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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Dylan Williams
Prif Weithredwr – Chief Executive

CYNGOR SIR YNYS MÔN
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 4 MAWRTH, 2026 am 1.00 o'r gloch yp	WEDNESDAY, 4 MARCH 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
Euryrn 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 at the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports be subject to minor amendments to account for typographical errors.

A G E N D A

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
Euryrn Morris
Dafydd Roberts
Ken Taylor (Cadeirydd/Chair)
Robin Williams
(Sedd Wag/Vacant Seat)

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

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES (Pages 1 - 10)

To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 4 February, 2026.

4 SITE VISITS (Pages 11 - 12)

To present the minutes of the Site Visits held on 18 February, 2026.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED (Pages 13 - 14)

6.1 - FPL/2024/228 – Land near Glanynys, Tyddyn Mostyn, Menai Bridge
[FPL/2024/228](#)

7 APPLICATIONS ARISING (Pages 15 - 22)

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.

7.1 – FPL/2025/275 – Aberhoccwn, Hermon

[FPL/2025/275](#)

8 ECONOMIC APPLICATIONS

None to be considered by the meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS (Pages 23 - 42)

10.1 – VAR/2025/43 - High Tide, Ravenspoint Road, Trearddur Bay

[VAR/2025/43](#)

10.2 – VAR/2025/61 – Mount Alaw, Llanddeusant

[VAR/2025/61](#)

**11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS
(Pages 43 - 48)**

11.1 – FPL/2025/312 – Parc Mawr, Amlwch

[FPL/2025/312](#)

12 REMAINDER OF APPLICATIONS

None to be considered by this meeting.

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 4 February 2026

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

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

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

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

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

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

3 MINUTES

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

4 SITE VISITS

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

5 PUBLIC SPEAKING

There was a Public Speaker in respect of application 12.4.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

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

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

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

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

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

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

Councillor Robin Williams seconded the proposal of approval.

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

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

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

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

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

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

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

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

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

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

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

Councillor Euryn Morris seconded the proposal of approval.

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

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

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

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

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

Councillor Jeff Evans seconded the proposal of approval of the application.

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

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

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

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

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

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

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

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

Councillor Roberts LI Jones seconded the proposal of approval.

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

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

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

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

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

Councillor John Ifan Jones seconded the proposal of approval of the application.

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

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

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

Public Speaker

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

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

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

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

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

Councillor Glyn Haynes seconded the proposal of approval.

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

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

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

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

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

Councillor Dafydd Roberts seconded the proposal for a site visit.

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

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 18 February, 2026

- PRESENT:** Councillor Ken Taylor (Chair)
- Councillors Geraint Bebb Jeff Evans, Neville Evans, Kenneth P Hughes, Robert LI Jones, Jackie Lewis, Dafydd Roberts
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Planning Assistant (DCPS).
- APOLOGIES:** Councillors Glyn Haynes, John Ifan Jones, Robin Williams.
-

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

The Planning Officer presented the application to the members of the Planning Committee from the decking to the rear of the “field shelter”. Members of the Committee view the structure from all three accessible sides.

**COUNCILLOR KEN TAYLOR
CHAIR**

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Planning Committee: 04/03/2026

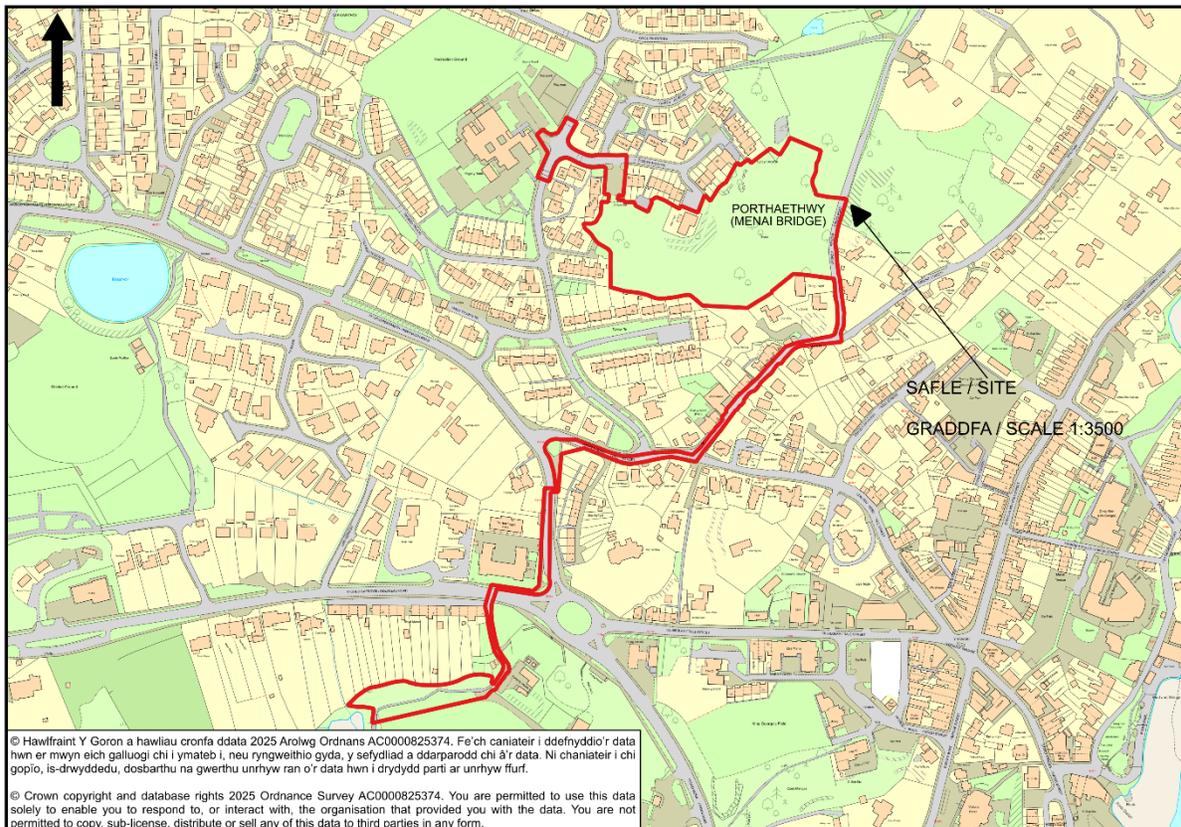
6.1

Application Reference: FPL/2024/228

Applicant: Head of Housing Services

Description: 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

Site Address: Glanynys, Tyddyn Mostyn, Menai Bridge



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

Recommendation: Site Visit

Reason for Reporting to Committee

It is recommended that the Members of the Planning and Orders Committee visit the site as this development is a major planning application submitted by the Isle of Anglesey County Council.

