

Planning and Orders Committee

Minutes of the hybrid meeting held on 1 April 2026

- PRESENT:** Councillor Ken Taylor (Chair)
- Councillors Jeff M Evans, Neville Evans, Douglas M Fowlie, Kenneth P Hughes, John Ifan Jones, Robert LI Jones, Jackie Lewis, Euryyn Morris, Dafydd Roberts and Robin Williams
- Councillor Nicola Roberts – Portfolio Member for Planning and Public Protection
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Group Engineer (Development Control) & Traffic Management (AR),
Legal Advisor (BS),
Senior Planning Officer (JR),
Planning Assistant (HW),
Committee Officer (MEH),
Support Assistant – Democratic Services (Webcasting) (CH).
- APOLOGIES:** Councillors Geraint Bebb and Glyn Haynes
Councillor Dyfed W Jones (for application 7.1)
- ALSO PRESENT:** Local Members : Councillors Aled Morris Jones (for applications 12.1 & 12.2); Sonia Williams (for application 7.1)
- Councillor Derek Owen (left the meeting at 1.50 pm)

In the absence of the Vice-Chair, Councillor John Ifan Jones was elected Vice-Chair for this meeting only.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Neville Evans declared a personal and prejudicial interest in application 7.1 – land near Glasynys, Tyddyn Mostyn, Menai Bridge as he is a Member of the Executive who have discussed the development. Councillor Evans left the meeting during discussion and voting thereon.

Councillor John Ifan Jones declared a personal and prejudicial interest in application 12.3 – Ty Coch Farm, Rhostrehwfa as he is friends with the applicant and left the meeting during discussion and voting thereon.

Councillor Dafydd Roberts declared a personal and prejudicial interest in application 7.1 – land near Glasynys, Tyddyn Mostyn, Menai Bridge as he is a Member of the Executive who have discussed the development. Councillor Roberts left the meeting during discussion and voting thereon.

Councillor Robin Williams declared a personal and prejudicial interest in application 7.1 – land near Glasynys, Tyddyn Mostyn, Menai Bridge as he is a Member of the Executive who have discussed the development. Councillor Evans left the meeting during discussion and voting thereon.

3 MINUTES

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

4 SITE VISITS

The minutes of the Site Visit held on 18 March, 2026 were confirmed as correct.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.1 and 12.3.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

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

(Councillors Neville Evans, Dafydd Roberts and Robin Williams declared a personal and prejudicial interest in the application as they are Members of the Executive who have discussed the development. The Members left the meeting during discussion and voting thereon)

The application was presented to the Planning and Orders Committee as the application has been submitted by the Council. At the meeting held on 4 March, 2026 it was recommended that a site visit be undertaken to the site and this subsequently took place on the 18 March, 2026.

Public Speaker

Mr Jamie Bradshaw, **agent in support of the application**, said that the application is on a site allocated for 40 dwellings in the Local Development Plan, and would respond to an identified local need for this type of accommodation by providing 45 extra care apartments and a 26 bed care home along with supporting facilities such as a café and restaurant and office. This application follows on from successful projects in Llangefni and Holyhead and show the Authority's commitment to meeting the needs of all its residents. Access to the site is off the Tyddyn Mostyn Estate with a separate in and out arrangement proposed. A Transport Assessment has been undertaken that confirms that there is capacity to accommodate the proposal in the local highway network without a harmful impact to its safety or operation. There would also be no material impact upon access to Ysgol y Borth. A suitable level of parking is proposed that will accommodate the needs of the development whilst also accounting for the accessibility of the site and nature of its occupiers. As a result, the Highways Officers are satisfied, subject to suitable controls and conditions, and the imposition of a Travel Plan and a Construction Traffic Management Plan. The proposal has been designed to ensure that the amenity and privacy of its neighbours are respected. The building has been carefully sited and designed so that it is suitably separated from neighbouring dwellings. It is generally three storeys in height, with the design utilising the site's land levels to set the lower storey below ground when viewed from Tyddyn Mostyn so that it is one to two storeys in height when viewed from there. The ample landscaped space to the south then separates the site from the houses on Mount Street and Tyddyn Tô. Existing boundary planting has been retained wherever possible and supplemented to further improve separation. A high-quality design is proposed that would provide an attractive and modern building that would complement the site and its setting, with a carefully chosen palette of materials and landscaping ensuring that the development would blend into its location, as shown in the Landscape and Visual Assessment. There would be some impacts during construction as is the case for any development in an urban location. This would be addressed by a Construction Environmental Management Plan and set construction hours in any consent, which would protect the interests of residents. Whilst there would be some impacts upon trees, ecology, and biodiversity this has been minimised with impacts avoided wherever possible. Compensation and mitigation will be provided through a mix of on-site planting and management measures, and on-site tree planting. The result will be a net enhancement to ecology and biodiversity, and the planting of a greater number of trees than need to be removed. This is demonstrated by the support from your Specialist Officers and the stance of NRW. The foul drainage would be to the existing sewer on Druid Road with Welsh Water satisfied with this solution. Surface water drainage would be via a new drain running from the site down to a watercourse by the Rugby Club. This has been carefully designed and will ensure suitable drainage of the site; the Drainage Officers and NRW are satisfied with this approach. A Construction Management Plan has been provided that demonstrates that this work can be suitably managed, with further control offered by the highways consenting process.

