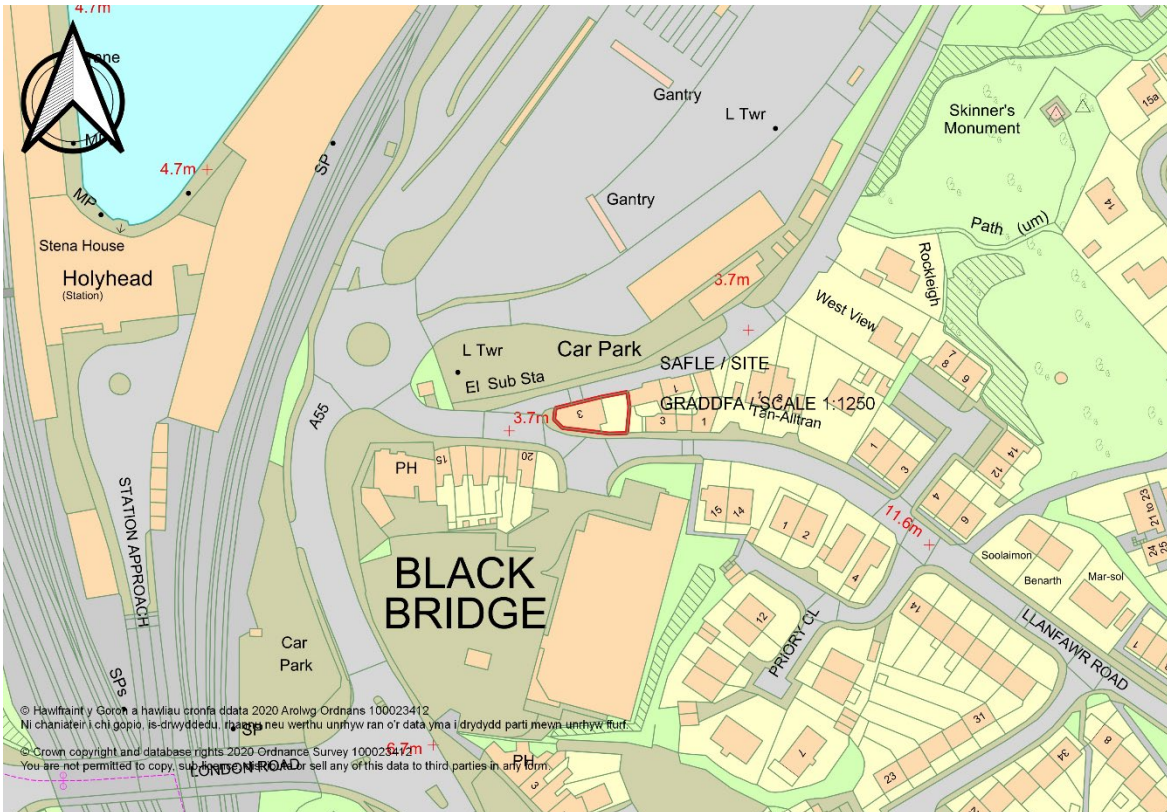


Application Reference: FPL/2021/1

Applicant: Head of Housing Isle of Anglesey County Council

Description: Full application for change of use of existing listed building into 4 social housing flats together with alterations and extensions at

Site Address: Plas Alltran, 3 Turkey Shore Road, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is reported to the Planning Committee as the planning application has been submitted by the Local Authority's Housing Department.

Proposal and Site

The proposed development site is located on acutely angled corner site between Turkey Shore Road and Llanfawr Road, Holyhead. The development proposed is the creation of 4 affordable residential units including a small contemporary extension to facilitate access to one of the units.

Key Issues

The key issues are as follows:-

- Planning Policies
 - Flooding
 - Impact on Surrounding Residential Properties
 - Listed Building and enabling development
- Economic benefits

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 5: Sustainable Development
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 8: Appropriate Housing Mix
Policy TAI 15: Affordable Housing Threshold & Distribution
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 5: Local Biodiversity Conservation
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Policy AT 2: Enabling Development
Technical Advice Note 12: Design (2016)
Technical Advice Note 15: Development and Flood Risk (2004)
Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	The proposal would safeguard the building's future through viable re-use and address a long term problematic building that, due to its dilapidated condition, detracts from its surroundings.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval.
Gwasanaeth Addysg / Education Service	No response at the time of writing the report.
Nathan Blanchard	Comments
Cyngor Tref Caerdybi / Holyhead Town Council	Satisfied with the development.
Cynghorydd Robert Llewelyn Jones	No response at the time of writing the report.
Cynghorydd Glyn Haynes	No response at the time of writing the report.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Satisfied with the documents submitted with the planning application.