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Planning Committee: 04/03/2026

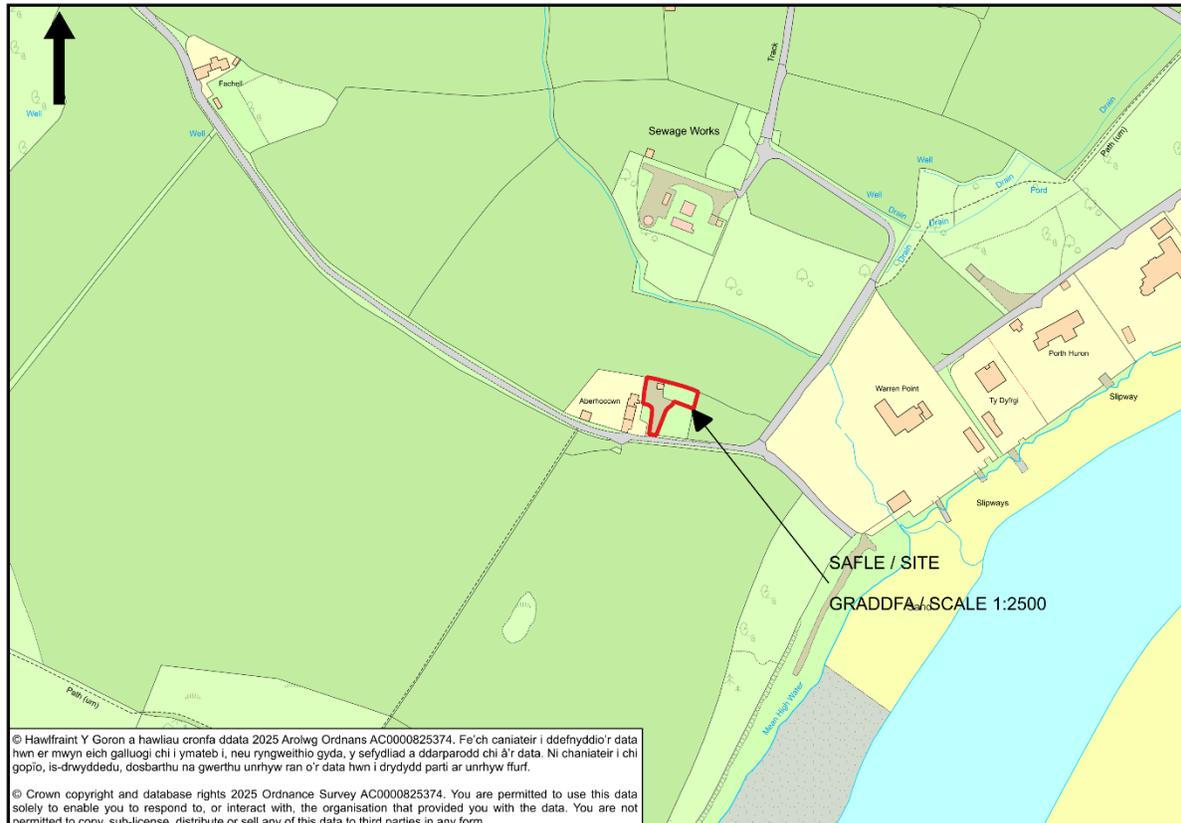
7.1

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.

At the planning committee held on the 4th of February 2026 the members recommended a site visit takes place. On the 18th of February a site visit took place. The members are now aware of the site and its settings.

Proposal and Site

The existing site is a small piece of agricultural land adjacent to the Grade II listed building 'Aberhocwn' 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 Aberhocwn 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).

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Planning Committee: 04/03/2026

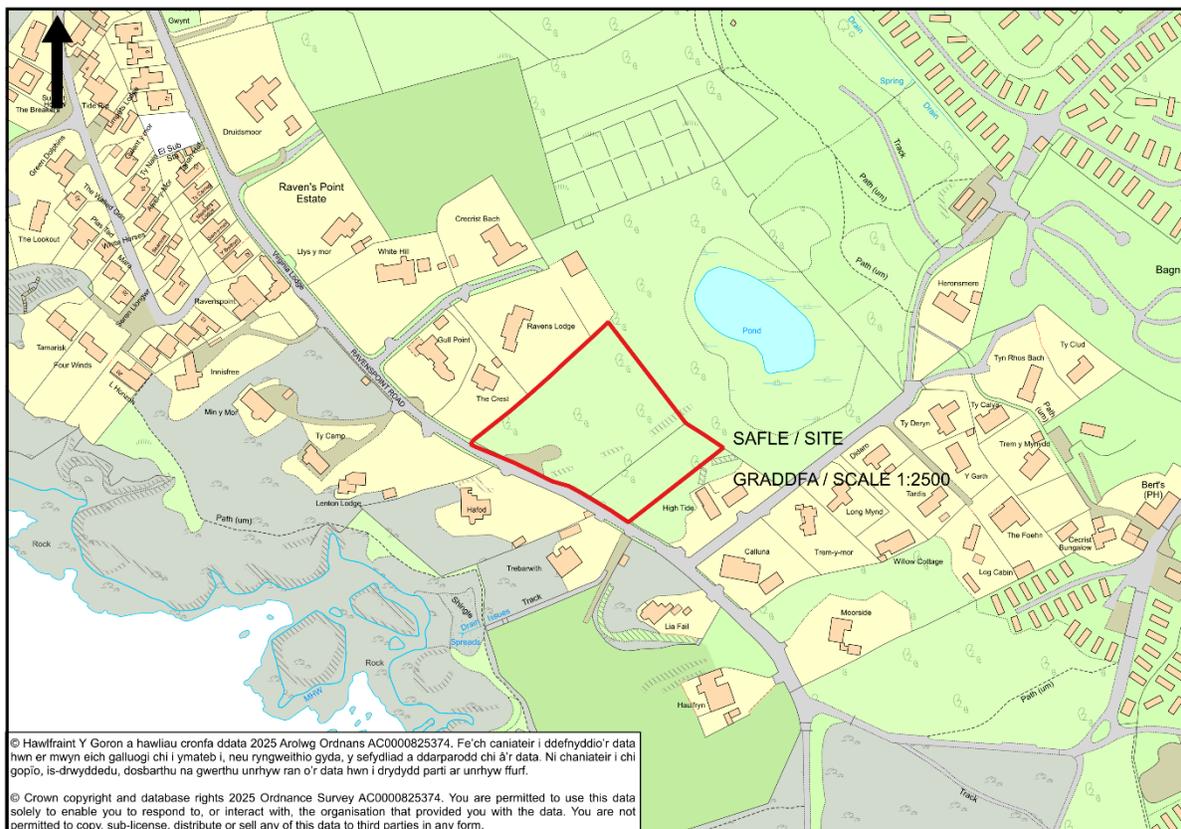
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Application Reference: VAR/2025/43

Applicant: Cleifiog Fawr Ltd

Description: 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

Site Address: High Tide, Ravenspoint Road, Trearddur Bay



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

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

This is an 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 of the residential properties.