Overall, the proposal would be a suitable development of an allocated housing site in a highly accessible location to provide a high-quality development that would allow the Authority to provide a Care Home and Extra Care housing facility that would help to meet residents' needs in this part of the Island. The proposed design is suited to the site and its context, includes high quality landscaping, and would result in an attractive development. Careful consideration has been given to access, ecology and biodiversity, and the amenity and privacy of neighbours, with all impacts successfully tackled through design and management measures. Thus, when weighing the planning balance, the substantial benefits of the proposal more than outweigh its modest impacts, and that it complies with the Development Plan taken as a whole and relevant policy considerations and requirements.

Councillor Robert Ll Jones ascertained as to how this site was identified for such a development and whether there was any brownfield site considered. The Agent responded that the site was identified due to the need for such a development in the area and the accessibility of the site to the main services in Menai Bridge. He noted that he was unaware whether a brownfield site had been identified but due to the size of the development, there are limited brownfield sites available in the area. He further said that the site is identified within the Local Development Plan for housing development.

The Planning Development Manager reported that the application is for the erection of an additional care facility and a residential care home with community facilities. The proposal is for the demolition of an existing dwelling, erection of 45 self-contained Extra Care Facility with 31 one bed units and 14 two bed units and the erection of a 28 bedroomed Residential Care Home. The community facilities will include a restaurant/café, reception and creating a space for community support services. The proposal also includes an external amenity area around the site and creating an access road, car park and off-road turning areas, together with Highway Improvement Works. An access road for fire/emergency vehicles will be created off the Penclip Road. Foul drainage system and Sustainable Water Drainage System and landscaping and biodiversity improvements will be constructed. The application site is approximately 1.8 hectares and is located between the Tyddyn Mostyn Estate to the west and the Penclip Road to the east. The site is located within a residential area within the development boundary of Menai Bridge. The site has also been allocated as a housing allocation site within the Local Development Plan. The access to the site is from the Tyddyn Mostyn Estate and it is proposed that a new access be created to create a one-way system. Highway improvement works is proposed including a new drainage pipe from the site along the highway towards the rugby club. He said that this is a major development which was advertised in the local newspapers as well as correspondence to neighbouring properties. 10 web comments were received and 11 letters objecting to the application. The responses to the comments are summarised within the Officer's report.

He noted that the town of Menai Bridge is identified as a Local Service Centre under planning policy TAI 2 in the Local Development Plan. The policy supports housing within the development boundary, subject to meeting the

criteria within the policy. The site is within the Menai Bridge development boundary, and the site has been allocated to provide approximately 40 residential units. Therefore, the main relevant policies for the application site are planning policies TAI 2 and TAI 11. This proposal is assessed under planning policy TAI 11 which is for Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly. The policy states that proposals for such development will be allowed provided that they comply with the criteria. The site is within a highly sustainable location, and the Director of Social Services has confirmed that there is a need for such a development. The proposal would increase the indicative growth of Menai Bridge but there is a clear demand for affordable units and specialist accommodation on Anglesey, and it is considered that the proposal complies with all the criteria of planning policy TAI 11. Planning policy TAI 8 of the Joint LDP states that all housing developments must ensure that the development improves and contributes to housing balance and meets the needs identified in the community. A Housing Market Assessment has been provided with the application and confirms that the proposal would address a specialist need. The demand for this type of development is increasing significantly. A 70% increase in people over the age of 85 on the island is predicted in the next 10 years and the Director of Social Services has indicated that there is a significant demand for this type of provision. The extra care facility will be in Use Class C2 as community facilities have been provided with the plan. It will be offered as rental accommodation only with rents set at an affordable level. The proposal will be owned and managed by the Local Authority, and this will ensure that the extra care facility will provide 100% affordable units for the life of the development. The extra care facility will provide 32 one-bedroom self-contained flats and 13 two-bedroom self-contained flats. The residential care home element will provide 28 bedrooms with "ensuites" which will be let based on the local letting policy, with a Panel assessing potential residents based on needs to ensure a balanced combination of needs. It is important to note that this site has been allocated for housing purposes in the Local Development Plan, however, it is not considered that this community resource will have a detrimental effect on the housing allocation as affordable and specialist accommodation is an integrated part of the development.