Cyfoeth Naturiol Cymru / Natural Resources Wales	NRW has confirmed that a revised Flood Consequences Assessment is required to demonstrate that the risks and consequences of flooding can be managed to an acceptable level.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval.
Strategol Tai / Housing Strategy	No response at the time of writing the report.
Adran Rheoleiddio a Datblygu Economaidd / Regulatory and Economic Development	No response at the time of writing the report.
Ymgynghoriadau Cynllunio YGC	No response at the time of writing the report.
Dwr Cymru Welsh Water	Conditional Approval.
Cadw Consultations	No response at the time of writing the report.

Notice has been sent to individual properties surrounding the application site. The expiry date to receive representations was the 10/2/21. At the time of writing the report 1 letter of objection had been received. The main reasons for objection as follows:-

- Lack of Parking/loading and turning
- The site is on a dangerous corner and limited visibility and double yellow lines
- Increase in traffic
- Noise and disturbance from the use
- The building should be demolished so that visibility can be improved.

In response to the objections raised.

- The Highways Authority has confirmed that they are satisfied with the proposal. They acknowledge that there is no parking facility with the proposal; however, they confirm that there are adequate car parking facilities available nearby.
 - The Highways Authority has confirmed that a Construction Traffic Management Plan will be required to be placed on any planning permission for approval of the LPA prior to commencement of work on site.
 - The noise generated from the site will be short term, it is not considered that noise generated from this site will be enough to warrant refusing the planning application
- The planning application is not for demolition of the building and the LPA must determine the application as it has been submitted.

Relevant Planning History

19C/719/LB - Listed building consent for the demolition of 3 Llanfawr Road, to be used as part of planning application ref No 19C400A/TR for the erection of a class A1 retail foodstore and associated car parking on- Withdrawn

19LPA696/CC – Listed Building Consent for the demolition of Plas Alltran, Holyhead – No objection 6/3/96

Main Planning Considerations

Policy Considerations

The building has been empty and disused for many years but has been put forward in informal discussions over recent years for redevelopment. Unfortunately, these discussions have not led to formal proposals or planning applications due to a variety of reasons including economic decline and the costs /

viability of schemes given the listed status of the building. The site has changed ownership over the years with owners interested in pursuing different development options. Previous uses have been primarily residential in nature which would be in the Highly Vulnerable category.

The application site is located within the development boundary of Holyhead. Holyhead is recognised as an Urban Service Centre under the provision of Policy TAI1 of the Joint Local Development Plan. Within the Development Boundary new Housing Proposals is acceptable providing it complies with other policies of the plan.

Paragraph 6.4.21 states that a higher proportion of development will be directed to these Centres.

Affordable Housing

Policy 15: Affordable Housing Threshold and Distribution states that the council will seek an appropriate level of affordable housing. In Holyhead there is a requirement to provide 10% affordable housing on 2 or more units. As this is a development by the Local Housing Department all flats will be for social housing and applicants will be required to qualify to be eligible to live in the flats. The proposal includes 4 no 1 bedroom flats and are affordable by design, as this is a local authority scheme all 4 flats will be affordable. Given the council's ownership of the building, this will be secured through condition rather than a legal agreement.

Flooding

Technical Advice Note 15 – Development and Flood Risk

The building is identified as being in a C2 Flood Zone, the garden area to the rear of the site is outside the C2 Flood Zone. As the proposal increases the number of residential units on the site it is classed as 'Highly Vulnerable' and contrary to Technical Advice Note 15.

Whilst acknowledging that this is a Highly Vulnerable development, consideration has been given to the following:

This is a Grade 2 Listed Building, Policy PS20: Preserving and Where Appropriate Enhancing Heritage Assets states that Local Planning Authorities should preserve and where appropriate, enhance its unique heritage assets. Proposals that preserve or enhance heritage assets such as Listed Buildings should be supported. Policy AT2: Enabling Development also aims to secure the preservation and/or alternative use of a listed building. The existing building has been vacant for a considerable time and the building's condition is deteriorating at an increasing pace and will continue to do so until remedial works are undertaken. The proposal would safeguard the building's future through viable re-use and address a long term problematic building that, due to its dilapidated condition, detracts from its surroundings.

The tests of TAN 15:

Paragraph 6.2 of TAN 15 New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted.

Highly vulnerable development is classed as being: all residential premises (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites.

This application is for the conversion of an existing building with use within the highly vulnerable category into 4 social housing flats, therefore it is classed as an increase to an already highly vulnerable development.

However, having balanced the benefits of bringing this Grade 2 Listed Building back into use, the economic benefit and that it would provide much needed Social Housing in Holyhead consideration has been given to section 6 and 7 of TAN 15.

Section 6 and 7 of TAN 15 states:

All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

(i) its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement;

or

(i) its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and

(ii) it concurs with the aims of Planning Policy Wales and meets the definition of previously developed land (PPW fig 2);

and

(iii) the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

Paragraph 7.4 of TAN 15 states that before deciding whether a development can take place an assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development on those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

The proposal is a regeneration initiative by the local authority to bring this building back into use and therefore complies with criteria and the site complies with the definition of previously developed land. A Flood Evacuation Plan has been produced for occupants of the building and the applicant is currently working on an addendum to the document to address means of escape, warnings, flood barriers etc to address the concerns raised by NRW.