The application site is located between existing properties known as 'The Raven's Lodge, The Crest and High Tide' which is located on Ravenspoint Road in Trearddur Bay.

The site where plot 1-4 is located is outside of the Development Boundary and plot 5 is located within the Development Boundary of Trearddur Bay. Plots 1-4 will be located on higher ground and the land drops significantly due to the rocky outcrop and plot 5 will be located on lower ground.

The application site has a fallback position and a safeguarded consent for 5 no open market residential units which will be elaborated in the main consideration section.

Key Issues

- Policy Consideration
- Design/Scale/Amendments
- Flooding
- Highways
- Green Infrastructure Statement/Ecological Enhancement
- Area of Outstanding Natural Beauty
- Impact on Adjacent Residential Properties
- Welsh Language

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Policy TRA 4: Managing Transport Impacts
Policy TRA 2: Parking Standards
Strategic Policy PS 5: Sustainable Development
Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Strategic Policy PS 17: Settlement Strategy
Strategic Policy PS 16: Housing Provision
Policy TAI 5: Local Market Housing
Policy TAI 8: Appropriate Housing Mix
Strategic Policy PS 18: Affordable Housing
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TAI 16: Exception Sites
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance - Local Market Housing (March 2019)
Supplementary Planning Guidance - Planning and the Welsh Language (2007)
Supplementary Planning Guidance - Affordable Housing (2004)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)
 Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 15: Development and Flood Risk (2004)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Planning and the Welsh Language (2017)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Supportive of the planning application with mitigations as outlined on the plans and supporting ecology surveys.
Cynghorydd Dafydd Rhys Thomas	No response.
Cynghorydd Keith Robert Roberts	No response.
Cyngor Cymuned Trearddur Community Council	No observations to make regarding the site layout but is opposed to any proposal for increasing the number of holiday homes in the area. The development should be restricted for residential use only and site given a Welsh name.
Draenio / Drainage	Confirmation received that the Flood Consequence Assessment is sufficient. Consideration of surface water has been provided with the planning application and the proposal will be scrutinised further upon receipt of SAB application.
Polisi Cynllunio / Planning Policy	No response.
Rheoli Gwastraff / Waste Management	Standard Advice in relation to collection of Waste and recycle bins.
GCAG / GAPS	No archaeological implications.
Priffyrdd / Highways	Satisfied with parking, access and visibility for both entrances and recommends Conditional Approval.
Dwr Cymru/Welsh Water	No response

A Site notice was placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 7th January, 2026. At the time of writing the report 8 web comments had been received and 4 letters received at the department all objecting to the planning application.

The main comments as follows:-

- New conditions can be imposed
- No significant alterations should be dealt with under a S73 application and it is not considered that the amendments comply with S73 requirements
- Applicant should continue to put full application in
- The designs of previously approved dwellings fit into the area
- Condition (v), (vi) and (xi) of previous permission relevant in terms of surface water run off

- Increase in cars parked along Ravenspoint Road, increase in traffic using the road and concerns on access and pedestrian safety
- Dwellings will be sold as second homes
- Impact on Welsh Language
- Loss of privacy and residential amenity
- Increase in surface water runoff and flooding concerns
- Red line crosses third party land
- Design and scale out of character
- Impact on nearby AONB
- Impact on Ecology
- Land lies outside development boundary and a departure from policies
- No need for the development
- Certificate was issued in error

In response to the objections raised:-

- A Section 73 application is in essence a new planning permission and new conditions can be imposed where required.
- It is considered that the proposed changes can be dealt with under a S73 application. The amendments to the design can be considered under a S73 application where full consideration must be given to whether the proposal is acceptable or not.
- The applicant has the right to submit a Section 73 application
- Previous conditions imposed on the old permission will be considered and further conditions will be added as required.
- The Highways Authority has been consulted on the planning application and confirmed the parking and visibility splay for both entrances are satisfactory.
- This planning application is for open market housing and not holiday homes. Until such time where an Article 4 is brought in there is no way to restrict people from using the residential units for uses falling within C3 (residential), C5 (dwellinghouses other than sole or main residences) or C6 (Short term lets).
- It is important to note that the application site has a lawful use certificate; therefore, the principle of 5 open market dwellings has already been established on the site. It is therefore not considered that the amendments considered under this planning application will not harm the Welsh Language any greater than the safeguarded consent.
- Impact on adjacent residential properties will be considered in the relevant section of the main report.
- The proposal will require a SuDS scheme and an application to the SAB team will be required. The proposal cannot continue without approval of surface water detail which will ensure no surface problems will occur on the site or elsewhere nearby
- The red line of the application site was amended as part of the planning application and no longer crosses third party land.
- Design and scale and impact on AONB will be considered in the main body of the report
- The ecological advisor has confirmed that the ecological enhancements are acceptable and provides a much improved ecological mitigation to the fallback position which had no ecological enhancements.
- The development is contrary to some policies of the JLDP; however, there is a safeguarded consent on the land and this will be explained in greater detail in the main report.
- In terms of need, this site has a safeguarded consent for 5no open market dwellings
- The LPA have no evidence that the Certificate of Lawfulness was issued in error.

Relevant Planning History

V/2191B – Detailed Plans for the erection of five bungalows on land adjacent to High Tide, Trearddur Bay – Granted 30th November 1973.

46C195A – Certificate of Lawfulness concerning validity of planning permission V/2191B – Lawful 8/9/08

Main Planning Considerations

Policy Consideration

The principle of the erection of 5 number dwellings has already been established by the approval of planning application V/2191B which was approved on the 30th November 1973. A subsequent Certificate of Lawfulness was submitted under planning application 46C195A and was proved that a material start had commenced on site; therefore, implementing planning permission V/2191B. Planning permission has therefore been safeguarded on the application site for 5no open market dwellings.