The Planning Development Manager further said that the proposed building will include a site area of approximately 1.8ha with a building footprint of approximately 2,450 square meters and open space of approximately 7,980 square meters. The building will be a mixture of 2 and 3 storey in height using the topography of the land. The building on the top of the site near Tyddyn Mostyn is kept at a lower scale while the larger building is placed on the lower levels of the site to minimize the impact on the landscape. The three floors will be located on lower ground and will not exceed the height of the building on the upper side of the site. The use of vehicles is restricted to the upper level near Tyddyn Mostyn to ensure that the lower side of the site is kept free of cars. The mature trees around the edge of the site create a boundary and separate the development from the residential properties. A larger area of woodland to the north-east provides a densely wooded backdrop. The proposal considers the

various land levels to ensure that the design compliments the area. The parking arrangements have been carefully made on higher ground close to the entrance. The location of the building ensures that there is an acceptable distance between the proposed building and existing residential properties in accordance with the guidelines. The development intends to use high quality material and the proposed plans states that there will be a mixture of brick, stonework, zinc wall tiles, UPVC windows and doors and a natural slate roof; however, a condition has been placed on the permission to ensure that full details of the external materials are submitted to the Local Planning Authority for consideration and approval to ensure high quality and design. The proposal includes the demolition of an existing residential property used by the Social Services Department. It has been confirmed that the residents of the dwelling will be relocated to another location. The residential property will need to be demolished to ensure that adequate access can be created to the proposed site. The site contains a rocky outcrop, and a condition has been placed on the permission to ensure that full details of rock excavation work are provided to the Local Planning Authority before work begins on the site. The proposal also includes the erection of an electrical substation. Due to the potential for low frequency noise to be emitted it is necessary to carry out a noise impact assessment for the whole development in accordance with BS4142 standards. A condition will be placed on the permission to provide a Noise Impact Assessment before starting work on the site and this allows for the Environmental Health Department to scrutinize noise levels before any work begins on the site.

The Planning Development Manager further said that it is considered that the design, scale, mass and layout of the proposal is adequate for the site. Whilst the proposed development is a major development, it is considered that it will complement and enhance the character and appearance of the site. The application is of high standard design, and the site plan has been carefully considered to make use of the various land levels on the site. The materials are of high quality and will help to mitigate the impact of the building. A Landscape and Visual Appraisal has been submitted with the application to assess the proposal and its effects. The Landscape and Visual Appraisal states that the proposal will have a neutral effect on the wider landscape during and after construction. The Officer's report states that the proposal would improve site which will provide habitat, biodiversity features and new amenity features to the site. A Forestry Impact Assessment (AIA) was submitted with the application which confirmed that there is a total of 141 trees to be removed and two near the Menai Straits, but only 5 of these are Category A. Many these are ash trees with "ash dieback" disease. In accordance with the requirements of Planning Policy Wales, a total of 429 trees should be planted to compensate for the 143 trees lost (i.e. 3 for 1). 400 trees have already been planted on the Penhesgyn site and in addition to these new trees will be planted on the site

which provided biodiversity improvements as well as amenity improvements. The proposal includes a variety of biodiversity improvements which include Bee Bricks, Bat Tubes, Black Swallow Nest Boxes, Sparrow Nest Boxes, Planting New Hedges, New Wildflower Meadows, Planting Trees on site along with the removal of Invasive Non-Native Species. It is considered that the landscape and ecological improvements are a significant improvement to the current site which is overgrown and does not provide much biodiversity.

