that the current building is not suitable in terms of its size and design. Since December 2025, there has been an attempt by the owner to convert the building into an animal shelter but by putting a few animals, as was viewed during the site visit, does not execute that the structure has been used as an animal shelter and that it is suitable for its purpose in a sensitive location in the Area of Outstanding Natural Beauty. The recommendation was of refusal of the application.

Councillor Arfon Wyn, as a Local Member, said that the previous shelter on the site had been demolished following a storm and the siting of the existing shelter was in a better location and would not be detrimental to the Aberhocwn cottage nearby which is a Grade II Listed Building. The use of the shelter is for the owners use during the lambing season and to care for her animals.

Councillor John Ifan Jones, and a Local Member, said that the application is for an animal shelter, and he noted that most farms and smallholdings have wooden animal shelters to care for their animals with permitted development. He noted that both shelter on the site had received planning approval in 2010 and 2013. The reason for refusing the application in the Officer's report refers to ecological matters and the landscape and that there was no need for an impact assessment. Natural Resources Wales have not submitted any comments as regards to the application and the Bodorgan Community Council has not submitted any comments and neither a letter of objection has received as regards to the proposal. He referred that the Officer's reports which says

that there is no detrimental effect on the nearby cottage which is a Grade II listed building. Councillor John Ifan Jones further referred to planning policies and noted that planning policy PCYFF 3 refers to the quality of designs of buildings and its surroundings and sustainable materials; this shelter is of wooden structure which is in keeping within the environment and is relatively small structure. Policies PCYFF 4 and PS 5 have been used to recommend refusal of the application, but the applicant has used materials that conforms with its surroundings. The development conforms with planning policies PCYFF 4 and PS 19. He considered that there is a need for such a shelter to enable the applicant to care for her animals and especially her rare breed of Ryland Sheep. He also considered that the application conforms with planning policies TAN 6 and AMG 1.

Councillor John Ifan Jones referred to the caravan on site which is a touring caravan that can be moved off the site. He considered that there are conditions that can be imposed on any approval of the application to improve the screening of the site. He considered that the facilities of a toilet and sink within the shelter is essential in the care of the animals on the land and seasonal farming should be supported.

The Planning Development Manager responded to the comments made by the Local Members and said that there is no objection to a shelter on the site as the previous shelter was afforded planning approval in 2013. He noted that the building has not been used for animal shelter until recently and the wooden material of the shelter is not a material consideration as this structure has been designed as a cabin for someone to live in and not suitable for animal shelter. The reference to farms and smallholdings with animal shelters that are approved by permitted development have 5 hectares or more. He further noted that during the site visit it was evident that the caravan on the site is linked into the shelter and to take the caravan from the site would result in the removal of the decking area. A caravan on a field for lambing purposes on farms is permitted but will need to be moved thereafter. The caravan on the site is therefore considered to be a permanent structure. He noted that the current use of the shelter is the main concern.

Councillor Jackie Lewis said that it is disappointing that the shelter did seem to be a small cottage in December last but during the site visit it had been transformed to a shelter for animals and the French doors been taken off the structure and boarded windows. She expressed concerns that there was an intention for a septic tank on the site to allow someone to live permanently on the site.

Councillor Jackie Lewis proposed that the application be refused in accordance with the Officers recommendation. Councillor Kenneth P Hughes seconded the proposal of refusal of the application.

Councillor Euryn Morris ascertained if the application was approved could conditions be enforced for the amendment of the structure as an animal shelter. The Planning Development Manager responded that the application presented to the Committee needs to be considered, however, if the applicant submitted a

further application for an animal shelter it could be considered within its own merits.

Councillor John Ifan Jones proposed that the application be approve contrary to the Officer's recommendation. Councillor Neville Evans said that there is a need for such an animal shelter in rural areas to care for animals. Councillor Neville Evans seconded the proposal of approval of the application.

Councillor Glyn Haynes abstained from voting.

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

## **8 ECONOMIC APPLICATIONS**

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

## **9 AFFORDABLE HOUSING APPLICATIONS**

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

## **10 DEPARTURE APPLICATIONS**

### **10.1 VAR/2025/43 – Application under Section 73 for the variation of condition (12) (Approved Plans) of planning permission V2191b (detailed application for the erection of 5 bungalows) so as to amend the design on land adjacent to High Tide, Ravenspoint Road, Trearddur Bay**

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

#### **Public Speaker**

Mr Elfed Williams, **applicant's agent, in support of the application**, said that planning permission was given in 1973 for the erection of 5 bungalows on the site. A material start on the development was undertaken in 1978 by creating an entrance and a section of the road into the site. In 2008 a Certificate of Lawful Development was received as proven start of the development. He further said that this application is for the variation of condition (12) (Approved Plans) for a new design of the dwellings, on the same footprint with two entrances and the same access road and also to safeguard wildlife around the site. The size of the two-storey dwelling will be 158m<sup>2</sup> compared to 147m<sup>2</sup> in the previous application. The Planning Officers recognise the amended plans as an improvement in relation to size, layout entrance and ecological requirements. There has been no objection by the Ecology Officer or the Highways Authority.