Since the adoption of the Joint Local Development Plan, Trearddur Bay has been identified as a Coastal and Rural Village under the provision of Policy TAI 5. The policy does not support the provision of open market housing. However, as the application site has a safeguarded consent the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the details submitted with this application acceptable.

It is considered likely that the existing permission can be implemented. The certificate of lawfulness application has safeguarded the permission in perpetuity.

Since the adoption of the Joint Local Development Plan, Trearddur Bay is identified as a Local/Rural/Coastal Village under the provision of Policy TAI5: Local Market Housing where new dwellings will be approved providing, they are affordable, local market housing and located within the development boundary.

Plot 1-4 is located outside of the Development Boundary and plot 5 is located within the Development Boundary of Trearddur Bay.

Any residential development outside development boundaries but immediately adjacent should be considered under Policy TAI16 Exception Sites. Under Policy TAI16 only 100% affordable dwellings can be approved. Plot 5 is within the development boundary of Trearddur Bay; therefore, under JLDP policies consideration must be given to Policy TAI5: Local Market Dwellings; where occupiers of the residential unit would need to be in affordable, local need.

This planning application is for 5 no, open market residential units and is contrary to Policy TAI16 and TAI5 of the JLDP. However, as there is a fallback position of a safeguarded consent V/2181b this is a material planning consideration that is relevant and of importance. It is considered that on this basis the principle of 5 no open market dwellings is acceptable.

Design/Scale/Amendments

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 will only be permitted provided they conform to all the policy criteria, where relevant.

The V/2181b planning application was approved on the 30th November, 1973. The design and scale of the dwellings approved under this consent was single storey, pitched roof, 3 bedroomed residential units with a lounge, dining room, kitchen, bathroom and garage. The approximate floor area of the residential units were 156 square metres. The length 19.59m x 13.85m x between 4.9 – 6.2m high. The external materials, tiled roof, natural local stone and render. This was a typical design in 1973 when it was approved.

The application seeks to amend the design, scale and site layout of the residential units to be more in keeping with modern day living standards. The design is more akin to a dormer bungalow with the roof

being used as a first floor to accommodate 4no bedrooms and en-suites. The ground floor providing an open plan sitting room/kitchen and dining area, a snug area, utility, study, entrance, WC and a covered car port. The proposed dwellings measure approximately 14.5m x 13.7m and between 6.6m – 7.3m high with a total floor area of 374 Square metres between the ground and roof space. When viewing the amended design from the East and West, there will only be a height increase of 1.26m. The North and South Elevation will see an increase in height of between 1.7m – 2.6m. The external materials will be Zinc standing seam on part of the proposal on the first floor, Slate Roof Covering, the cladding will be a mixture of white render, stone cladding and cedar cladding and use of aluminium fascia, gutters, windows and doors. The amount of glazing has been increased from what was previously granted under V/2181b; however, to alleviate concerns on light spill the applicant has agreed to use Soartek internal film on the windows and rooflights to reduce the light spill from the glazing units, this will ensure that the special features of the AONB is safeguarded.

The character of the surrounding area is varied, with no single, prevailing architectural style, design, approach or scale of development. The immediate locality comprises a diverse mix of both traditional and modern properties, exhibiting a wide range of architectural forms, building scales, and external materials. The design of the properties currently under consideration reflects modern design that is not uncommon in the immediate area. The residential units will be high quality with use of modern and high-quality external materials which will be an improvement to that of the 1973 permission.

A Construction Environmental Management Plan (CEMP) has been received with the planning application which identifies construction controls, species specific measures, pollution, invasive species management, monitoring and timetable of works that must be complied with when works commence on site.

The CEMP states that nominal rock excavation is proposed between Plot 1 and Plot 2; however, in order to protect the amenity of adjacent residential property a pre-commencement condition has been placed on the permission to request further information on the amount of rock excavation required, hours of work, etc so that the impacts can be considered and agreed prior to the commencement of work on site.

The design and scale of the residential properties is considered to comply with Policy PCYFF3.

Flooding and Drainage

Part of the application site is located within Zone 2 and 3 Surface Water and Small Watercourses as identified in the NRW Flood Maps. In accordance with the advice in Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Flood Consequence Assessment (FCA) has been received and the Drainage Department has confirmed that they are satisfied with the content of the FCA. There will be a requirement to submit a SuDS application to the SAB team to deal with surface water from the application site prior to the commencement of work on site.

The proposal intends to connect to Welsh Water's Public Sewer and soakaways used for surface water discharge. Individual surface water networks shall be incorporated within each plot curtilage, with each plot having individual soakaways located within the gardens. Swales are also proposed to increase storage capacity and to further aid with ground infiltration leading to the storage basin. Water butts will also be used to collect surface water from roof spaces for re-use and surplus water will discharge directly into the soakaways. The surface water system will be subject to a SuDS application.

Highways and Sustainability

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.

As part of the 1973 permission, 2 vehicular accesses were approved. This current planning application proposes the re-location of the access to Plot 5 further South West than what was originally approved. Each dwelling has sufficient parking arrangements and both accesses have a visibility splay of 43 metres in each direction. The Highways Authority have confirmed that the visibility splay is acceptable for this 20mph road.

There are no plans to adopt the road leading up to the residential units therefore a condition will be placed on the permission to approve a maintenance and management plan to ensure that adequate plans are in place to maintain and manage the private road. The plans also show a bin storage and recycle area near the entrance for Waste collection.

Green Infrastructure Statement/Ecological Enhancement

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 current planning application delivers a significantly enhanced ecological scheme when compared with the previously approved application. The ecological enhancements provide a more robust and comprehensive scheme across the site and will bring net ecological benefits as shown on the proposed drawings. Even though the biodiversity officer stated that off-site mitigation should also be provided to offset that lost on the site, consideration has to be given to the fallback position of the previously safeguarded consent which did not include biodiversity enhancements or ecological benefits. It is therefore considered that off-site mitigation is unnecessary due to the significant ecological scheme submitted with this current planning application.

Two Ecological Impact Assessments were also undertaken and submitted with the planning application and mitigation has been proposed that any reptiles that are present are captured and re-located. Reasonable Avoidance Measures are outlined in the ecological report, and a condition will be placed on the permission to ensure that they are adhered to. The proposed plans show all mitigation required as recommended in the mitigation measures in Table 7 of the Ecological Impact Assessment.

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 Planning Policy Wales (Edition 12).

Area of Outstanding Natural Beauty

The application site is not within the Area of Outstanding Natural Beauty (AONB); however, the AONB is located approximately 148 metres away to the South East. Consideration has been given to whether the proposal will have a negative impact upon the setting of the AONB.