The Planning Development Manager referred that there will be two vehicle entrances to the development from the Tyddyn Mostyn estate. The two entrances will act as a one-way route through the site. The proposal also includes pedestrian access from the site to the existing footpath. There will be dedicated access for pedestrians connecting from the drop off point for a delivery/taxi point to the main entrance as well as enough space to keep bikes/buggies etc. There will be 50 parking spaces on the site which will include 4 disabled parking bays, 5 EV charging bays, 2 distribution bays as well as 4 bays to park motorbikes. It is also intended to create access on the lower level of the site to the west of Penclip Road. This access would be closed when not in use and will only be used for emergency vehicles. A Transport Statement has been submitted with the application to assess the highways and accessibility of the proposal. In reaching a conclusion, the Transport Statement states that the existing infrastructure would be suitable, and that there is no evidence of highway safety problems in the area. The statement recognizes that the area is in a very sustainable location that has been served by public transport, within easy reach of the town centre. The statement confirms that the two entrances, the layout of the internal roads, the parking space and the traffic are acceptable and suitable for the proposal. A Traffic Survey has also been submitted with the application. The conclusion of the survey confirms that the proposal would not cause operational difficulties or difficulties for the local network or junctions. The proposal also includes highway improvement work which includes a small roundabout before entering Tyddyn Mostyn Estate, the other work includes renewing the existing parking arrangements at Tyddyn Mostyn. The Highways Authority has confirmed that the proposal provides sufficient parking spaces on the site. A condition has been placed on the permission to ensure that a Travel Plan is submitted to the Local Planning Authority before using the development to reduce the use of cars. It was further said that the existing trees and hedges will separate most of the neighbouring properties from the application site. It is not considered that the proposed development will have a negative impact on the amenities of neighbouring properties and therefore the proposal complies with planning policy PCYFF2. The recommendation is therefore that the application be approved subject to the conditions contained within the report.

Councillor Sonia Williams, a Local Member said that she welcomed such a facility in Menai Bridge, however, she expressed concerns as regards to a new

drainage pipe from the site along the highway towards the rugby club together with effects on residents with the closure of roads and the noise impact from the site during development; traffic management is imperative as there is a high volume of traffic as there is a school nearby. She expressed strongly that there is a need to communicate with residents on a regular basis.

The Planning Development Manager said that as the proposal is a major development all matter raised are considered and a Construction Management Plan and a Traffic Management Plan will need to be presented to the Planning Authority before works commence on the site which will outline the environmental impacts and address the concerns of residents. Discussions have been undertaken with the Agent as regards to the delivery of building materials to the site during construction and the need to ensure that delivery is outside school hours to mitigate any potential traffic obstructions to the nearby school. He further said that the drainage pipe from the site towards the rugby club is necessary due to the rocky site. A condition will be imposed for construction works including rock excavation works to be limited between 8.00 a.m. to 6.00 p.m. Monday to Friday, 8.00 a.m. to 1.00 p.m. on Saturday's and no working on Sunday's and Bank Holidays.

Councillor Kenneth P Hughes said that an Extra Care facility is required on the Island, however the access to the site is through a housing estate and such a development will have a negative impact on the residents during the construction of the proposal. He suggested that the Council should discuss with the residents the possibility of reducing their Council Tax during the construction period. The Planning Development Manager responded that the reduction of Council Tax for residents is outside the remit of the Planning Authority.

Councillor Douglas Fowlie referred to the Officer's report which that planning policy ISA 1 – Infrastructure Provision states that a financial contribution may be sought to improve a range of infrastructure, facilities and services. Betsi Cadwaladr University Health Board is not of the opinion that a financial contribution is required toward the healthcare provision. Councillor Fowlie ascertained the opinion of the Planning Authority as to whether the Health Board should contribute to the healthcare provision. The Planning Development Manager responded that the Betsi Cadwaladr University Health Board is a statutory consultee, and they have the expert opinion as to whether they should contribute to the development.

Councillor Jackie Lewis said that she was supportive of the development but as the proposal may take up to 2 years to construct, it is imperative that residents receive continued update on the development. She further referred that the site is rocky and she ascertained whether there is a potential risk to neighbouring properties due to drilling of the rocks on site. The Planning Development Manager responded that the site is not that near to neighbouring properties,

and the risk potential is minimal. He further said that as the development is the Local Authority's project and there will be a Project Manager who will be responsible for the site and will be available to inform residents of the progress of the development.

Councillor Robert LI Jones said that other sites should have been considered for such a development as this site is in a greenfield site. The Planning Development Manager responded that the site is within the development boundary of Menai Bridge and has been identified as housing development site within the Joint Local Development Plan. He further said that there needs to be a specific criterion to address the needs for the occupants of such a development. The site needs to be near local amenities, and public transport provision.