Natural Resources Wales have been consulted and have requested additional information to technically assess the flood consequences of the scheme. This has been provided and a further response is awaited at the time of writing. Albeit however that an increase in highly vulnerable development is proposed, the benefits of the scheme in addressing the ongoing decline of a Grade II Listed Building whose condition is deteriorating at an increasing pace and will continue to do so until remedial works are undertaken, outweigh the policy objection, coupled with the fact that the proposal would safeguard the building's future through viable re-use and address a long term problematic building that, due to its dilapidated condition, detracts from its surroundings that is considered to be an important gateway to Anglesey and Wales from Ireland; the wider economic benefit of improving this landmark building and the provision of much needed social housing.

Listed Building

The two storeys plus attics former Doctor's house and surgery built 1890-91 is grade II listed as Plas Alltran (Cadw Ref. 5727). It is described as having walls of squared local rubble with darker stone quoins and dressings, pale ashlar corbels, darker ashlar copings to crow-stepped gables. Slate gabled roofs with blue clay ridge tiles. Unusual, irregular plan and elevations, each facade with differently placed gable. The

house is linked by stone rubble walls to separately listed 1 & 2 Turkey Shore Road. The interior is poor condition but retains many original features; door-frames, lathe & plaster partition walls, window seats, skirting boards, cornices, stair and landing balustrades. Large room on first floor has a decorated fire-place incorporating the Adeane family crest.

It has been listed as a good example of a late Victorian, Jacobethan style building, possibly inspired by Plas Mawr, Conwy. Holyhead's first purpose-built doctor's surgery, reflecting the growth of the town in the 19th century. Group value with 1-3 Turkey Shore Rd, 1-2 Tan-Alltran cottages and stable block.

A separate but concurrent application for listed building consent for the conversion of the listed building into 4 social housing flats, demolition of part of the building, and erection of extension in lieu together with external and internal works is being considered. The proposals provide a rare, if not unique, opportunity to establish a beneficial re-use for this important landmark building, securing its long term future and maintenance.

Enabling Development

Policy AT2 of the Joint Local Development Plan (echoing Cadw's publication 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales') states that enabling development which aims to secure the preservation and /or alternative use of a listed building will be granted provided that the criteria within the policy are met, including that

1. It will not materially harm the heritage values of the heritage asset or its setting

The proposals will significantly benefit the heritage value of the asset by securing its restoration and beneficial re-use.

2. It avoids detrimental fragmentation of management of the historic asset.

The proposal is submitted by the Council and the flats will remain in the Council's ownership, being let to tenants in affordable housing need. This will secure a single point long term management for the building as opposed to a private initiative which could see flats being sold to individual owners with potentially no common purpose or mechanism for securing its future management.

3. It will secure the long-term future of the heritage asset and, where applicable, it's continued use for a sympathetic purpose.

The proposal provides a rare if not unique opportunity to secure the long term future of Plas Alltran, with a much needed scheme of affordable housing with associated social and economic benefits.

4. It is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid.

The proposals sympathetically address the inherent needs of Plas Alltran by providing the minimum number of units possible and minimum intervention to the physical fabric of the building in order to secure its restoration.

5. Sufficient subsidy is not available from any other source.

Although some interest has been shown over the years in redeveloping this building, no schemes have come forward for various reasons. The Council is able to secure appropriate funding for this scheme which is not accessible to private developers. The number of units proposed is the minimum to ensure a viable scheme.

6. It is demonstrated that the amount of enabling development proposed is the minimum necessary to secure the future of the heritage asset, and that it causes minimal harm to other public interests.

The minimum number of units are proposed and rather than causing minimal harm to other public interests, the proposals bring significant benefits in terms of economic and regeneration and affordable housing benefits as well as safeguarding the building itself.

7. The public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the disbenefits of breaching other public policies.

The site is partially within zone C2 where the creation of new, or increase in the provision of residential units, which are classed as highly vulnerable development, is not acceptable in accordance with national planning policy. However, given the levels of risk and the significant benefits of the scheme it is considered the proposals decisively outweigh this policy consideration.

Proposals will be subject to an agreed programme of works. The condition or state of restoration of the building or feature must be in accordance with the programme of works prior to the enabling development's occupation.

A condition is proposed to ensure that the restoration of the building is completed in accordance with the proposed scheme prior to any occupation of the building.

Impact on Adjacent Residential Properties

The application site is located in an area with a mixture of residential properties, a public house a supermarket and is located near Holyhead Port. This is a very busy area and it is not considered that the proposal will have a negative impact upon adjacent residential properties bearing in mind how busy the immediate area is. As the existing building is being used for antisocial behaviour and drug use, it is considered that the proposal will remove this problem for adjacent residential properties.

Conclusion

The proposal is for renovation of the existing building into 4 flats for social housing. The application site is within the development boundary of Holyhead and is in a very sustainable location in terms of the services the Town offers.