The amended design, scale and siting of the 5 no dwellings will not have a negative impact upon the setting of the AONB. The proposal involves an increase in glazing units to that previously approved; however, the windows include a solartek window film which will alleviate light spill.

It is not considered that the proposal will have a negative impact upon the special qualities of the AONB.

Impacts on amenities

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 amended application proposes amendments to the siting of all 5 plots.

Consideration has been given to the Supplementary Planning Guidance (SPG) Urban and Rural Planning in relation to the Proximity of the residential units to the boundaries of the site. The SPG states that a distance of 10.5m should be achieved between Ground Floor Main – Boundary and a distance of 7.5m should be achieved between a Secondary to Boundary. A side elevation – Boundary should achieve a distance of 2.5m.

Plot 1 is located between 10-13m from the North West boundary

Plot 2 is located between 13–16m from the North West boundary

Plot 3 is located between 20- 23m from the North West boundary

Plot 4 is located between 8–18m from the North boundary

Plot 5 is located 2.5m away from the East Boundary and 37m to the North East boundary

When considering the distances set in the SPG all residential units comply with the distances apart from a small part of plot 1 which is half a metre below the SPG requirements.

It is therefore considered that the residential units are located at a sufficient distance away from existing residential properties and will not impact upon their amenity. The proposal complies with Policy PCYFF2 of the JLDP.

Welsh Language

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities (LPA) 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.

The LPA is satisfied that appropriate consideration of the Welsh Language has been submitted with the planning application. As stated previously, there is already a safeguarded consent on the land for 5 open market dwellings. It is not considered that this application will have any more impact upon the Welsh Language any greater than the safeguarded consent.

Conclusion

The application is contrary to Policy TAI16 and TAI 5 of the Joint Local Development Plan; however, the fallback position is that the application site has an extant planning permission for 5 no open market dwelling houses.

The amendments proposed is acceptable and the conditions have been amended to reflect the submitted information.

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 shall take place in accordance with Section 5 Mitigation Measures contained within the Ecological Impact Assessment dated 30th July 2025 by Eco-Scope Ecological Solutions and Ecological Impact Assessment dated 6th May 2025 by Eco-Scope Ecological Solutions submitted under application reference VAR/2025/43.

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

(03) In accordance with the submitted with planning application VAR/2025/43 and the biodiversity enhancements as shown on drawing numbers P25-1064-S-XX-00-CFL-015 Rev D, P25-1064-S-XX-00-CFL-017, P25-1064-S-XX-00-CFL-014 Rev D, and P25-1064-S-XX-00-CFL-013 Rev D. The development shall be carried out prior to the use of the dwellings hereby approved and maintained for the lifetime of the development.

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

(04) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference P25-1064-S-XX-00-CFL-011 Rev D before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(05) No development shall take place until full details of the external stonework as shown on drawing number P25-1064-S-XX-00-CFL-007 Rev B has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of good design.

(06) Notwithstanding the construction working hours noted in the Construction Environmental Management Plan the construction working hours should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.)

Reason: In the interest of residential amenity

(07) Natural slates of uniform colour shall be used as the roofing material of the proposed extension hereby approved.

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

(08) A Management and Maintenance plan to Monitor the heathland and other habitat areas on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. The management and monitoring plan shall include details of who will be responsible for the management and maintenance of the heathland and habitat areas

as well as a monitoring plan for the next 30 years. The site shall be managed and maintained in accordance with the approved details.

Reason: In order to protect the existing heathland and other habitat on the site.

(09) The site shall be landscaped strictly in accordance with drawing reference P25-1064-S-XX-00-CFL-014 Revision D 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.

(10) No tree or vegetation removal or intrusive works near existing trees and hedges shall take place between 1st March and 31st August in any year unless the trees and vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds prior to clearance work commencing. The results of this survey shall be submitted to and approved in writing by the Local Planning Authority prior to any vegetation removal between 1st March and 31st August.

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

(11) No development shall commence until a scheme detailing all external lighting has been submitted to and approved in writing by the local planning authority. The scheme shall be designed to ensure that there is no light spillage onto any surrounding land or properties and shall include full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of the amenity of the locality and in the interest of biodiversity.

(12) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the dwellings are occupied.

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

(13) The car parking accommodation shall be completed in accord with the details hereby approved before the use hereby permitted is commenced.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(14) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

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

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

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

(16) The vehicular access to the development hereby approved shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

(17) The estate road(s) and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).

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

(18) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.

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

(19) The dwellings hereby approved shall not be occupied until the car parking spaces for those dwellings in which it serves have been completed. The car parking spaces shall be retained for these purposes in the lifetime of the development hereby approved.

Reason: To ensure that the development does not result in any road / parking problems.

(20) No surface water from the development shall discharge onto the public highway.

Reason To minimise danger and inconvenience to highway users.

(21) No development shall commence until measures are in place to secure the future management and maintenance of the access and estate road. Full details shall be submitted to and approved in writing by the Local Planning Authority. The Management and Maintenance Plan shall be maintained for the lifetime of the development and the details to be submitted to the Local Planning Authority shall include the arrangements to secure the operation of the access and estate road throughout its lifetime. The access and estate road shall thereafter be maintained in accordance with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority.

(22) Notwithstanding the submitted Construction Environmental Management Plan "CEMP". No development shall commence until an updated CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to rock excavation and, as a minimum, shall include detail of:

- working hours during the rock excavation.
- length of time required to complete the rock excavation.
- dirt and dust control measures and mitigation.
- noise, vibration and pollution control impacts and mitigation.
- Height, specification and colour of safety fencing and barriers to be erected in the construction of the development hereby approved.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development on local amenity

(23) Prior to the Commencement of work on site which includes clearance of vegetation, a Management and Maintenance plan to eradicate Invasive Non-Native Species shall be submitted to and approved in writing by the Local Planning Authority. The work shall proceed in accordance with the approved details.

Reason: In the interest of environmental protection and to prevent the spread of Invasive Non-Native Species.

(24) The windows as shown on drawing number P25-1064-S-XX-00-CFL-008 Rev B shall be installed with SolarTECK HP Charcoal 35 Internal film prior to the use of the dwellinghouses hereby approved and shall be maintained for the lifetime of the permission hereby approved.

Reason: To protect the special character of the nearby AONB and not impact dark skies.