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

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

Councillor Robert LI Jones abstained from voting.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 FPL/2025/9 – Full application for demolishing the existing dwelling and adjoining structures, erection of a replacement dwelling together with the installation of a new treatment plant at Marian, Llanddeusant

The application was presented to the Planning and Orders Committee as the applicant is a relevant Officer as defined in the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the application is for the demolition of an existing dwelling and adjoining structures together with the erection of a new dwelling and the installation of a new sewage treatment plant. As the application is for a replacement dwelling planning policy TAI 13 is relevant in this instance; consideration should also be given to the information in the 'Replacement dwellings and conversions in the Countryside' Supplementary Planning Guidance (September 2019). The application site is outside the development boundary and in open countryside. The current dwelling has a lawful residential use, is not a Listed Building and has no architectural, historical or visual value that should be protected and as a result, it is considered that it complies with criterion 1 to 3 of planning policy TAI 13. The fourth criterion confirms that proposals outside development boundaries are permitted if it is not possible to preserve the existing building by renovating or extending it and/or if it can be shown that repairing the existing building is not economically feasible; this is highlighted in the Supplementary Planning Guidance which states that a structural report should be submitted with each application, which indicates the suitability of the building for reuse (i.e. so that the proposal can be assessed against criterion 4). Any Structural Report should be supported by a Cost Comparison Report which details the cost of carrying out restoration or modification of the building compared to the costs associated with demolition and rebuilding. A house in need of modernization is not eligible to be considered for demolition and rebuilding. Any cost comparison should include the costs associated with repairing the identified problem and the costs of repairing the building should not include work that is part of the applicant's aspiration.

A Structural Survey Report was received with the application which had been prepared by a Chartered Structural Engineer together with a Cost Comparison Report. An External Chartered Consultant appointed by the Council has scrutinized the information and is satisfied with the information presented. The cost of renovating the existing building is much higher than the cost of building a new dwelling and therefore it is deemed more economically viable to demolish the building and build a new building in its place. The proposal therefore complies with the fourth criterion of the policy.

The fifth criterion does not apply to this application. The sixth criterion states that a house to be rebuilt should be located within the same footprint as the existing building unless it can be shown that relocating within the curtilage reduces its visual impact and its impact on local amenities. The new dwelling is not on the same footprint as the existing building; however, it is approximately 5m from the footprint of the existing building and is located on part of the footprint of the stone farm hut which will also be demolished. It is considered that relocating the dwelling approximately 5m towards the northwest will have no greater visual or amenity effect than the current building and as a result it is considered to comply with criterion 6.

Criterion seven states that the layout and design of the new development should be of a similar size and scale and should not create a visual impact

that is significantly larger than the existing building, so that it can blend or integrate sufficiently into the landscape. The policy also states that a larger dwelling of good design could be supported if it does not lead to a significantly greater visual impact than the existing building. As stated in the Supplementary Planning Guidance, when justification has been received which would mean that the floor area needs to be larger than the original building, it is considered that this addition should not exceed 20% of the floor area of the original unit. The current dwelling is a two-storey cottage with low ceilings on the first floor. The site includes the current dwelling and a row of single-storey stone farm buildings. The current dwelling measures 190 square metres. This includes part of the farm buildings which was used as part of the original house. The proposed dwelling has a floor area of approximately 251 square metres. This is an increase of around 60 square metres. The materials include a slate roof and a mixture of local stone and cladding as well as aluminium doors and windows as well as a balcony built out of wood.

The Planning Development Manager further said that the proposal is a moderate increase of approximately 30% compared to the existing dwelling, however, the new dwelling will integrate into the landscape due to its design and high quality. The scale and design of the property will have no greater visual impact than the existing dwelling; and it complies with criterion seven in Policy TAI 13. The other criteria do not apply. The Highways Authority has not raised any concerns neither has other statutory consultees. The recommendation was of approval of the application.

Councillor Kenneth P Hughes, and a Local Member said that he supported the application and proposed that the application be approved in accordance with the Officer's recommendation. Councillor Jackie Lewis seconded the proposal of approval.

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

12 REMAINDER OF APPLICATIONS

12.1 FPL/2025/246 – Full application for the creation of a surface water retention basin at Amlwch Industrial Estate

The application was presented to the Planning and Orders Committee as the site is located on land owned by the Local Authority and the applicant is the County Council.