It is acknowledged that the building is within the C2 flood zone; however, it is considered that the wider benefits of the scheme decisively outweighs this policy objection as the proposal is a regeneration initiative by the local authority to bring this Grade 2 Listed Building back into use and providing much needed social housing at Holyhead as well as bringing about wider economic and regeneration benefits at the entrance to the port.

It is recommended that the application is approved subject to a satisfactory revised Flood Consequences Assessment to demonstrate that the risks and consequences of flooding can be managed to an acceptable level.

Recommendation

(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) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water,

surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

(03) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include:

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

Reason: To ensure reasonable and proper control is exercised over construction and demolition traffic and construction activities in the interests of highway safety.

(04) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:

- the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;**
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;**
- the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);**
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

Reason: To ensure that the development provides an element of affordable housing in accord with development plan policy.

(05) The development shall take place in accordance with the Mitigation and Recommendations contained within the Preliminary Bat + Protected Species Survey by Cambrian Ecology Ltd dated 12th November, 2020 submitted under application reference FPL/2021/1.

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

(06) No development shall commence until full details have been submitted to and approved in writing for the two sparrow terrace boxes and Three Swift Boxes to be installed on the proposed building which includes their location. Photographic evidence shall be provided of the sparrow and swift boxes after installation.

Reason: In the interest of ecology.

(07) 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.

- Preliminary Bat + Protected Species Survey by Cambrian Ecology Ltd dated 12th November, 2020
- Flood Consequence Assessment by Caulmert
- Flood Evacuation Plan for Residents
- Results of Archaeological Building Record and Archival Research by C.R Archaeology
- Heritage Impact Assessment
- Noise Assessment by Environoise
- Location and Site Plan 100 Rev 1
- Section 1 – Proposed 302 Rev 1
- Section 2 – Proposed 304 Rev 1
- West Elevation – Proposed 208 Rev 1
- South Elevation – Proposed 207 Rev 1
- East Elevation – Proposed 206 Rev 1
- North Elevation – Proposed 205 Rev 1
- Second Floor Plan – Proposed 108 Rev 1
- First Floor – Proposed 106 Rev 1
- Ground Floor Plan – Proposed 104 Rev 1
- Roof Plan and External Landscaping – Proposed – 102 Rev 1

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

(08) The restoration of the building must be completed in accordance with the approved plans prior to any occupation of the building.

Reason: To ensure that the proposal is in accordance with Policy AT2 of the Joint Local Development Plan

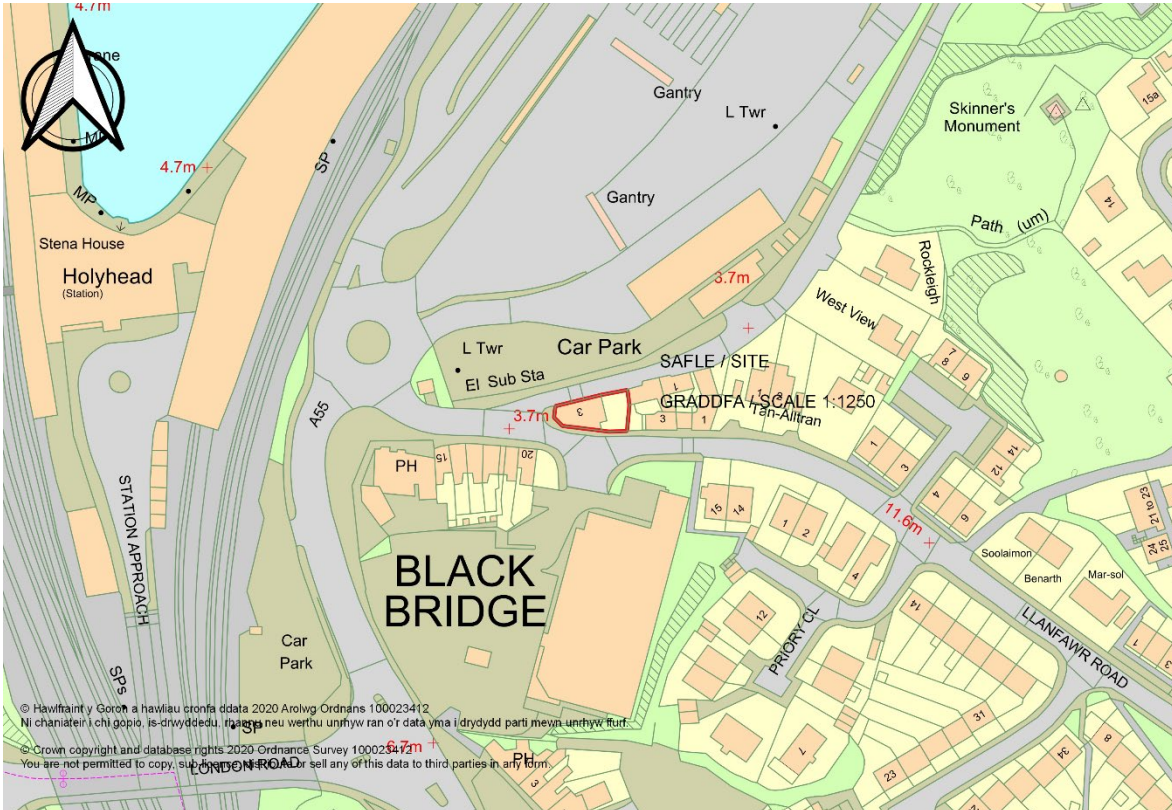
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: LBC/2021/1