(25) 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 – P25-1064-S-XX-00-CFL-001 Rev B
- Construction Environmental Management Plan – Revision A January 2026
- Site Access and Visibility – P25-1064-S-XX-00-CFL-016 Rev E
- Planning Ecology – P25-1064-S-XX-00-CFL-015 Rev D
- Planning Ecology – Reptiles – P25-1064-S-XX-00-CFL-017
- Planning Landscaping – P25-1064-S-XX-00-CFL-014 Rev D
- Proposed Drainage Strategy – P25-1064-S-XX-00-CFL-013 Rev D
- Finished Floor Levels Comparison – P25-1064-S-XX-00-CFL-012
- Proposed Site Plan – P25-1064-S-XX-00-CFL-011 Rev D
- Elevation Comparison – P25-1064-S-XX-00-CFL-010
- Floor Plan Comparison – P25-1064-S-XX-00-CFL-009
- Proposed Materials – P25-1064-S-XX-00-CFL-008 Rev B
- Proposed Elevations – P25-1064-S-XX-00-FL-007 Rev B
- Proposed Floor Plan – P25-1064-S-XX-00-CFL-006
- Flood Consequence Assessment by Brian Killingworth– September 2025
- Sustainability Statement Revision 00 Ref 1064-25
- Ecological Impact Assessment dated 30th July 2025 by Eco-Scope Ecological Solutions
- Ecological Impact Assessment dated 6th May 2025 by Eco-Scope Ecological Solutions

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, PS16, PS17, TAI5, TAI8, PS18, TAI15, TAI16, PS19, AMG1, AMG5, AT4,

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.

Key Issues

The key issues are whether the proposal is an acceptable improvement to that originally approved design under application reference 47C152, and whether the proposed development would have any negative impacts on the area or adjacent residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy TRA 4: Managing Transport Impacts
Policy TRA 2: Parking Standards
Policy TAI 7: Conversion of Traditional Buildings in the Open Countryside to Residential Use
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

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

Planning Policy Wales (Edition 12, February 2024)

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

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

Response to Consultation and Publicity

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Public Right of Way not affected
Cynghorydd Jackie Lewis	Dim ymateb
Cynghorydd Llio Angharad Owen	No response
Cynghorydd Kenneth P. Hughes	Call in requested to the Planning Committee as it is considered that the planning situation is out of the hands of the applicant and is material to any planning decision
Cyngor Cymuned Tref Alaw Community Council	No response
Dwr Cymru/Welsh Water	Standard Advice.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Standard advice and request for additional ecological survey if Ivy not removed by the end of February.
GCAG / GAPS	No response
Cyfoeth Naturiol Cymru	No response

Draenio / Drainage	No response
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The proposal has been advertised through the posting of a notice on site and 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 02/02/2026. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

47C152 - Full application for conversion of the outbuilding into a dwelling together with the creation of a new vehicular access on land opposite Mount Alaw, Llanddeusant – Approved 25/5/17

47C152A/DIS - Application to discharge conditions (07) (surface water), (08) (traffic management plan), (10) (external lighting scheme) and (11) (mitigation measures) of planning permission 47C152 on land opposite Mount Alaw, Llanddeusant – Condition Discharged 12/9/17

LUE/2024/27 - Application for a certificate of existing use of development in relation to a material start having been made on permission 47C152 (Conversion of outbuilding into a dwelling together with the creation of a new vehicular access) thus safeguarding the consent on land opposite Mount Alaw, Llanddeusant – Unlawful 6/12/24

Main Planning Considerations

The main planning considerations are whether the proposal is an acceptable improvement to that originally approved design under application reference 47C152, and whether the proposed development would have any negative impacts on the area or any adjacent residential properties.

The application's main issues are:

- Proposed Development.
- Planning History.
- Policy Considerations.
- Siting, Scale, and Design.
- Adjacent Residential Properties.
- Highway and Parking.
- Green Infrastructure and Ecology

Proposed Development

This is an 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 site is located in the open countryside and is accessed via a single track country road. The derelict building is located opposite a property known as Mount Alaw, Llanddeusant.

The proposal consists of amending the design of the previously approved consent to reflect the re-building works.

Planning History

In 2017 planning permission was approved on the site under planning application number 47C152 for the conversion of the stone outbuilding into a residential open market dwelling, alterations and extensions and the construction of a new vehicular access. This permission was granted under policies of the

previous Ynys Mon Local Plan which allowed outbuildings to be converted into open market residential units.

A further planning application was submitted under 47C152A/DIS to discharge relevant conditions of the original consent.

An Enforcement Complaint was made to the Planning Department in April 2023 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 site and resulted in the applicant submitting a lawful use certificate to prove that works had commenced on site.

A lawful use application was submitted under LUE/2024/27 which provided evidence that a material start had commenced on permission 47C152 thus safeguarding the consent. However, this was determined as Unlawful on the 6/12/24. To give a bit more background, the case officer confirmed that a material start had commenced on the site in way of digging a trench using a digger and placing a Sewage Treatment Plant on the land. From the information submitted it would seem that the Treatment Plant was installed in accordance with the approved plans. However, a certificate of lawfulness was not issued as the applicant had demolished part of the outbuilding that was meant to be retained, this meant that the applicant was in breach of their original consent 47C152 and they could no longer implement the works in accordance to their original consent.

This resulted in the applicant submitting this current planning application to amend the design and re-building more than was originally approved under 47C152.

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, consideration must be given whether the amendments proposed is acceptable and whether the proposal would be an improvement to the current state of the site.

A large extension was approved under the original consent, and the steelwork has been erected on site for a considerable amount of years. The site is currently an eyesore is highly visible when travelling down the country lane and is considered to have a negative impact upon the open countryside.

Siting, Scale, and Design:

The proposal now involves re-building some elements of the existing outbuilding due them being demolished without first obtaining consent.

The proposed plans identify the areas of walls that need re-building on the proposed elevations. An updated structural survey has been received with the planning application and confirms that the outbuildings are in poor repair, having little or no maintenance or repair over recent years. The Engineer states that the outbuilding is considered suitable for conversion taking in his general comments in his report. Confirmation has also been received from the Engineer through the Planning Agent that the re-building works as shown on the proposed plans are accurate and reflect the amount of re-building required.

The proposal will therefore be approved in accordance with the structural report and re-building as identified on the proposed elevations. Any further demolition works would require a new planning application and further consideration as appropriate.

The overall appearance of the outbuilding and extension remains relatively unchanged apart from re-building approximately 15.93 square metres of the original outbuilding that was meant to be retained. No further extensions are proposed as part of this application.