The Planning Development Manager reported that the site is located on the grounds of Amlwch Leisure Centre and Ysgol Syr Thomas Jones. It is not possible to access the site from the highway and the only way to reach the site is through the fields. The site is adjacent to the Afon Goch, which flows

past the site from the south. The application is for the creation of a water retention basin; the water basin will be connected to the development on land to the west of the site for 10 industrial units approved under planning application FPL/2023/275. The water basin has been designed for extreme rainfall events of 1 in 100, as well as additional capacity to deal with more rainfall due to climate change. However, the basin will also fill naturally with rainwater and will be a natural low spot as part of the landscape. The basin will be constructed to hold a maximum depth of 1m of water and a minimum of 100mm and water plus losses through natural courses. To encourage a diverse range of aquatic plants it is proposed to plant initial cover and encourage a diverse range of aquatic plants. The dry part and the slopes will be seeded to create a wildflower meadow, and a new mesh fence will be erected around the site for health and safety purposes. Detailed information about the fence must be submitted to the Local Planning Authority and written confirmation received before commencement of the work on the site.

The Planning Development Manager further said that since the publication of the agenda for the meeting, changes have been made to the proposal following comments from the SAB. The location of the water basin has been moved slightly to the west, and it has been reduced in size from 685m² to 563m² and it is no longer necessary to connect with the Afon Goch. This means no agreement is required from any third party. The proposal complies with all the relevant policies in the Joint Local Development Plan. The proposal will ensure additional biodiversity improvements than what is currently on the site and will ensure that water from the industrial units that have already been approved is adequately drained. All consultees support the planning application including Natural Resources Wales and Welsh Water. Considering there was no objection to the previous plan, the recommendation is to delegate authority to the Officers to decide the application after consulting with Natural Resources Wales and Welsh Water on the changes. As the basin is smaller and as there is no need to connect with the Afon Goch, it is not anticipated that there will be any opposition to the proposal.

Councillor Aled Morris Jones, a Local Member said that he supported the application.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation. Councillor Euryr Morris seconded the proposal of approval.

It was RESOLVED to delegate authority to the Officer's to approve the application following consultation with Natural Resources Wales and Welsh Water on the changes received to the application.

12.2 FPL/2026/15 – Full application for modifying the boundary treatment to the southern perimeter of the development site, modifying the ground levels, together with the erection of a 7-meter-high netting at Amlwch Industrial Estate

The application was presented to the Planning and Orders Committee as the site is located on land owned by the Local Authority and the applicant is the County Council.

The Planning Development Manager reported that the site is located on the grounds of Amlwch Leisure Centre and Ysgol Syr Thomas Jones. The application is to amend a previous permission by changing ground levels and to erect a rugby ball stop netting, with a minimum height of 7 metres to be erected to the south side of the perimeter fence for the trade unit's site. The netting is to span the width of the rugby pitch and there will be a need to move the existing rugby pitch back a minimum of 9 metres in a south-westerly direction. Biodiversity improvements are proposed as part of the previous application.

Councillor Aled Morris Jones, a Local Member said that he supported the application.

Councillor Jackie Lewis proposed that the application be approved in accordance with the Officer's recommendation. Councillor Dafydd Roberts 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.

12.3 FPL/2025/223 – Full application for the demolition of the existing dwelling and the erection of a replacement dwelling together with alterations to the existing access, the installation of a sewage treatment plant and associated works at Ty Coch Farm, Rhostrehwfa

(Councillor John Ifan Jones declared a personal and prejudicial interest in application as he is friends with the applicant and left the meeting during discussion and voting thereon).

The application was presented to the Planning and Orders Committee at the request of a Local Member and as the Council is responsible for the access track leading from the B4422 to the site.

Public Speaker

Mrs Non Gibson, **the applicant, in support of the application**, said that this is an application for a home that will meet the needs of a local family and will be passed on from one generation the next, it is not a holiday home, a house to rent, nor a house to sell, a four bedroom home for her family. She referred to the matters of concern with the previous application in June 2025, and what they have done to compromise and alleviate concerns. The current plans for the proposed dwelling have been scaled back significantly once again. The