Applicant: Head of Housing Isle of Anglesey County Council

Description: Listed Building Consent for conversion of abandoned listed building into 4 social housing flats, demolition of part of the building and erection of extension in lieu together with external and internal works at

Site Address: Plas Alltran, 3 Turkey Shore Road, Holyhead



Report of Head of Regulation and Economic Development Service (Keith Williams)

Recommendation: Permit

Reason for Reporting to Committee

The application is submitted by the council on privately owned land.

Proposal and Site

The proposed development site is located on acutely angled corner site between Turkey Shore Road and Llanfawr Road, Holyhead.

The two storeys plus attics former Doctor's house and surgery built 1890-91 is grade II listed as Plas Alltran (Cadw Ref. 5727). It is described as having walls of squared local rubble with darker stone quoins and dressings, pale ashlar corbels, darker ashlar copings to crow-stepped gables. Slate gabled roofs with blue clay ridge tiles. Unusual, irregular plan and elevations, each facade with differently placed gable. The

house is linked by stone rubble walls to separately listed 1 & 2 Turkey Shore Road. The interior is poor condition but retains many original features; door-frames, lathe & plaster partition walls, window seats, skirting boards, cornices, stair and landing balustrades. Large room on first floor has a decorated fire-place incorporating the Adeane family crest.

It has been listed as a good example of a late Victorian, Jacobethan style building, possibly inspired by Plas Mawr, Conwy. Holyhead's first purpose-built doctor's surgery, reflecting the growth of the town in the 19th century. Group value with 1-3 Turkey Shore Rd, 1-2 Tan-Alltran cottages and stable block.

The application is for listed building consent for the conversion of abandoned listed building into 4 social housing flats, demolition of part of the building, and erection of extension in lieu together with external and internal works.

Key Issues

The application's key issues are:

- Does the Proposal comply with relevant policies and policy considerations.
- Does the Proposal significantly affect the character of the listed building.

Policies

Joint Local Development Plan

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

PPG (Wales) 9th Edition, Chapter 6. The Historic Environment.

TAN 12: Design and TAN 24: The Historic Environment.

Anglesey and Gwynedd Joint Local Development Plan (2017) Policy PS 20.

Historic Environment (Wales) Act 2016 & Best Practice Guidance.

Legislative and Policy Requirements: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Planning Policy Wales (Edition 10) December 2018 Policies 6.1.10-13.

Policy PCYFF 3: Design and Place Shaping.

Policy PCYFF 4: Design and Landscaping.

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets.

Response to Consultation and Publicity

Consultee	Response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Cadw Consultations	Not Applicable
Cynghorydd Glyn Haynes	No response at the time of writing this report

Cynghorydd Robert Llewelyn Jones	Letter of Support
Cyngor Tref Caergybi / Holyhead Town Council	No response at the time of writing this report
THE VICTORIAN SOCIETY	Design comments taken on board
The Royal Commission on the Ancient and Historical Monuments of Wales	No response at the time of writing this report

Expiry Date: 17 02 21

Representations: Letter of support from one Local member. Gwynedd Archaeological Planning Service had no comments. Victorian Society comments taken on board.

Relevant Planning History

19C/719/LB - Listed building consent for the demolition of 3 Llanfawr Road, to be used as part of planning application ref No 19C400A/TR for the erection of a class A1 retail foodstore and associated car parking on- Withdrawn

Main Planning Considerations

The two storeys plus attics former Doctor's house and surgery built 1890-91 is grade II listed as Plas Alltran (Cadw Ref. 5727). The adjacent group of buildings (1-3 Turkey Shore Road, 1-2 Tan-Alltran cottages, and stable block) are also grade II listed.

The application is for listed building consent for the conversion of abandoned listed building into 4 social housing flats, demolition of part of the building, and erection of extension in lieu together with external and internal works.

The building has been vacant since the early 1970s and is currently in a state of disrepair with holes in the roof allowing water ingress and pigeon infestation leading to structural damage. The building has also suffered from fire damage as a result of arson and vandalism and anti-social behaviour.

Plas Alltran has been on CADW'S Buildings at Risk Register since 2001 and was recently scored as being in a 'Very Bad' condition in a Historic Asset Risk Assessment (December 2020). It was also noted as having had a high decline rate since the last inspection undertaken in 2014. Additionally, the building is on the Victorian Society's top 10 buildings at risk in the UK.