Even though the proposal amounts to 15.93 square metres of existing outbuilding being demolished it does not alter the amount of re-building required on the outbuilding that remains on site. On this basis it is considered that approving the alterations would be an improvement to the untidy building and steel structure currently on the site. The finished conversion will be an improvement to the 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.

The proposal will have any more impact upon adjacent residential properties any greater than what was previously approved under the original consent.

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 proposal does not represent any further bedrooms to the approved consent. Sufficient parking and manouvering arrangements is located within the site.

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.

An ecological survey was provided with the planning application. The Council's ecologist confirmed that no further survey was required on the basis that the Ivy on the gable end of the wall was removed by the end of February this year. If works had not been completed by the end of February a further ecological survey would be required. The agent has confirmed that the Ivy will be removed by the end of February and the Local Planning Authority has requested photographic evidence to be submitted by the end of the month.

The ecological survey recommends biodiversity enhancements, and these are shown on the proposed plans. A condition will be placed on the permission to ensure that they are carried out accordingly.

Conclusion

The proposal is a departure from Policy TAI 7 and the Supplementary Planning Guidance on Conversions in the open countryside, however the interest of improving the current untidy site will see a visual improvement to the area. The proposal only represents a small area of wall (15.93 square metres) to be re-built and the majority of the stone outbuilding is to be retained. 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 polices. 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) 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.

(03) The access shall be constructed with 2.0 metre by 43 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: To comply with the requirements of the Highway Authority.

(04) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To comply with the requirements of the Highway Authority.

(05) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To comply with the requirements of the Highway Authority.

(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 County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority

(07) Demolition and re-building shall be restricted to those areas shown on drawing number A.03.02 . Any further demolition or re-building beyond those shown on drawing number A.03.02 shall be subject of a new planning application.

Reason: For the avoidance of doubt and to ensure the development complies with relevant policies of the Joint Local Development Plan

(08) 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.

(09) The development shall take place in accordance with Paragraph 5 'Mitigation Method of the 'Protected Species Survey – Version 1.0' by Greenman Ecology dated 29th July, 2016, submitted under application reference VAR/2025/61.

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

(10) The ecological enhancements as shown on drawing number A.03.02 shall be installed 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.

(11) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted below:-

Location Plan A.01.1 Received with planning application VAR/2025/61

Proposed Elevations – A.03.02 - Received with planning application VAR/2025/61

Proposed Floorplans– A.03.1 - Received with planning application VAR/2025/61

Block Plan – A.01.02 - Received with planning application VAR/2025/61

Flood Plan - Received with planning application VAR/2025/61

Flood Consequence Assessment - Received with planning application VAR/2025/61

Site Drainage Layout – A.01.03 - Received with planning application VAR/2025/61

Drainage Plan – A.01.03

Structural Survey – IE Engineering dated 28th October, 2025 - Received with planning application VAR/2025/61

Ecological Report – Greenman Ecology dated 29th July, 2016 - Received with planning application VAR/2025/61

Drainage Scheme A.03.1

Drainage Information Approved under 47C152A/DIS

Waste Water Treatment Information Approved under 47C152A/DIS

Kingspan Certificate - Approved under 47C152A/DIS

Desludge Information - Approved under 47C152A/DIS

Kingspan Owners Handbook - Approved under 47C152A/DIS

Construction Traffic Management Plan - Approved under 47C152A/DIS

Under planning application 47C152A/DIS + VAR/2025/61.

Reason: For the avoidance of doubt.

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: 04/03/2026

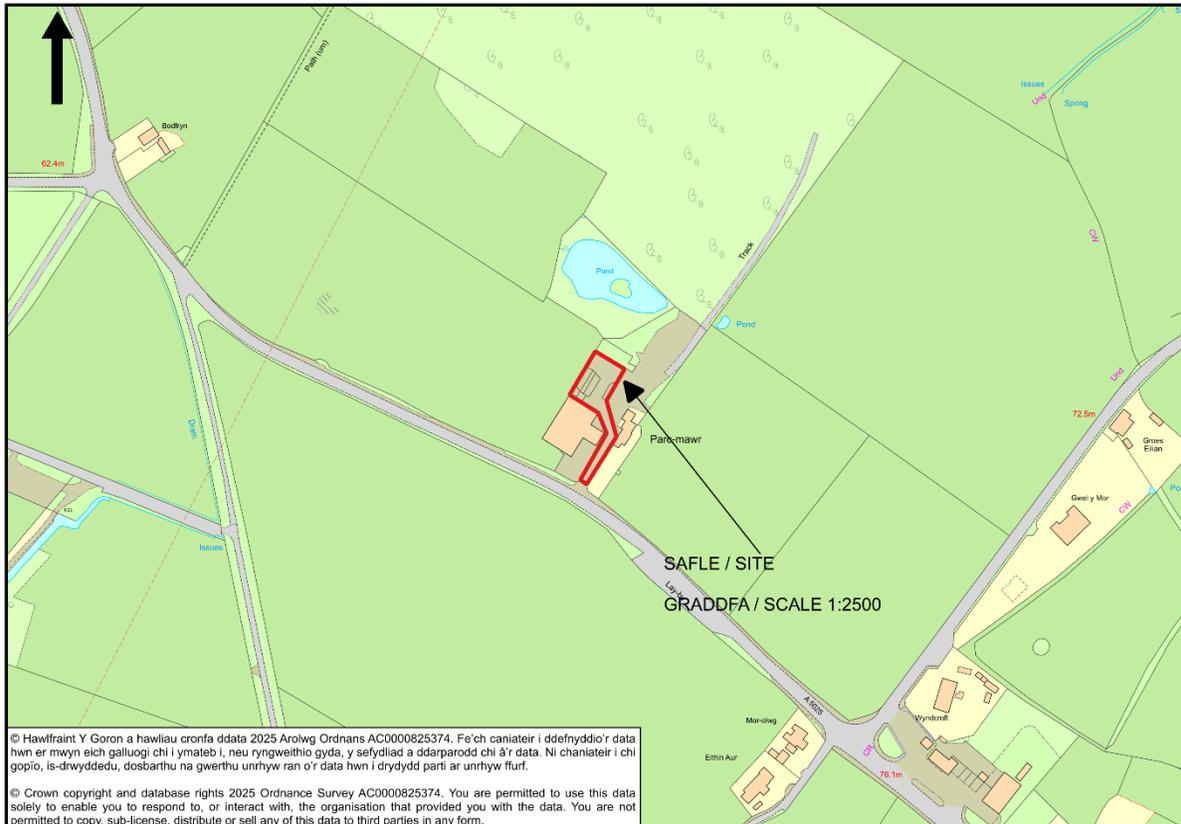
11.1

Application Reference: FPL/2025/312

Applicant: Mr. Ken Williams

Description: Full application for the erection of a roof covering over the existing feeding and gathering yard at

Site Address: Parc Mawr, Amlwch



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been presented to the Planning and Orders Committee as the applicant is related to a relevant officer as defined in the constitution. The planning application has been scrutinised by the Monitoring Officer.