outbuildings that are being demolished will not be part of the comparison in terms of size nor costs. The current dwelling on the site has three bedrooms, but the rooms are small, extremely dark and their structures are not practical; renovating the house would be extremely costly and would not be designed for this modern living. She further said that she may have misled the Committee previously in referring to neighbouring houses – Bryn Gwenith and Tŷ Llwyd specifically – the plans presented as regards to this application are at least a third smaller than both of these houses, but she reiterate that unlike Tŷ Llwyd and Bryn Gwenith, Tŷ Coch has been nestled away out of sight. A financial report has been prepared by a professional Quantity Surveyor who has broad experience, and has been approved by the company SP Projects, has been submitted to the Planning Authority. Numerous meetings and discussions with professional Officers have been undertaken to enable the recommendation of approval at this meeting. She reiterated that Tŷ Coch is not visible from any public site, the closest road is over a kilometre away, with walls and hedgerows. There have been no comments received during the public consultation. The current house was built in a different age, over the decades, houses have naturally increased in size to accommodate modern necessities. The new house will provide an appropriate accommodation for a family of five, that will be energy efficient, with solar panels and a land fuel heating system and modern materials. The materials from the demolished buildings will be reused with the intention of being sympathetic to the environment and the site's history. The new house has been professionally designed by Russell Hughes, a local company, and it is their intention is to use local craftsmen and suppliers to complete the work, supporting Anglesey's economy.

The Planning Development Manager said that this is the most recent of four applications for a replacement dwelling on the site. Application reference FPL/2023/47 was withdrawn in May 2023, application FPL/2023/227 was refused by the Committee in February 2024 and application FPL/2024/360 was refused by the Committee in June 2025. These applications were refused as the siting, scale, design and appearance of the replacement dwelling would fail to enhance the character and appearance of the site and the surrounding area and as the applications failed to demonstrate that the existing dwelling was not capable of retention through renovation and extensions and that the repair of the existing building was not economically feasible. The applicant's Architect has worked closely with the Planning Department since the previous applications and have come to a position where agreement has been reached; this is due to a reduction in the size of the property, and further evidence that repairing the existing dwelling with an extension is neither economically viable nor practical. As the proposal relates to the rebuilding of a dwelling, the relevant planning policy is TAI 13. He noted that consideration should also be given to the information contained in the Supplementary Planning Guidance -

Rebuilding Housing and Converting Buildings in the Countryside (September 2019). It was noted that the building is outside any designated development boundary or cluster and is considered a site in the open countryside within the Local Development Plan.

It was further noted that the current property has lawful residential use and is not a Listed Building and has no architectural, historical or visual value that should be protected and as a result, it is considered to comply with criteria 1 to 3 of policy TAI 13. The fourth criterion within planning policy TAI 13 confirms that proposals outside development boundaries are permitted if it is not possible to preserve the existing building by renovating or extending it and/or if it can be shown that repairing the existing building is not economically feasible, this is elaborated within the Supplementary Planning Guidance which states that a structural report and cost comparison should be submitted with each application, detailing the cost of carrying out restoration work or modifying the building compared to the costs associated with demolition and rebuilding. A house in need of modernization is not eligible to be considered for demolition and rebuilding, and any cost comparison should include the costs associated with repairing the problem identified in the Structural Report and the costs of repairing the building should not include work that is part of the applicant's aspiration. A Structural Survey was submitted which assesses the condition of the existing building and its suitability for renovation and alteration together with a detailed cost comparison which highlights the costs of restoring, refurbishing and erecting a simple extension and the costs against demolition and rebuilding. The Structural Survey indicates that the building has been poorly constructed and has significant defects. Due to its age and open location, there are concerns about the condition of the existing building materials in the long term. The report concludes that the best and safest option, is to demolish the building and erect a new building in its place. The structural hazards and the risk of finding further defects during the work. The report compares the cost of building a new building with the cost of renovating the existing building and erecting a small extension. Although the new dwelling is larger than the existing dwelling with an extension, the construction costs are similar. The Local Planning Authority is of the opinion that demolishing the building and erecting a new sustainable and high-quality building in its place would be more economically viable, and therefore the proposal complies with criterion 4 in Policy TAI 13. The fifth criterion in planning policy TAI 13 is not relevant as the proposed building does not replace a caravan or holiday chalet with legal residential use. The sixth criterion states that a house to be rebuilt should be located within the same footprint as the existing building unless it can be shown that relocation within the curtilage reduces its visual impact and its impact on local amenities. At the site visit it was viewed that the current dwelling was close to the access road and there is limited parking space and most of the area where the current

house is located will be used as a parking space, in order to make more practical use of the site. When comparing the location of the current house with the location of the proposed building it will have no more impact on the landscape, especially as the new building will replace the existing external building and will not overlap with green land. As a result, the Planning Department has no objection to relocating the building.