Apart from the proposed small extension much of the proposed external works are deemed to be necessary repair and maintenance works including; the removal of external vegetation from walls and rake out cement mortar joints and repoint with appropriate lime mortar, repairs of external windows and doors installation of secondary glazing, and re-installation of suitable new cast iron rainwater goods.

It is proposed to retain existing historical internal features and to repair existing; joinery, parquet flooring, staircases, plasterwork and ironmongery.

The proposed proportionate contemporary zinc clad extension is considered to be complementary in its simple form, pitched roof, and colour to the existing building and reutilises currently blocked up historic openings.

The proposed small extension would not have a significant adverse impact on the listed building's character.

The proposals do not adversely impact upon the special character and appearance of the listed building or setting of the adjacent grade II listed buildings and, subject to specific conditions, recommend the granting of listed building consent.

At the time of writing this report no letter of objection has been received at this department.

It is noted that the proposed development site abuts an area of flood zone C2 and that the Flood Consequences Assessment report notes that flood mitigation works should not be necessary at present. The findings of the Preliminary Bat and Protected Species Survey have also been noted.

Conclusion

The prominently located listed building has been vacant for nearly 50 years. The building's condition is deteriorating at an increasing pace and will continue to do so until remedial works are undertaken.

The granting of listed building consent (and planning permission) and implementation of the proposals would safeguard the building's future through viable re-use and address a long time problematic building that, due to its dilapidated condition, detracts from its surroundings that is considered to be an important gateway to Anglesey and Wales from Ireland. The proposals would also result in the removal the building from CADW's Buildings at Risk Register.

The proposals would not adversely impact upon the special character and appearance of the listed building or the setting of the adjacent listed buildings.

The department has not, at the time of writing this report, received any letter of objection.

The proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposed design that both protects and enhances the listed building subject to specific listed building consent conditions.

Recommendation

To permit.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

**Location Plan and Site Plan / 100 Rev 1
Roof Plan and External Landscaping - Existing / 101 Rev 1
Roof Plan and External Landscaping - Proposed / 102 Rev 1
Ground Floor Plan – Existing / 103 Rev 1
Ground Floor Plan – Proposed / 104 Rev 1
First Floor Plan – Existing / 105 Rev 1
First Floor Plan – Proposed / 106 Rev 1
Second Floor Plan – Existing / 107 Rev 1
Second Floor Plan – Proposed / 108 Rev 1
North Elevation – Existing / 201 Rev 1
East Elevation – Existing / 202 Rev 1**

South Elevation – Existing / 203 Rev 1
West Elevation – Existing / 204 Rev 1
North Elevation – Proposed / 205 Rev 1
East Elevation – Proposed / 206 Rev 1
South Elevation – Proposed / 207 Rev 1
West Elevation – Proposed / 208 Rev 1
Section 1 – Existing / 301 Rev 1
Section 1 – Proposed / 302 Rev 1
Section 2 – Existing / 303 Rev 1
Section 2 – Proposed / 304 Rev 1
Photomontage Perspective of Proposed Extension / 305 Rev 1
Buildings at Risk Survey Assessment / THP/CADW (22.12.2020)
Flood Consequence Assessment (Draft) / Caulmert
Noise Assessment / 21510R01MWpk
Preliminary Bat and Protected Species Survey / Cambrian Ecology Ltd
Archaeological Building Recording and Research / CR 137-2017
Heritage Impact Assessment / Housing Services IoACC
Design and Access Statement / Housing Services IoACC

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 Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4, and PS 20.

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

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

Application Reference: FPL/2020/164

Applicant: Amos Leisure

Description: Full application for conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at

Site Address: Lleinio Cottage, Penmon, Beaumaris



Report of Head of Regulation and Economic Development Service (Joanne Roberts)

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member - Councillor Alun Roberts.

Proposal and Site

The application is made for the conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at Bwthyn Lleinio, Penmon.

The application site is located in the open countryside in a designated Area of Outstanding Natural Beauty. The subject outbuilding is listed by virtue of being a curtilage building located to the rear of the principal Listed Building, Lleinio Manor.

Key Issues

The key issues are whether the proposal complies with relevant local development plan policies and whether the proposal is acceptable in terms of design and appearance having regard to its listed status and location in a designated Area of Outstanding Natural Beauty..

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 14: The Visitor Economy
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Strategic Policy PS 1: Welsh Language and Culture
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy TWR 2: Holiday Accommodation
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy AT 2: Enabling Development
Planning Policy Wales (Edition 10, December 2018)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 23: Economic Development (2014)
Supplementary Planning Guidance Holiday Accommodation (2007)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Alun Roberts	Referred the application to the Planning and Orders Committee
Ymgynghorydd Treftadaeth / Heritage Advisor	Support.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice.
Dwr Cymru Welsh Water	No objection.
Ymgynghoriadau Cynllunio YGC	No comments.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments/conditions.
Iechyd yr Amgylchedd / Environmental Health	Comments.

Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditions recommended.
Cyngor Cymuned Llangoed Community Council	No response at the time of writing the report.
Cynghorydd Alun Roberts	Request that the application be referred to the Committee for determination.
Cynghorydd Lewis Davies	No response at the time of writing the report.
Cynghorydd Carwyn Jones	No response at the time of writing the report.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments

The application was afforded statutory publicity.. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 12/01/2021.

At the time of writing the report no representations had been received.

Relevant Planning History

35C203B - Newid defnydd yr adeilad allanol i defnyddio fel llecyn gwyliau ynghyd a addasu ac ehangu yn / Change of use of existing outbuilding into a holiday cottage together with alterations and extensions thereto at Lleiniog, Llangoed - Gwrthod/Refused 15.01.03

35C203C/LB - Caniatad Adeilad Rhestredig ar gyfer addasu'r adeilad allannol presennol yn / Listed Building Consent for alterations to the existing outbuilding at Lleiniog, Llangoed - Caniatau/Granted 01.10.01

35C203D - Newid defnydd yr adeilad allanol i defnyddio fel llecyn gwyliau ynghyd a addasu ac ehangu yn /Change of use of existing outbuilding into a holiday cottage together with alterations and extensions thereto at Lleiniog, Llangoed - Caniatau/Granted 11.03.04

35C203G - Cais i adnewyddu caniatad cynllunio rhif 35C203D i newydd defnydd adeilad allanol i defnydd gwyliau ac addasu ace ehangu yn / Renewal of permission ref 35C203D for change of use of existing outbuilding into a holiday cottage and alterations and extensions at Lleiniog, Llangoed - Caniatau/Granted 20.07.11

35C203H/LB - Caniatad Adeilad Rhestredig ar gyfer newid defnydd yr adeilad allannol i ddefnydd gwyliau ynghyd a'i addasu a'i ehangu wedi ei ganiatau gynt dan caniatad cynllunio rhif 35C203C\LB yn/ Listed Building Consent for the change of use of outbuilding into a holiday cottage together with alterations and extensions thereto previously approved under planning permission ref 35C203C\LB at Lleiniog, Llangoed - Caniatau/Granted 04.02.11

LBC/2020/17 - Caniatâd Adeilad Rhestredig ar gyfer trosi yr adeilad allanol i fod yn uned gwyliau yn / Listed Building Consent for for the conversion of outbuilding into holiday let at Bwthyn Lleiniog, Penmon - Caniatau/Granted 21.01.2021

SCR/2020/48 - Barn sgrinio ar gyfer newid defnydd yr adeilad allanol i llety gwyliau ynghyd a'i addasu ac ehangu yn / Screening opinion for the conversion of an outbuilding into a holiday unit together with alterations and extensions thereto at Bwthyn Lleiniog, Penmon - Dim Angen AEA / EIA Not Required - 29.09.20

Main Planning Considerations

Policy PCYFF 1 of the JLDP relates to development boundaries and states that outside the development boundaries development will be resisted unless in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The application site is not located within a development boundary and does not therefore accord with policy PCYFF1. It is therefore necessary to consider whether the proposal conforms with other specific plan policies.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance.

Policy PCYFF 3 relates to design and place shaping and requires that 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. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

Criterion 1 requires that 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.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

The existing outbuilding is two-storey with refurbished pitched slate roof. Walls are of solid random stone masonry with brick reveals to openings.

The proposed alterations include the creation of an opening to South-West gable end elevation to provide access to a two storey extension that will accommodate a staircase.

The proposed extension to side utilises an existing stone wall to rear, with the addition of a rendered gable wall and aluminium framed glazing to front and roof. The erection of a covered staircase will allow the removal of an unsightly temporary external staircase.

The proposed scale and height of the extension is subservient to the existing building. The set-back building line, contemporary design, and choice of materials allow an honest approach whilst being respectful to the existing outbuilding.

The proposal conversion and extension is therefore considered acceptable in terms of design and conforms with policy PCYFF 3.

The proposal will also serve to preserve, enhance and secure the re-use of the listed building in accordance with policies PS 20 and AT 2 of the JLDP. Listed Building Consent has already been granted for the development under application number LBC/2020/17 on the 20th January 2021.

The application site is located within a designated Area of Outstanding Natural Beauty and policy AMG1 requires that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

It is not considered that the proposal would adversely affect Natural Beauty, AONB features or special qualities relevant to landscape and therefore accords with policy AMG 1.

Strategic Policy PS 14 of the JLDP relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by:

3. Managing and enhancing the provision of high quality un-serviced tourism accommodation, in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;

4. supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the re-use of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives.

Policy TWR 2 relates to holiday accommodation and states that proposal will be permitted, provided they are of a high quality in terms of design, layout and appearance and conform with the relevant policy criteria.