Proposal and Site

The proposed site is located adjacent to the A5025 road just outside a small cluster of dwellings in the Cerrig Man area. The site is considered in the open countryside as defined within the Joint Local Development Plan.

The proposal includes the erection of roof covering over the existing concrete farm yard together with ecological enhancements within the structure.

Key Issues

The key issues are whether the proposal complies with planning policies and does the development have a negative impact on the neighbouring listed building, the site and the surrounding area.

Policies

Joint Local Development Plan

Policy PS 5: Sustainable Development
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy AMG5: Local Biodiversity Conservation
 Policy PS 20: Preserving And Where Appropriate Enhancing Heritage Assets

Planning Policy Wales (12th edition)

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)
 Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Derek Owen	No observations received to date.
Cynghorydd Aled Morris Jones	No observations received to date.
Cynghorydd Liz Wood	No observations received to date.
Cyngor Tref Amlwch Town Council	No objection to the development.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection to the development.
Draenio / Drainage	No observations received to date.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection to the development and advice for the applicant.
Iechyd yr Amgylchedd / Environmental Health	Provided advice for the applicant.
Dwr Cymru/Welsh Water	No objection to the development.
Ymgynghorydd Treftadaeth / Heritage Advisor	No objection to the development.

Publicity

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties and an advert in the local newspaper with the expiry date for receiving representations was the 04/02/2026. At the time of writing this report no letters of representation have been received.

Relevant Planning History

11C340 - Codi adeilad amaethyddol ar gyfer storio gwair ac anifeiliaid ar dir / Erection of an agricultural building for the storage of hay and animals on land at Parc Mawr, Cerrigman, Amlwch. Caniatáu / Permitted 17/09/1997

11C340A – Dymchwel y sied wartheg presennol ynghyd a chodi estyniad ar y sied presennol i gadw gwartheg ar dir / Demolition of existing cattle shed together with the erection of an extension on the existing shed for the housing of cattle on land at Parc Mawr, Cerrigman, Amlwch. Caniatáu / Permitted 29/07/1998

11C340B – Addasu ac ehangu ynghyd a gosod tanc septig newydd yn / Alterations and extensions together with the installation of a new septic tank at Parc Mawr, Amlwch. Caniatáu / Permitted 14/03/2003

11C340C/LB – Caniatad Adeilad Rhestredig ar gyfer addasu ac ehangu ynghyd a gosod tanc septig newydd yn / Listed Building Consent for alterations and extensions together with the installation of a new septic tank at Parc Mawr, Amlwch. Caniatáu / Permitted 14/03/2003

11C340D - Codi ysgubor amaethyddol yn / Erection of an agricultural store at Parc Mawr, Cerrigman, Amlwch. Caniatáu / Permitted 07/07/2005

Main Planning Considerations

The application is for the erection of roof covering over the existing concrete farm yard together with ecological enhancements within the structure and is to be determined by the committee as the applicant is related to a relevant officer as defined in the constitution.

The main planning considerations are if the proposal complies with planning policies and does the development have a negative impact on the neighbouring listed building, the site and the surrounding area.

(i) Proposed Siting, Scale, Design and Appearance of the development

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.

The proposed siting of the roof covering over the existing concrete farm yard is located to the North East of the existing agricultural shed and will also be an extension to the existing agricultural shed. The structure measures 29m in length, 20m in width, 4.2m to the eaves with a roof ridge height of 6.1m. The design and appearance of the extension is to have juniper green box profile for the North Western facing wall, timber boarding for the North Eastern and South Eastern facing walls and cement roof sheeting with the design and appearance of the building matching that of the existing shed on site.

The proposed shed extension will provide additional space for the existing cattle to be housed within and will prevent surface rainwater from mixing with existing manure on the yard.

NRW, Welsh Water and the councils Ecological Advisor have been consulted on the application and no objection to the proposed development.

The development will be visible from the public road to the South of the site. The nearest neighbouring property to the site is located approximately 220m to the South East with open fields, hedgerows and a

public road between. No letters of representation have been received objecting to the application to date. The proposed development complies with JLDP planning policies PCYFF 2 and PCYFF3 with the developments design and appearance in keeping with the existing agricultural shed and would not have a negative visual impact on the surrounding area, the structure will cover the existing hard surface feeding yard and prevent surface water mixing with manure from the yard.

(ii) The developments impact on the neighbouring listed building

JLP Policy PS 20 ensures proposals will preserve and where appropriate enhance the heritage assets, their setting and significant views into and out of the building/area.

The nearest dwelling to the proposed development is the applicants dwelling 'Parc Mawr' which is a grade II listed building and located approximately 15m away from the development. The dwelling is within approximately 10m from the existing agricultural shed on site.

The council's Heritage Advisor has been consulted on the application and stated in their consultation response:

It is not anticipated that the proposed development would cause undue harm to the setting of the adjacent grade II listed Parc Mawr given that a similar agricultural outbuilding already exists directly opposite the heritage asset.

The proposed development is considered acceptable with the proposal not having a negative impact on the listed building or its setting.

(iii) 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 confirmed that the proposed ecological enhancement and Green Infrastructure Statement are acceptable and provided advice regarding external lighting.

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 proposed roof covering structure's siting, scale, design and appearance is considered acceptable as it would not have a negative impact on the existing site, neighbouring listed building, properties in the area or surrounding area and complies with planning policies PCYFF 2, PCYFF 3, AMG5 and PS20 of the JLDP.

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 – 2515/90/01 – Revision A – Dated 09/12/2025**
- **Proposed Plan - 2515/00/02 – Dated 09/12/2025**
- **Proposed G.A & Elevations - 2515/00/10 – Dated 09/12/2025**
- **Specification - 2515/45/01 – Dated 09/12/2025**
- **Green Infrastructure Statement – Dated 15/12/2025**

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

(03) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 (as amended) and for no other commercial or business use whatsoever.

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

(04) Prior to the use of the building hereby approved the swallow nesting cups shall be installed within the building as per drawing Proposed G.A & Elevations - 2515/00/10 – Dated 09/12/2025 and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

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

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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