Criterion seven of the planning policy TAN 13 states that outside development boundaries, the layout and design of the entire new development should be of a similar size and scale and should not create a visual impact that is significantly larger than the existing building, so that it can blend or integrate sufficiently into the landscape. In exceptional circumstances a larger dwelling of good design which does not lead to a significantly greater visual impact than the existing building could be supported. The existing dwelling has a floor area of approximately 153m², and it is proposed to increase it to approximately 412m² as part of this development, which equates to a 169% increase in floor area. Although the proposed dwelling is larger than the existing dwelling, the building has a high-quality design and due to its appearance, the materials that will be used, and its location in relation to other developments and the topography of the local area, it will not have additional visual impact and will integrate sufficiently into the landscape. The principle of rebuilding larger dwellings in the open countryside has been highlighted in several appeals since the Local Development Plan was adopted. These appeals related to applications similar to this application and were deemed by the Inspector to comply with criterion 7, as well-designed dwellings do not cause any more visual impact. The recommendation is that the application be approved in accordance with the conditions contained in the report.

Councillor Nicola Roberts, a Local Member said that the application is for a local young family who wish to develop an old building into a home and will reuse the site that already been developed. She considered that the development will improve the area and protect the environment. She referred that extensive discussions have been undertaken as regards the application and she was pleased that an agreement for the recommendation of approval has been reached.

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

Councillor Dafydd Roberts said that he ascertained at the meeting held in June 2025 as regards to the financial viability costs of renovating the current dwelling and building a new property. He noted that whilst a Cost Comparison Report has now been submitted, details within the report have been redacted. The Planning Development Manager responded that details within the Cost Comparison Report is commercially sensitive, and an external Surveyor is

commissioned to consider the reports independently as regards to costs comparisons in renovating a property and building a new property.

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/2025/294 – Full application for a new single storey side extension, demolition of existing detached garage, together with enlargement of car park at Gors Felen, Bron y Felin Road, Llangefni

The application was presented to the Planning and Orders Committee as the application has been made by the Local Authority on land and the applicant is the County Council.

The Planning Development Manager reported that the application is for the erection of a new single storey side extension, demolition of the existing detached garage, together with the enlargement of the existing car park. The proposed extension is located on the north facing elevation, it measures 8.8m in length and the width ranges from 6.7m to 8m, 2.4m to the eaves and 5.7m to the ridge. It facilitates a new activity room, workshop and changing room. A small extension is also proposed on the east facing elevation, to facilitate an external store. The existing flat roof garages to the north of the site is to be demolished, to facilitate a new extended car park. 12 new parking bays and 2 disabled parking bays are proposed. A 2m high vmex security fencing is proposed on the western boundary to replace the existing hedging.

He further said that the proposal will not a negative effect on the neighbouring properties. The proposed extension is single storey and will not be located any closer to the site boundaries than the existing building. The proposed windows are situated on elevations where there are existing openings, and therefore the development will not introduce additional overlooking or result in unacceptable impacts upon the privacy of neighbouring properties. The work to treat the boundaries will include a 2-metre-high fence, existing mature hedging and additional landscaping works will provide appropriate screening along the site boundaries. Therefore, it is considered that the impact on neighbouring properties would be negligible, and as such it is considered that the proposal complies with planning policy PCYFF 2. The Highways Authority has been consulted and has raised no objection to the proposal. Welsh Water has withdrawn its holding objection following receipt of updated drainage details, subject to conditions relating to asset protection and surface water discharge.

Councillor Neville Evans proposed that the application be approved in accordance with the Officer's recommendation. Councillor Euryrn 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.

12.5 FPL/2026/6 – Full application for the construction of a new enclosed Multi Use Games Area (MUGA) together with the erection of fencing at land near Plas Tudur, Llangefni

The application was presented to the Planning and Orders Committee as the land is owned by the County Council.

The Planning Development Manager reported that the application is for the construction of a new enclosed Multi Use Games Area together with the erection of fencing. The area of land is located adjacent to an existing play area on the Bro Tudur estate in Llangefni. The Multi Use Games area will measure a perimeter of 92m² and surrounded by a 2m high fence with 3m sections behind the side netting. The proposal is acceptable and accords with relevant planning policies and it is not considered that the proposal will lead to negative effects on the amenities of neighbouring properties.

Councillor Jackie Lewis proposed that the application be approved in accordance with the Officer's recommendation. Councillor Euryr 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.

13 OTHER MATTERS

13.1 DEM/2026/2 – Application to determine whether prior approval is required for the demolition of garages at Craig y Don, Amlwch

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

13.2 DEM/2026/3 – Application to determine whether prior approval is required for the demolition of garages at Maes Llwyn, Amlwch

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

**COUNCILLOR KEN TAYLOR
CHAIR**