Criterion ii. Requires that the proposed development is appropriate in scale considering the site, location and/or settlement in question,

Criterion iv. Requires that the proposal is not sited within a primarily residential area or does not significantly harm the residential character of an area

Criterion v. requires that the proposal does not lead to an over-concentration of such accommodation within the area.

The design and scale of the proposal is considered to be acceptable in accordance policy TWR 2 and criterion ii.

The proposal is not located within a primarily residential area and will not significantly harm the residential character of the area in accordance with criterion iv.

A business plan has been submitted with the application to assess the scheme's viability. It is considered that the business plan provides sufficient detail to satisfy the requirements of criterion v. of the policy.

The proposal is therefore considered to accord with the provisions of policy TWR 2 of the JLDP.

Paragraph 3.2.1 of TAN 23: Economic Development states that the re-use and adaption of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. In recognising this, local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for business re-use, especially those buildings located within or adjoining farm building complexes on the basis that:

- a. They are suitable for the specific use;
- b. Conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality;
- c. Their form, bulk, and general design are in keeping with their surroundings;
- d. Imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- e. If the buildings are in the open countryside, they are capable of conversion without major or re-complete reconstruction;
- f. Conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and/or architectural interest.

Further guidance is also contained in the Replacement Dwellings and Conversions in the Countryside SPG.

Paragraph 8.1 states that in the context of Policy TWR 2 the building intended for conversion for alternative use should be suitable for the proposed use. The building in its current form (in terms of size) should be suitable, no extensive extensions should be required to enable the development.

Paragraph 9.1 states that any building in the countryside proposed for conversion should be a permanent building of sound construction. Developments that entail significant re-building work will not be permitted as this would be tantamount to construction a new building....

Paragraph 9.2 requires that any application for conversion should include a 'Structural Report' to prove that it is possible to convert the building without major or re-complete reconstruction.

A structural report has been submitted with the application and the LPA are satisfied that the structural report demonstrates that the existing building is structurally sound and capable of conversion without extensive re-building in accordance with bullet point e of paragraph 3.2.1 of TAN 23 and the guidance contained in the SPG.

The application is also accompanied by a Protected Species Survey which confirms that no bats were found to be using the building, however in accordance with the advice of the Ecological Adviser and the Council's duty under the Environment Wales Act 2016, biodiversity enhancements are proposed in the form of bird boxes.

Strategic Policy PS4 of the JLDP relates to sustainable transport, development and accessibility and requires that development will be located so as to minimise the need to travel.

Strategic Policy PS5 of the JLDP relates to sustainable development and states that development will be supported where it is demonstrated that they are consistent with the principles of sustainable development.

Criterion 2 gives priority to the effective use of land and infrastructure, prioritising wherever possible the reuse of previously developed land and buildings within the development boundaries or in the most appropriate places outside them in accordance with strategic policies PS17, PS13 and PS14.

Criterion 12 requires that proposals reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with strategic policy PS4.

Although proposals necessitating the use of private vehicles are not prohibited through the JLDP, Policy PS 5 promotes the application of sustainable development principles in all new developments, including directing development towards the most appropriate locations and reducing the need to travel by private transport.

Technical Advice Note 18: Transport states at 3.2 that where a development proposal is assessed as having relatively poor accessibility this may be sufficient grounds to refuse planning permission where this does not support the accessibility objectives set out in the development plan.

Paragraph 3.11 of TAN 18 states that development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.

The nearest bus stop is some 0.3km away from the proposal site and the nearest settlements with some level of services are Llangoed, 2.5km away and Beaumaris, 4.5km away. The site is also close to the Wales Coast path and other public rights of way which provide good connectivity with nearby settlements and the wider coast and countryside.

The site is therefore reasonably well located in terms of access to public transport, services and facilities and any concerns there may be in this regard would be outweighed by virtue of the fact that the proposal will bring an existing building back into use and therefore preserve and enhance a listed building.

Conclusion

The proposed development is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the development will give rise to an unacceptable impact upon the character and appearance of the listed building and designated AONB.

Recommendation

(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 be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

(03) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;

(i) The routing to and from the site of construction vehicles, plant and deliveries.

(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;

(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;

(iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;
(v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;

(vi) The arrangements for loading and unloading and the storage of plant and materials;

(vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

The construction of the development shall be completed in accordance with the approved plan.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(04) 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/Block Plan: 2019-22-40**

- **Plot B Site Plan: 2019-22-42 Rev A**
- **Plot B Proposed Floor Plans and Elevations: 2019-22-41 Rev C**
- **Structural Report, Datrys, July 2019**
- **Heritage Impact Assessment, Cadnant Planning, September 2020**
- **Preliminary Ecological Appraisal Report, WEDC, August 2019**
- **Bat Hibernation Survey Report, WEDC, January 2020**
- **Protected Species Survey, Version 3, York Associates Ecological Consultants, December 2020**

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, PS5, PS14, PS19, PS20, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, TWR2, AMG1, AMG5, AT2.

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.