The Planning Development Manager reported that the planning permission for 5 open market dwellings was granted on the site on the 30 November, 1973.

An application for a Certificate of Lawful Development was submitted and therefore it was proven that material commencement had been made on the site and permission for 5 dwellings had been safeguarded. He noted that planning approval was granted in 1973 for 5 open market dwellings on the site and following this, an application for a Certificate of Lawful Development was submitted and it was proven that material commencement had been undertaken on the site. As a result, planning permission V/2191B has been lawfully implemented and permission for 5 dwellings had been safeguarded. The application submitted is for the change in the design, size and layout of the residential units to align with modern requirements and standards. The dwellings will be a high quality and to comply with current legislation and policies, biodiversity has also been improved. The effects on ecology, the Welsh language, the amenities of neighbouring properties, highways and drainage are considered acceptable. The recommendation was of approval of the application.

Councillor Dafydd Rhys Thomas, a Local Member, said that he had no objection to the variation of the application as he considered that it is an improvement to the previous application. He requested that the applicant should consider a Welsh name for the development rather than High Tide. The Agent confirmed that a Welsh name for the development has been considered. The developer will ask the Trearddur Community Council for a suggestion for a Welsh name for the estate.

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

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

**10.2 VAR/2025/61 – Application under Section 73 for the variation of condition (13) (Approved Plans) of planning permission 47C152 (conversion of the outbuilding into a dwelling together with the creation of a new vehicular access) so as amend design on land opposite Mount Alaw, Llanddeusant**

The application was presented to the Planning and Orders 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.

**Public Speaker**

Mrs Elin Parry-Jones, **in support of the application**, said that planning approval of the application was given in 2017 for the development on the site which was to renovate a dilapidated building and creating a family home. She outlined the personal reasons for the delay in starting the development. Due to the period of time the building deteriorated further, and it became more difficult to get any workers to carry out work on the building. She further said

Mount Alaw will be their family home and will give them an opportunity to live in the local community and close to their family.

The Planning Development Manager reported that planning permission was granted in 2017 for the conversion of the stone outbuilding into an open market residential dwelling along with alterations and extensions together with the creation of a new vehicle access. Planning approval was granted under the previous Ynys Môn Local Development Plan policies which allowed the conversion of outbuildings into open market residential units. In April, 2023 an Enforcement Complaint was made stating that the work that commenced on the site did not comply with the original consent and that part of the outbuilding that was meant to be retained had been demolished. Work ceased on the site and resulted in the applicant submitting a Lawful Use Certificate to prove that works had commenced on the site. However, this was determined as Unlawful on 6 December, 2024. Although the Planning Department confirmed that relevant work had commenced on the site, a Lawful Use Certificate was not granted as the applicant had demolished part of the building that should have been retained. This meant that the applicant had contravened the original permission and it would no longer be possible for them to carry out the work in accordance with the original permission. As a result, the applicant has submitted a further application to amend the design and to carry out further construction work than was permitted previously. An updated structural survey was submitted with the application, and it confirms that the outbuildings are in poor condition and that limited maintenance and repair work has been carried out over the past years. The Engineer states that the outbuilding is considered suitable for conversion as is noted within the report. The Engineer has also confirmed, through the Agent, that the reconstruction work shown on the proposed plans is accurate and reflects the reconstruction work that needs to be carried out. The overall appearance of the outbuilding and the extension is similar to the original plans except for the reconstruction of around 16 square metres of the original outbuilding, which was intended to be retained. There is no intention to build additional extension as part of this application. It is considered that approving the alterations would be better than refusing the application and leaving a partially completed building on the site. The recommendation was of approval of the application in accordance with the planning conditions contained in the Officer's report.

Councillor Kenneth Hughes, and a Local Member said that the family have had to live in a caravan for a number of years to enable them to be able to develop a family home on the site. He said that he supported the application and proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Jackie Lewis, and a Local Member said that she also supported that application. Councillor Lewis seconded the proposal of approval of the application.

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

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

### **11.1 FPL/2025/312 – Full application for the erection of a roof covering over the existing feeding and gathering yard at Parc Mawr, Amlwch**

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 the Council's 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 application is for the erection of a roof covering over the existing feeding and gathering yard together with ecological improvements within the structure. The proposed roof covering the concrete farmyard will be located to the northeast of the existing agricultural shed and will provide an extension to the shed. The proposed extension to the shed will provide additional capacity for housing cattle and will prevent rainwater from mixing with the manure in the yard. Consultations have been undertaken with Natural Resources Wales, Welsh Water and the Ecology Officer of the Council and no objection has been received as regards to the proposed development. The nearest neighbouring property is located approximately 220m to the Southeast with open fields, hedgerows and a public highway. The recommendation was of approval of the application.

Councillor Eurn 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.**

## **12 REMAINDER OF APPLICATIONS**

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

## **13 OTHER MATTERS**

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

**COUNCILLOR KEN TAYLOR  
CHAIR**